

MULTI-TENANT BUSINESS PARK

activity business center



9235-9265 Activity Road & 9520-9530 Padgett Street | San Diego, CA 92126

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HIGHLIGHTS



161,168 SF
NET RENTABLE AREA



5
NUMBER OF BUILDINGS



3.5/1,000 SF
PARKING RATIO



1987/2018
YEAR BUILT/RENOVATED



9530

PADGETT ST.

9245

ACTIVITY RD.

9520

PADGETT ST.

9235

ACTIVITY RD.

9265

ACTIVITY RD.



**RESTAURANT
ON-SITE**



**RETAIL AMENITIES
NEARBY**



**ELEVATOR
SERVED**



**CLOSE PROXIMITY TO
1-15, I-805 FREEWAYS**



**RECENTLY UPDATED
LANDSCAPING**

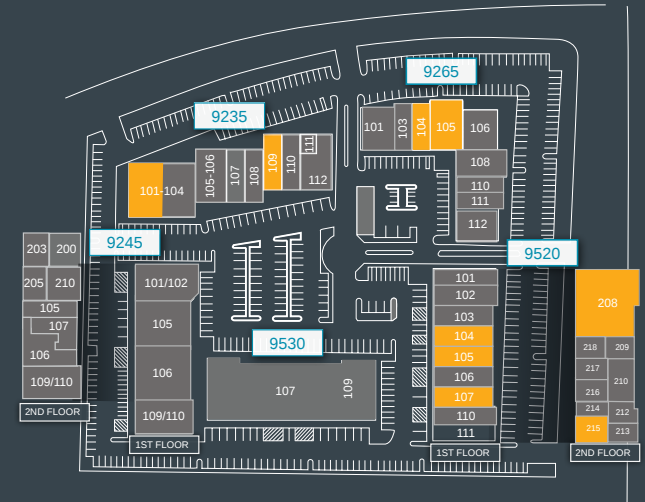


**RENOVATED
COMMON AREAS &
OUTDOOR SEATING**

AVAILABILITY

activity business center

ADDRESS	SUITE	SF	ASKING RENT (PSF)	Availability
9235 Activity Rd	101/102	±3,788	\$1.70 NNN	30 Days'
9235 Activity Rd	109	±1,994	\$1.75 NNN	Now
9265 Activity Rd	104	±1,593	\$1.75 NNN	Now
9265 Activity Rd	105	±3,166	\$1.70 NNN	Now
9520 Padgett St	104/105	±3,567	\$1.70 NNN	Now
9520 Padgett St	107	±2,006	\$1.75 NNN	Now
9520 Padgett St	208	±9,745	\$1.70 MG	Now
9520 Padgett St	215	±1,383	\$1.75 MG	Now

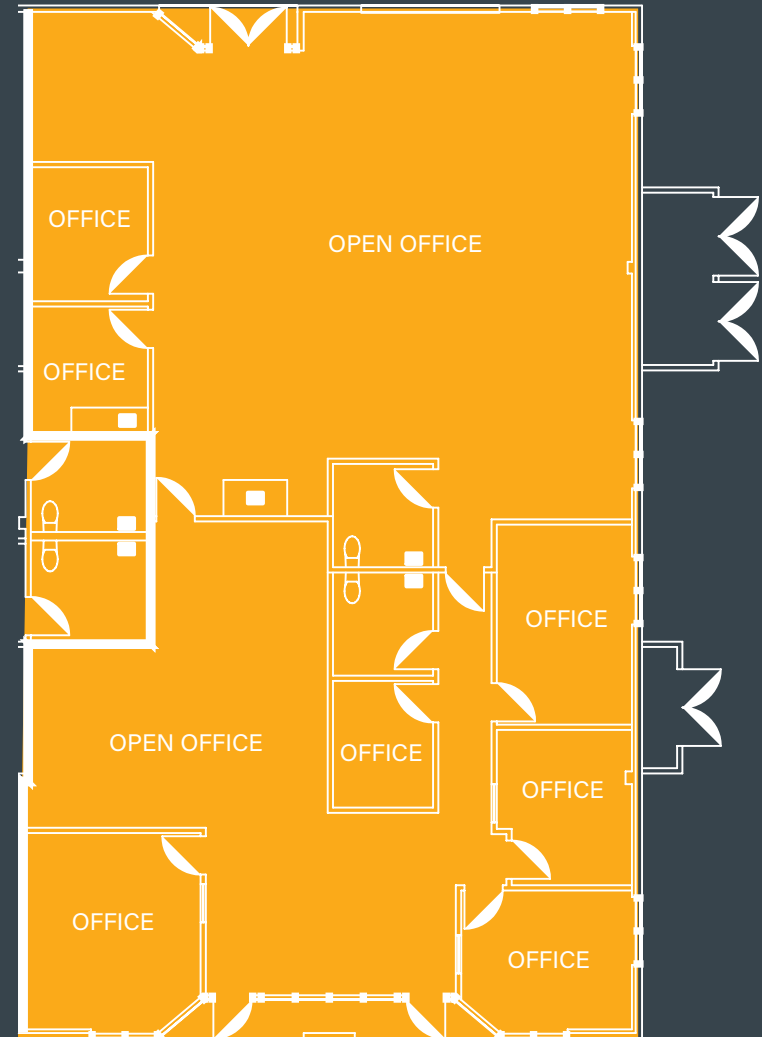
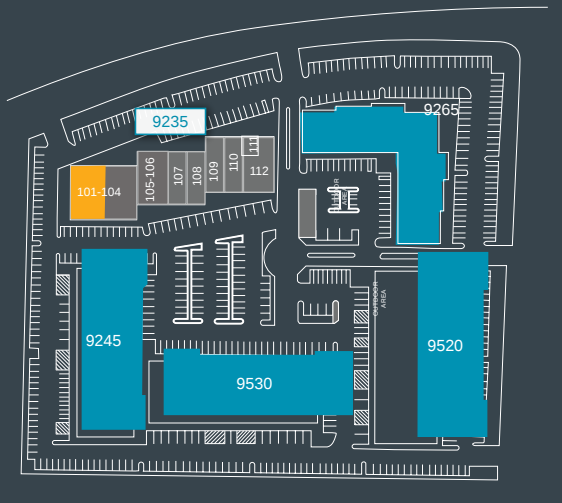


AVAILABILITY

9235 ACTIVITY ROAD

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
101/102	±3,788	\$1.70 NNN	30 Days'
COMMENTS			

2 Open offices, 7 private offices, 4 restrooms.
NNNs = \$0.65 PSF

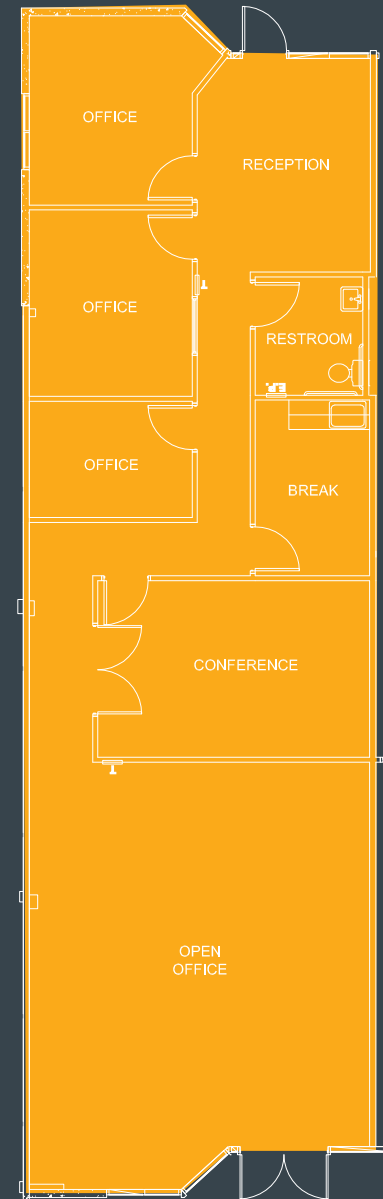
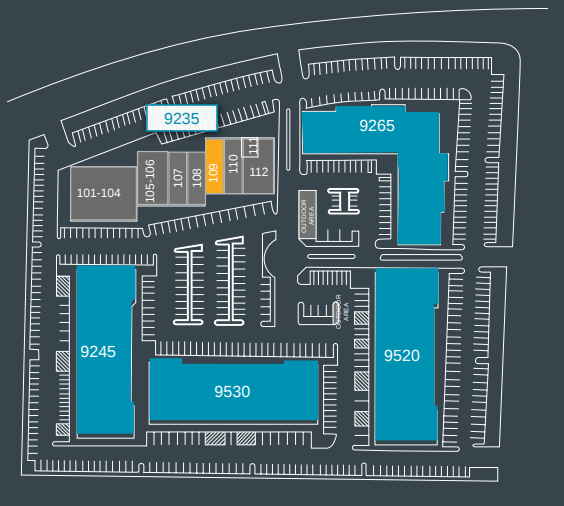


AVAILABILITY

9235 ACTIVITY ROAD

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
109	±1,994	\$1.75 NNN	Vacant
COMMENTS			

Open office, 3 private offices, 1 restroom, conference room, reception.
NNNs = \$0.65 PSF



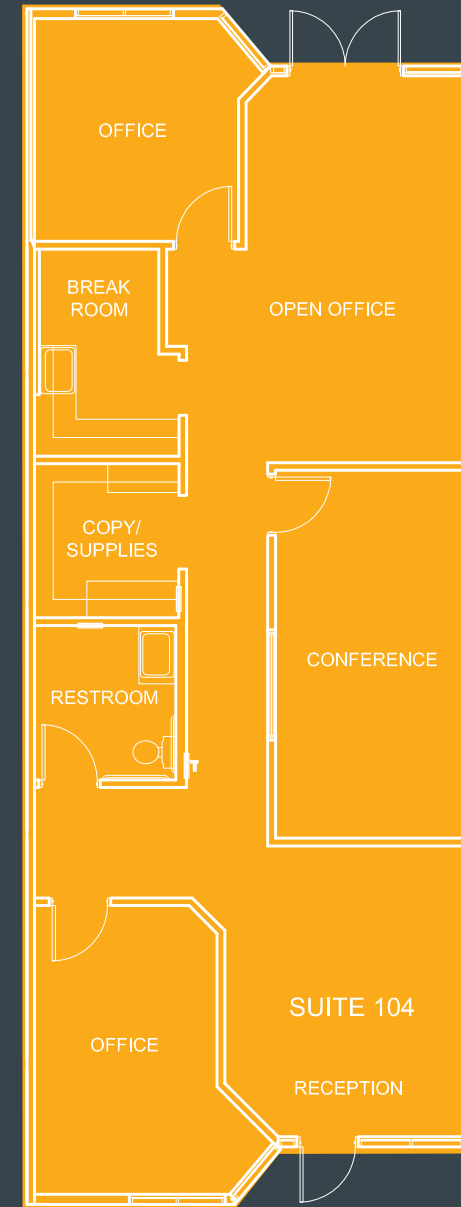
AVAILABILITY

9265 ACTIVITY ROAD

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
104	±1,593	\$1.75 NNN	Now

COMMENTS

Open office, 2 private offices, break room, 1 restroom, conference room, reception.
NNNs = \$0.65 PSF

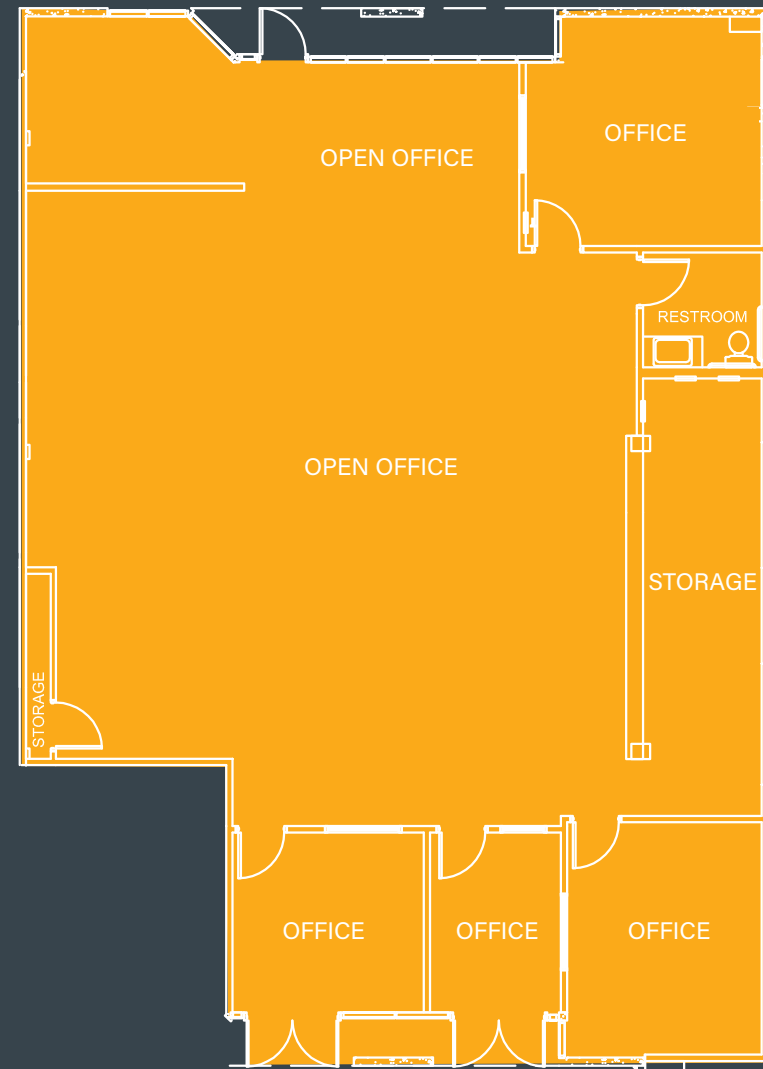


AVAILABILITY

9265 ACTIVITY ROAD

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
105	±3,166	\$1.70 NNN	Vacant
COMMENTS			

100% Office/Flex. Fully climate controlled.
NNNs = \$0.65 PSF



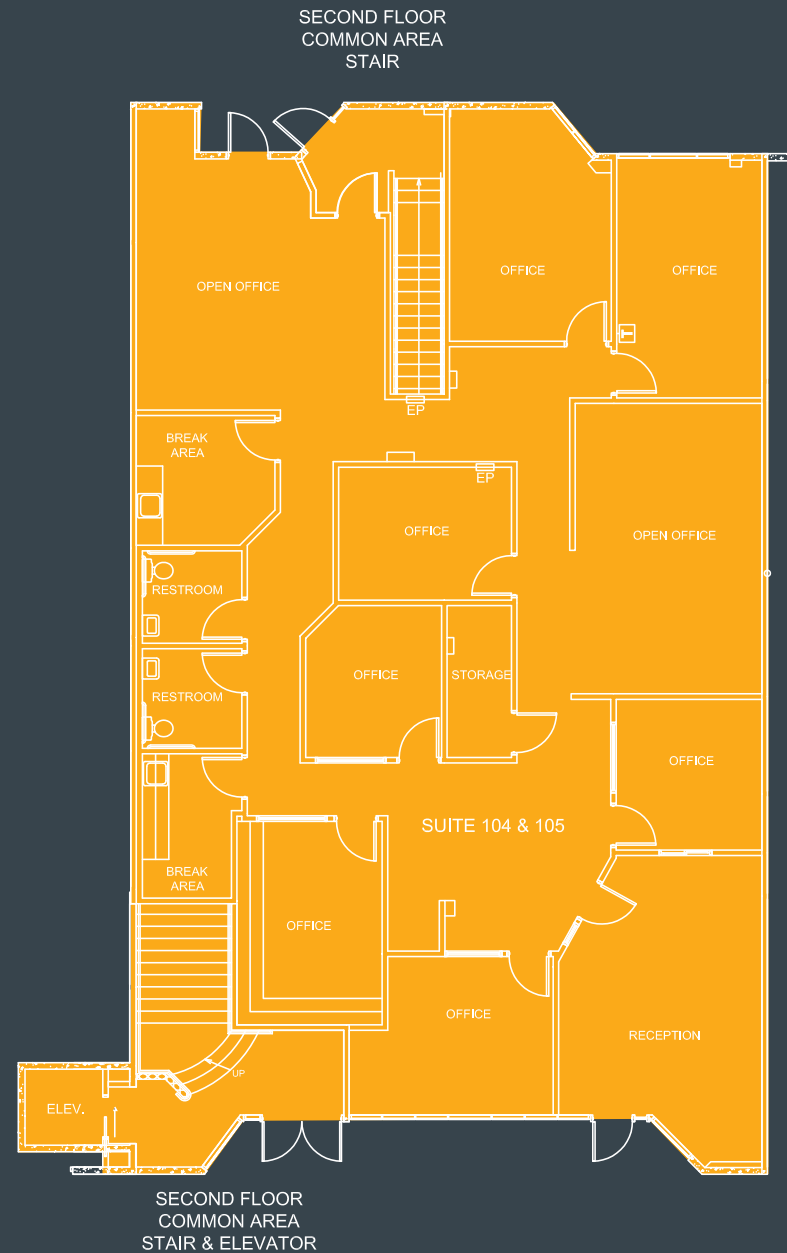
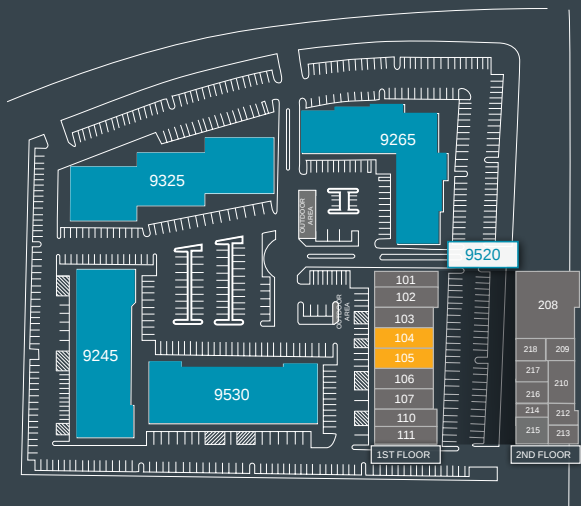
AVAILABILITY

9520 PADGETT STREET

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
104/105	±3,567	\$1.70 NNN	Vacant

COMMENTS

100% office with 6 private offices and a break room.
NNNs = \$0.65 PSF



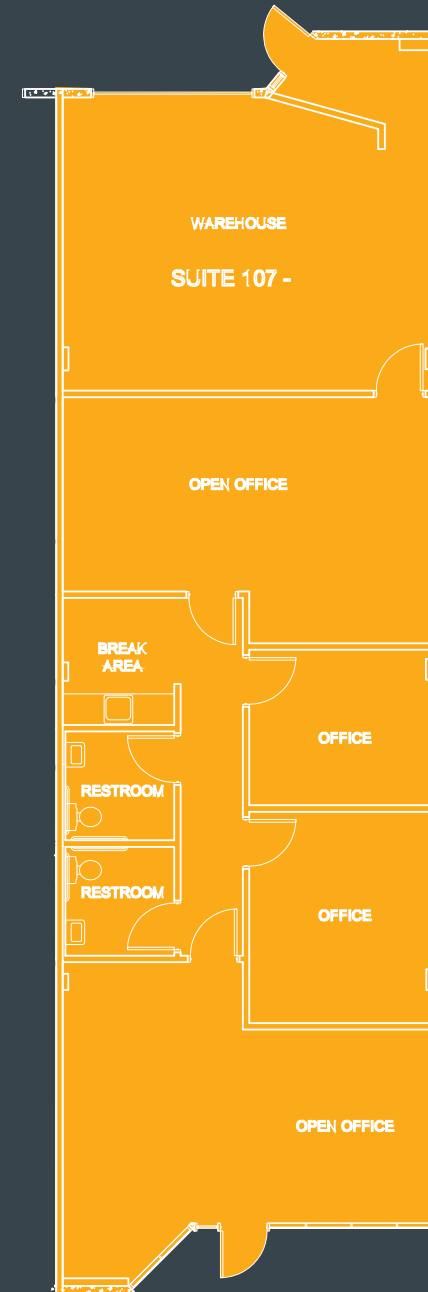
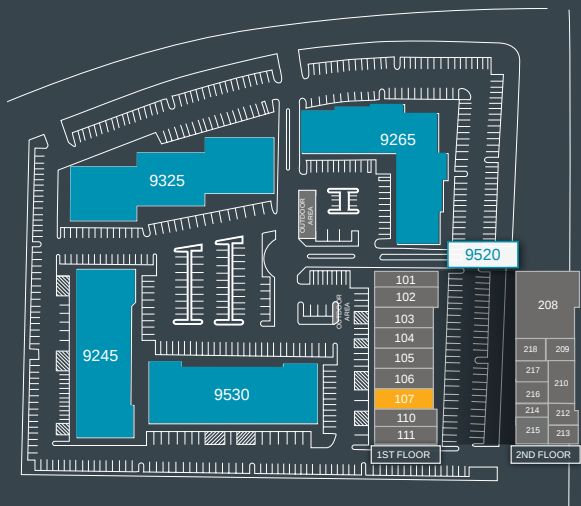
AVAILABILITY

9520 PADGETT STREET

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
107	±2,006	\$1.75 NNN	Vacant

COMMENTS

Reception, 2 private offices, open office area, break room, 2 restrooms, balance warehouse. 1 GL door.
NNNs = \$0.65 PSF



AVAILABILITY

9520 PADGETT STREET

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
208	±9,745	\$1.70 MG	Vacant

COMMENTS

100% office with reception, 10 private offices, 3 conference rooms, IT closet, storage room, large open office area, break room and 2 restrooms. Elevator served.

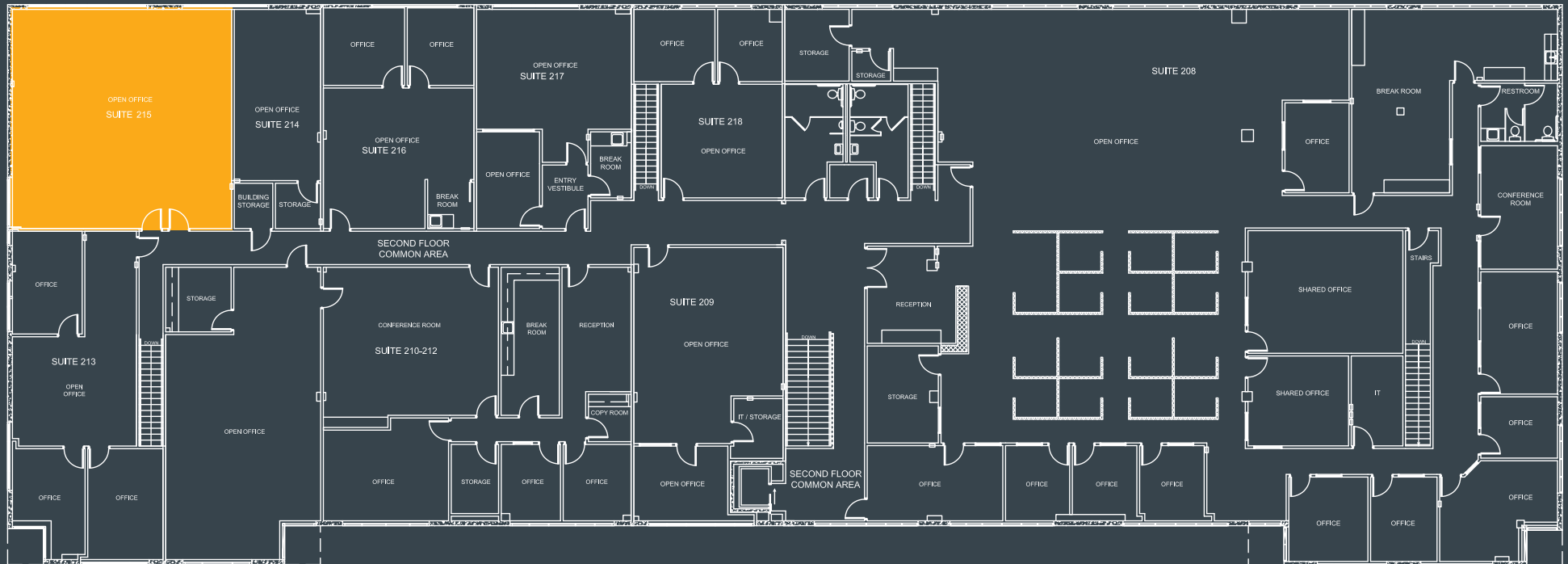
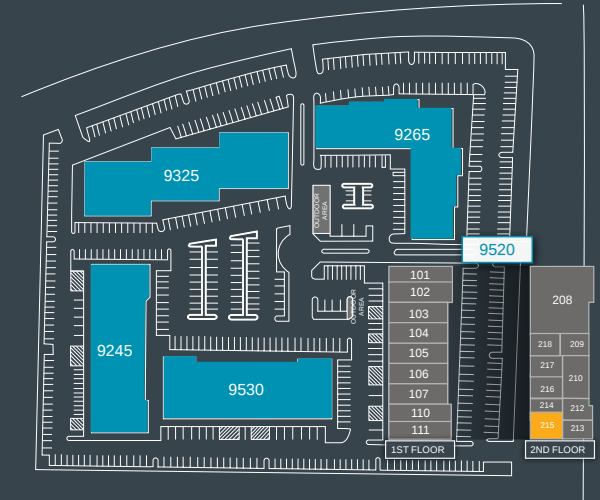


FLOOR PLAN TO BE VERIFIED

AVAILABILITY

9520 PADGETT STREET

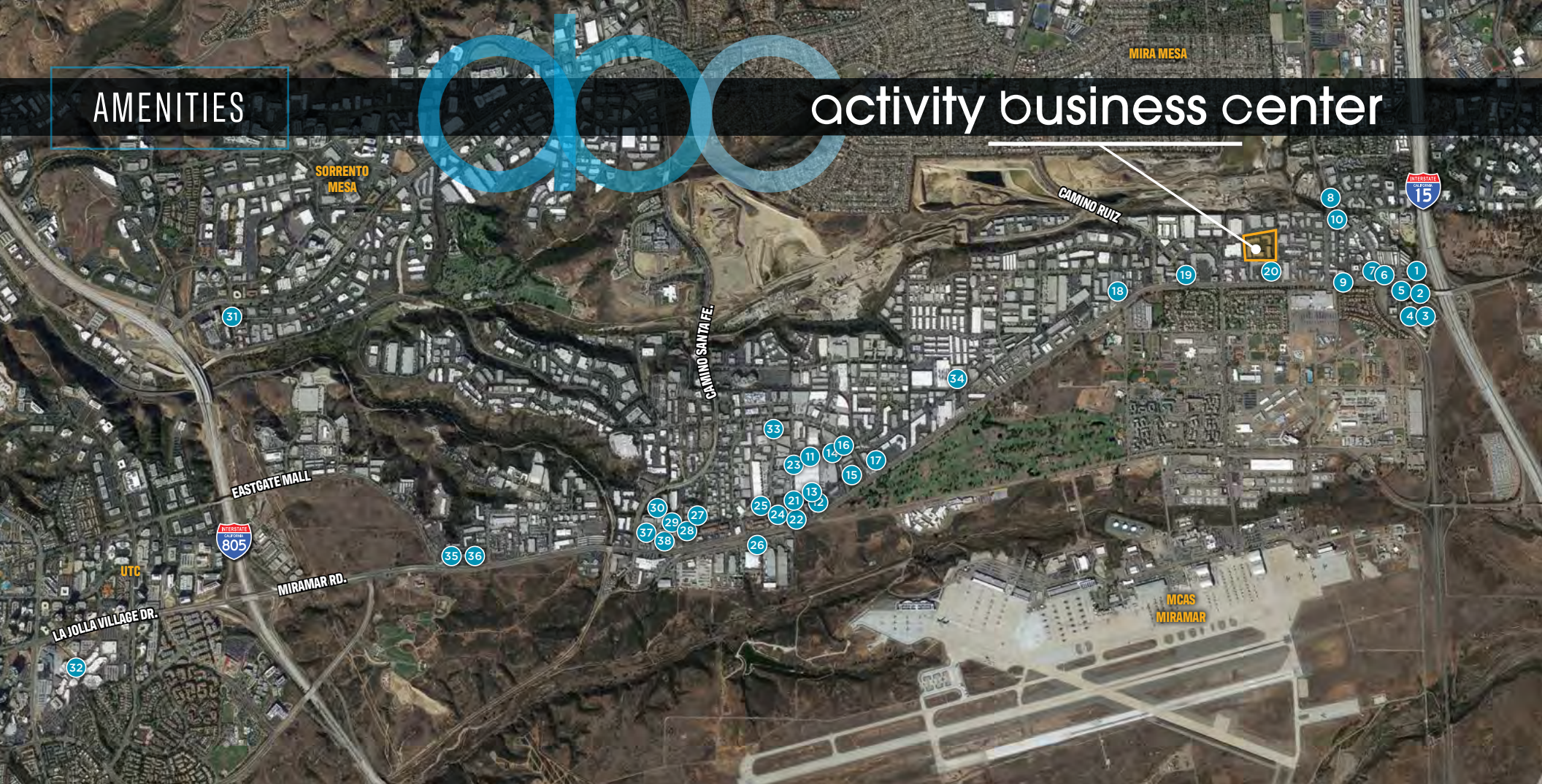
SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
215	±1,383	\$1.75 MG	Vacant
COMMENTS			
100% office. Elevator access.			



FLOOR PLAN TO BE VERIFIED

AMENITIES

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1

IHOP Restaurant

2

Miramar Shell

3

Chin's Szechwan

4

Carl's Jr

5

Zavaro Mobil

6

Scrapps Miramar Car Wash

7

24 Hour Fitness

8

AMPM

9

Spice Corner

10

California Thai Cafe

20

SUBWAY

19

Miramar West Shell

18

Ann's Alterations and Tailoring

17

Dixieline Pro Build

16

Pastalini

15

Sima's Grill and Deli

14

KFC and Taco Bell

13

McDonald's

12

Miramar Cafe

11

Dave's Famous Cafe

21

Miramar Pizza

22

Roberto's Taco Shop

23

Pro Star Wireless of Miramar

24

San Diego Wine Co.

25

Quiznos

26

Starbucks

27

Denny's Restaurant

28

Togo's

29

Carl's Jr

30

Office Depot

38

AMPM

37

Chevron Station

36

Discount Tire Co.

35

Miramar 76 Service Center

34

Ale Smith

33

Ballast Point

32

UTC Mall

31

Sorrento Court





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