

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**

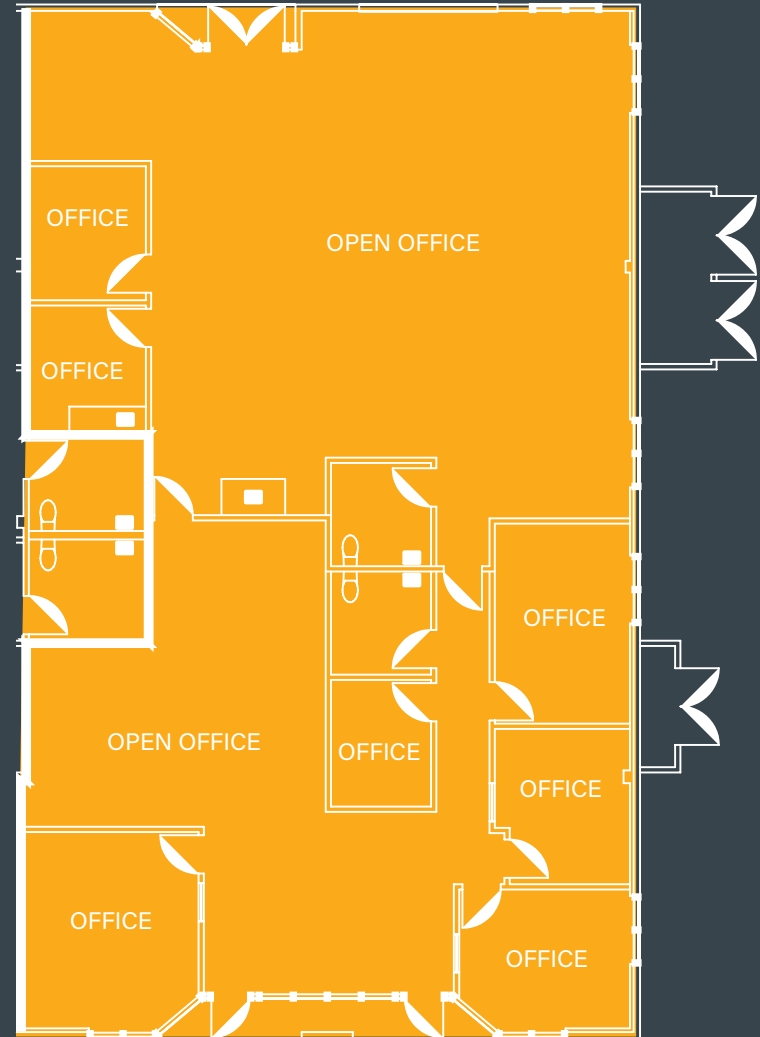
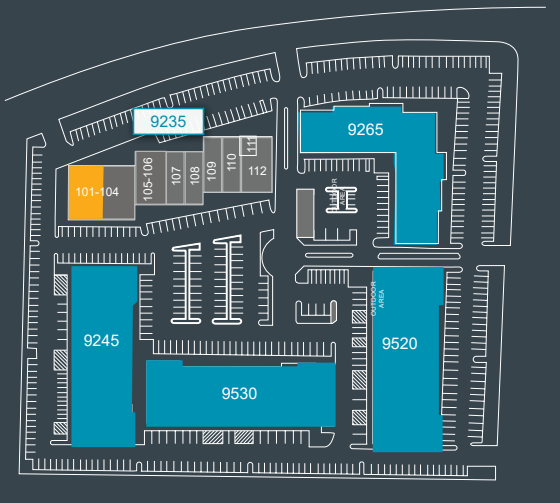
AVAILABILITY

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

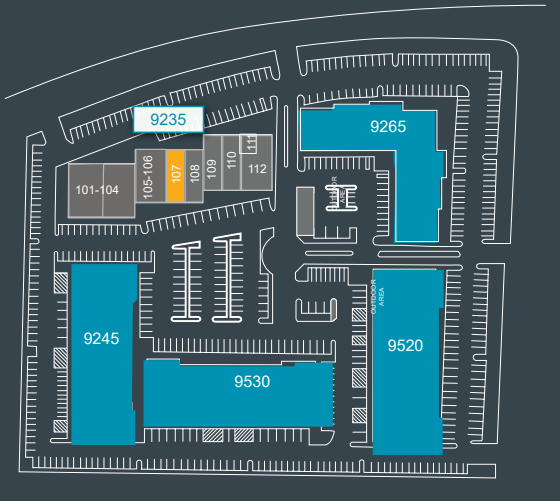
9235 ACTIVITY ROAD

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
107	±1,972	\$1.75 NNN	Vacant

COMMENTS

Details Pending.
NNNs = \$0.65 PSF

FLOOR PLAN PENDING



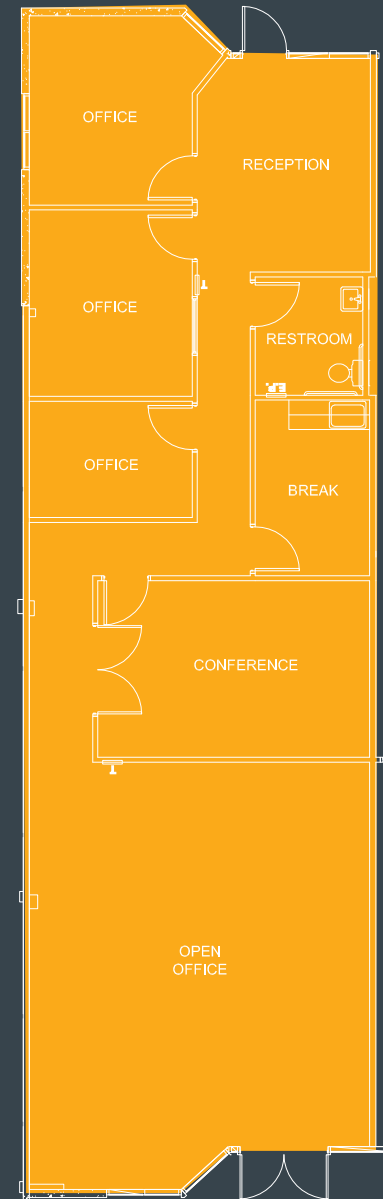
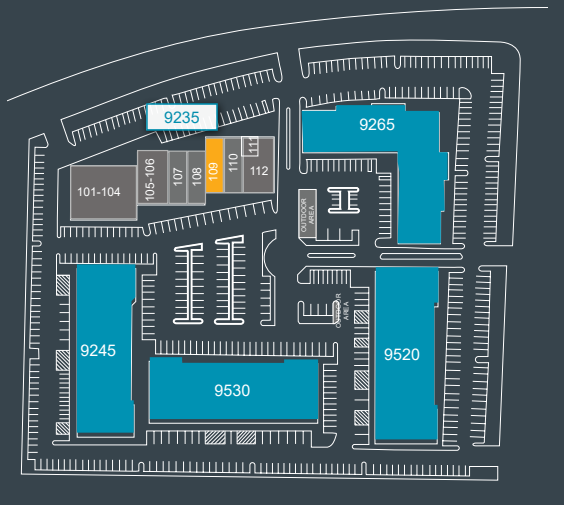
AVAILABILITY

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

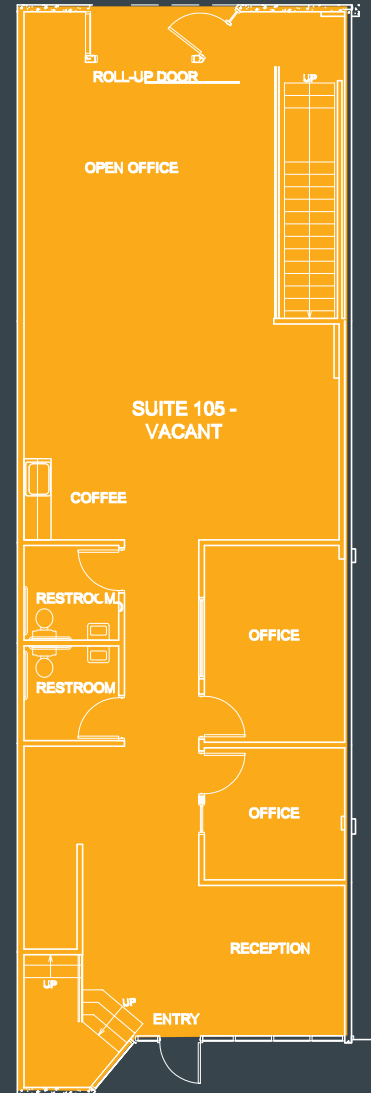
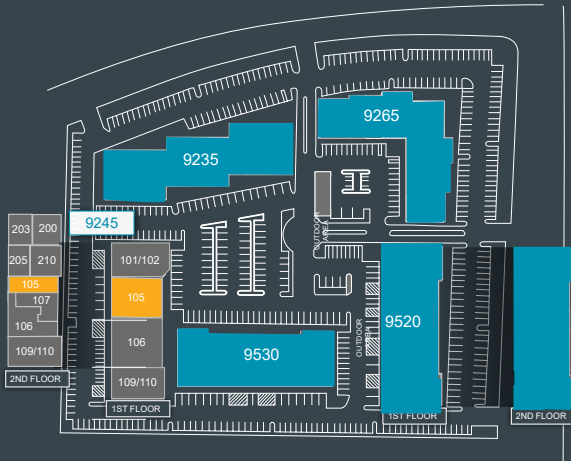


AVAILABILITY

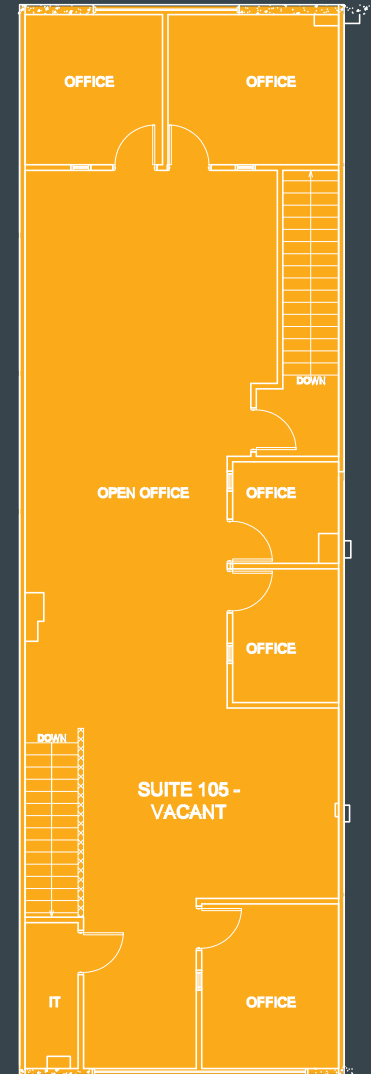
9245 ACTIVITY ROAD

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
105	±4,004	\$1.70 NNN	6/15/26
COMMENTS			

100% creative office / flex with exposed ceilings and metal HVAC ducting. 2 restrooms, coffee bar and 1 GL door.
 NNNs = \$0.65 PSF



FIRST FLOOR



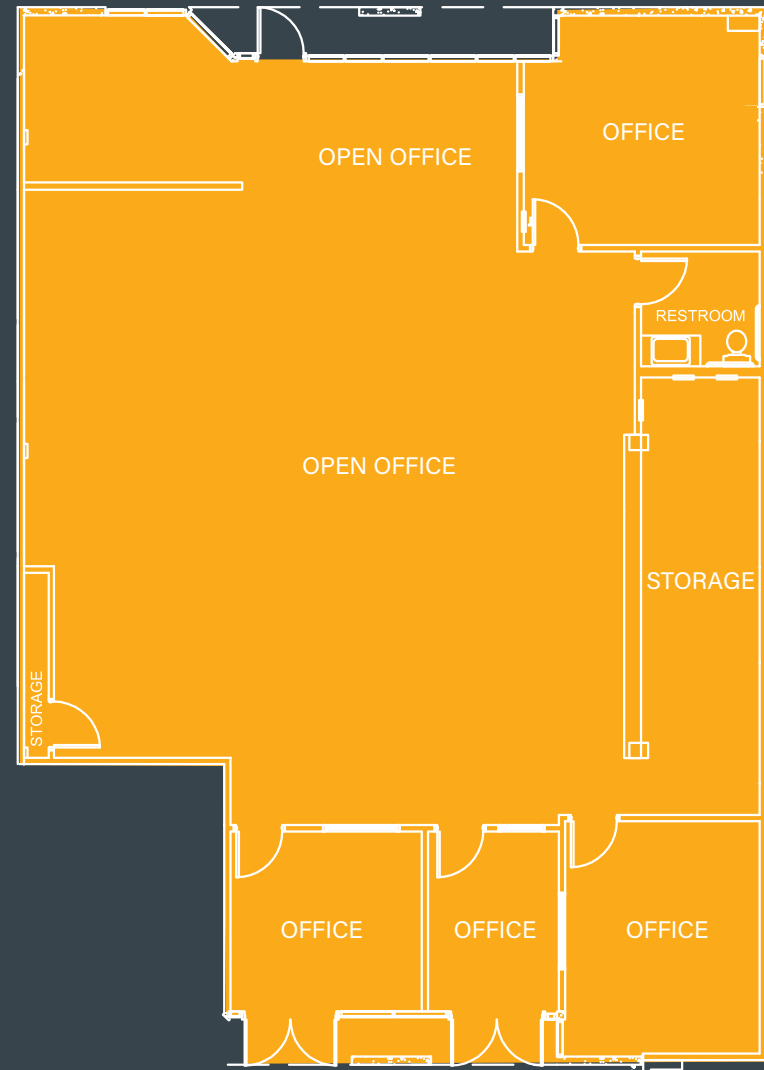
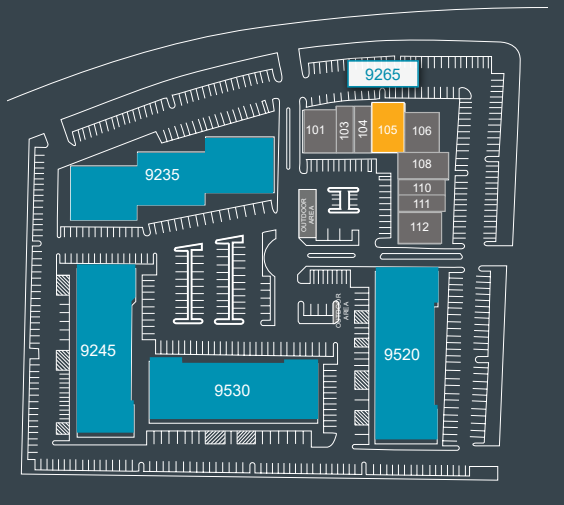
SECOND FLOOR

AVAILABILITY

9265 ACTIVITY ROAD

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

100% office, 2 private offices, 1 restroom, storage room.
NNNs = \$0.65 PSF



AVAILABILITY

9265 ACTIVITY ROAD

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
106	±1,706	\$1.75 NNN	Vacant
COMMENTS			

100% office with 6 private offices, break room, storage room, and 2 restrooms.
 NNNs = \$0.65 PSF



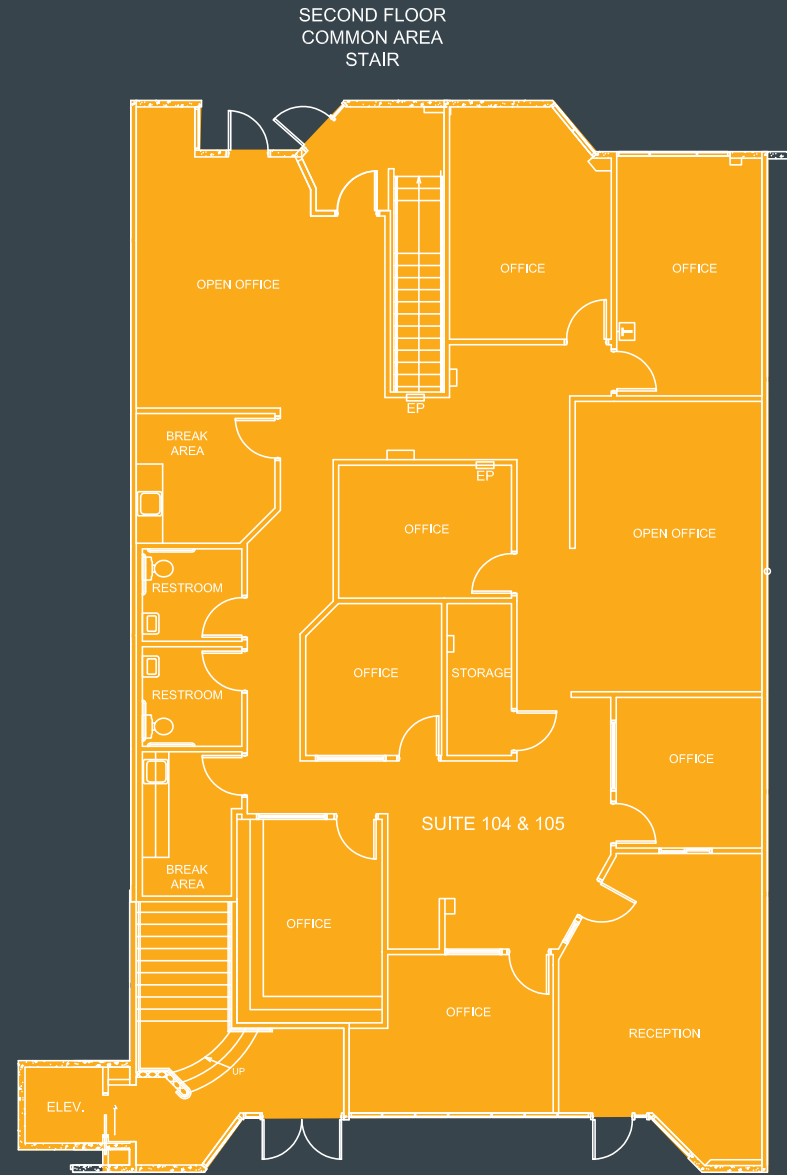
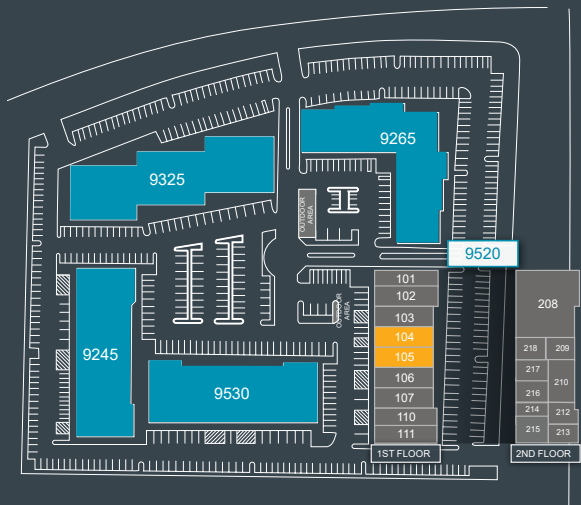
AVAILABILITY

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



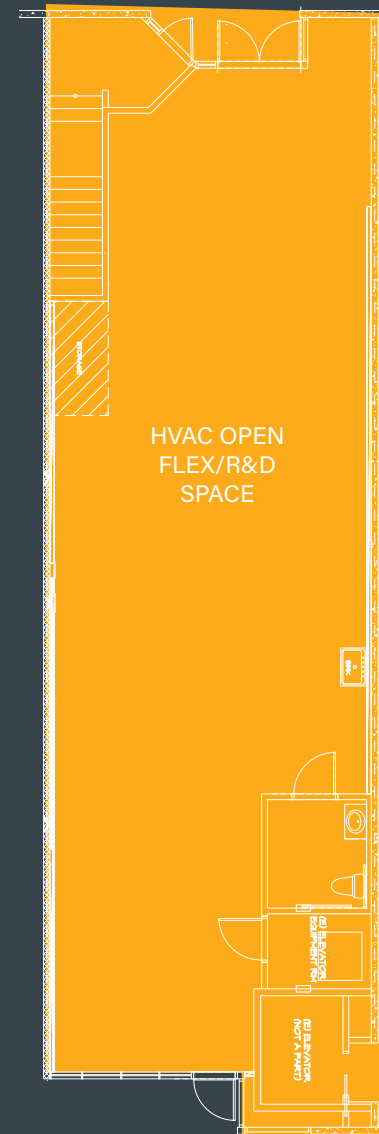
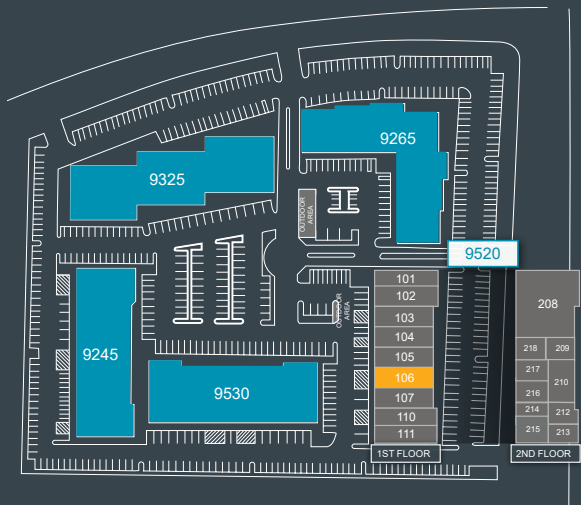
SECOND FLOOR
COMMON AREA
STAIR & ELEVATOR

AVAILABILITY

9520 PADGETT STREET

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
106	±1,749	\$1.75 NNN	Vacant
COMMENTS			

100% HVAC with drop ceiling, 1 restroom, double door loading.
 NNNs = \$0.65 PSF



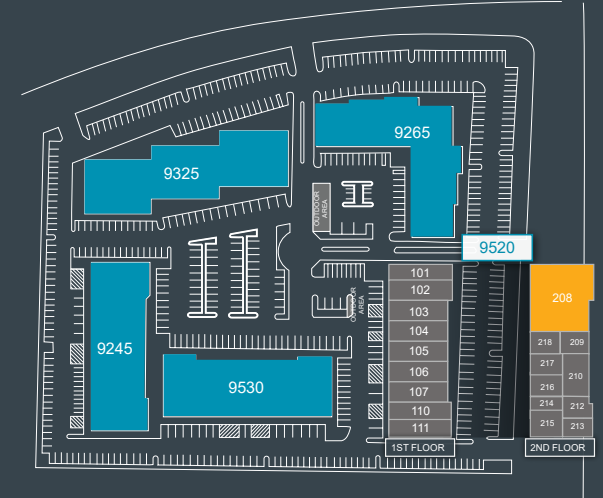
AVAILABILITY

9520 PADGETT STREET

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
208	±9,745	\$1.45 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.



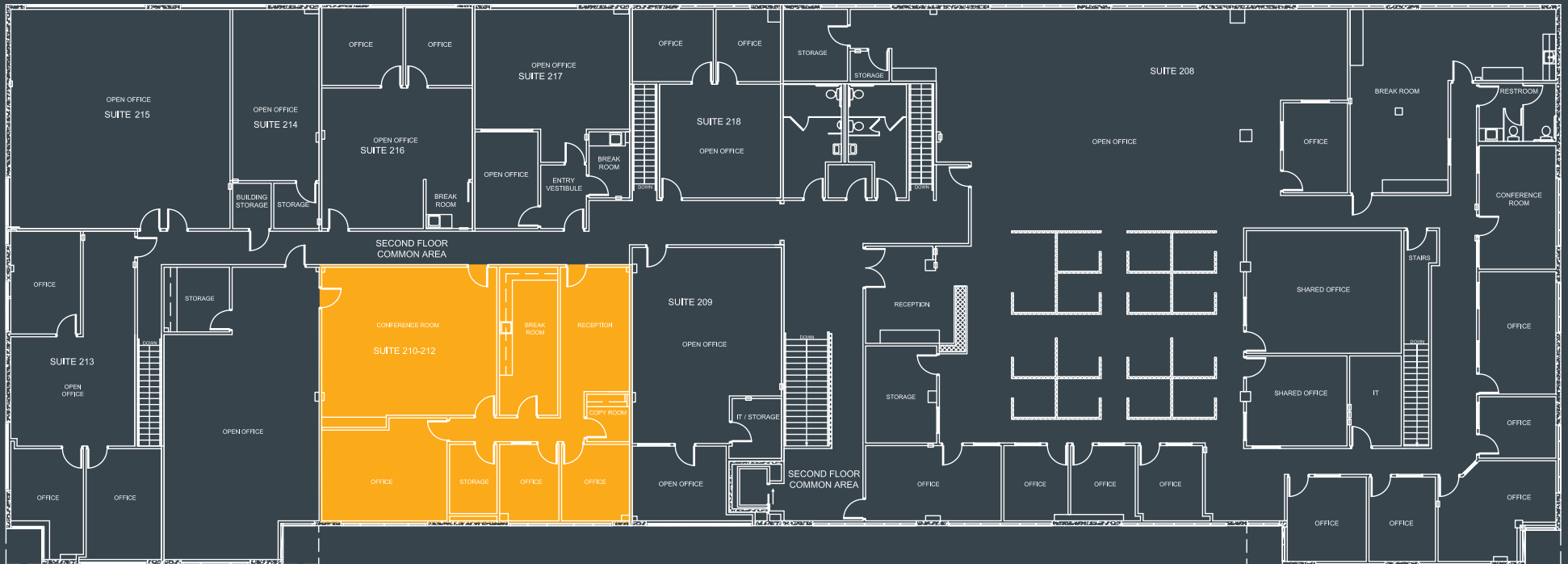
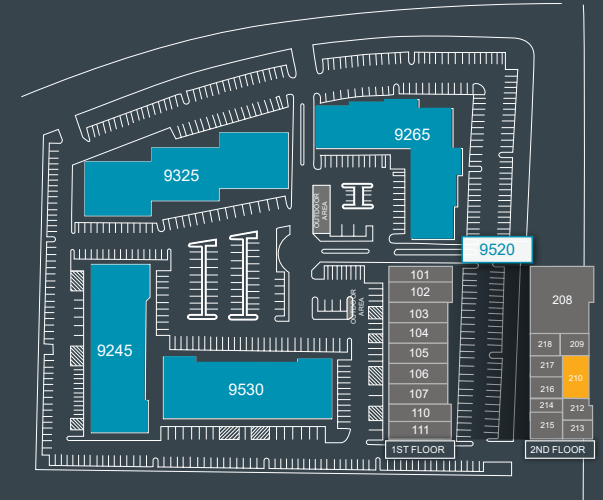
FLOOR PLAN TO BE VERIFIED

AVAILABILITY

9520 PADGETT STREET

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
210	±2,151	\$1.75 MG	Vacant
COMMENTS			

Reception, 3 private offices, storage room, conference room, break room. Elevator access.



FLOOR PLAN TO BE VERIFIED

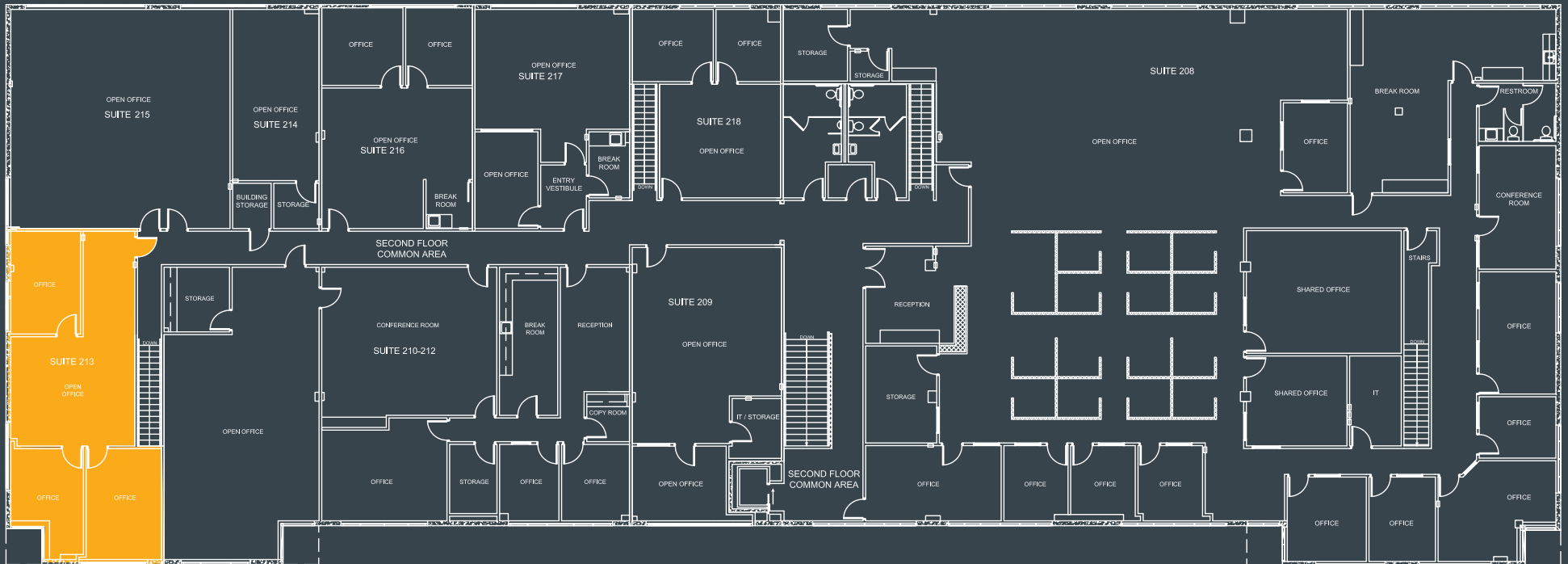
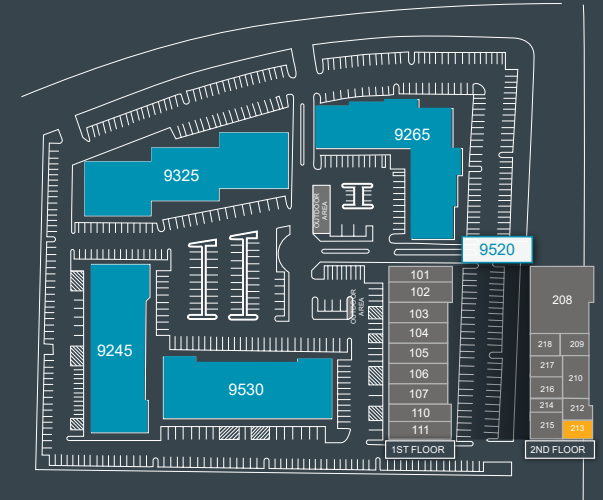
AVAILABILITY

9520 PADGETT STREET

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
213	±1,233	\$1.75 MG	Vacant

COMMENTS

100% office with 3 private offices. Elevator access.



FLOOR PLAN TO BE VERIFIED

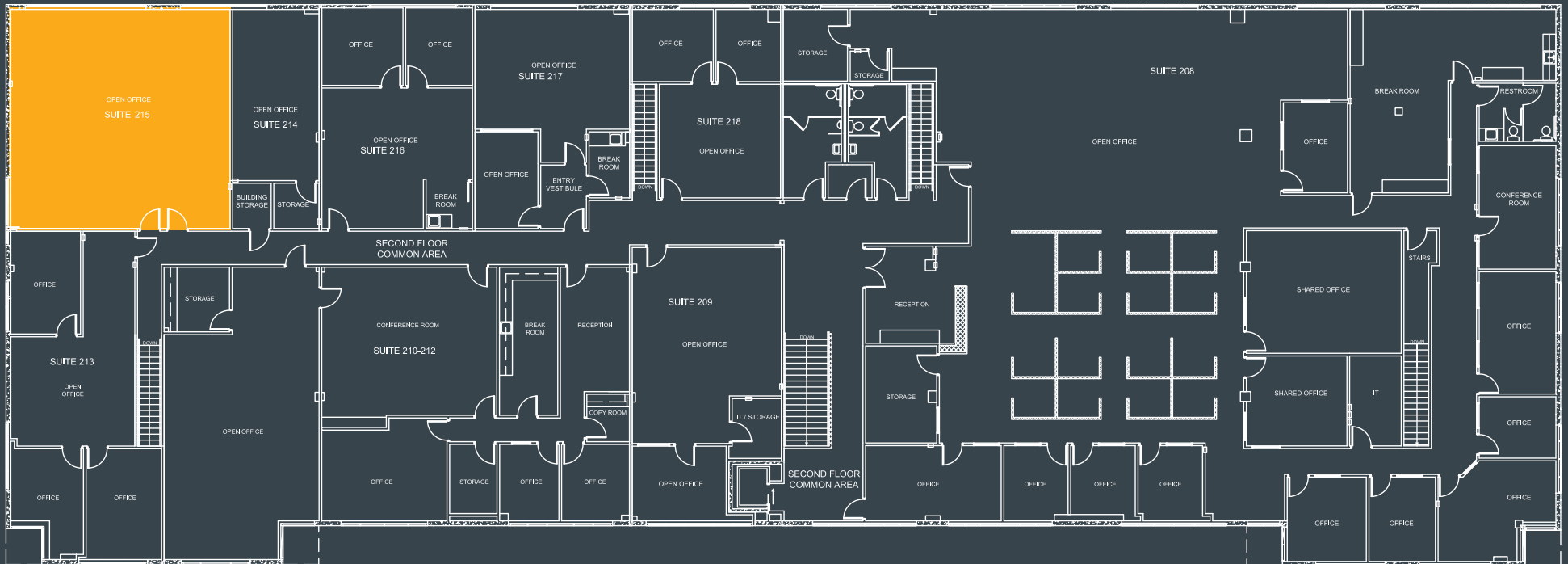
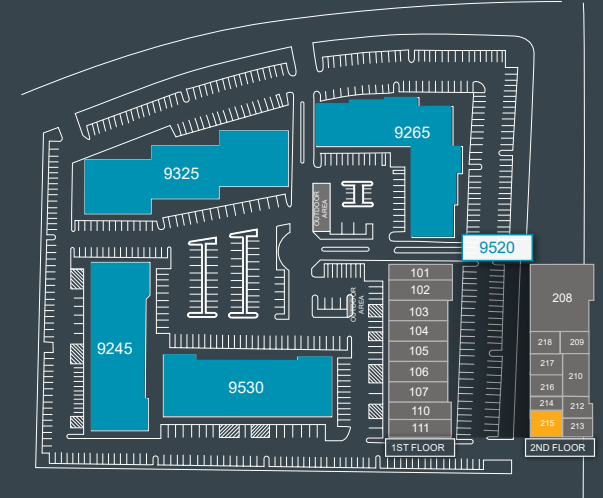
AVAILABILITY

9520 PADGETT STREET

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
215	±1,383	\$1.75 MG	Vacant

COMMENTS

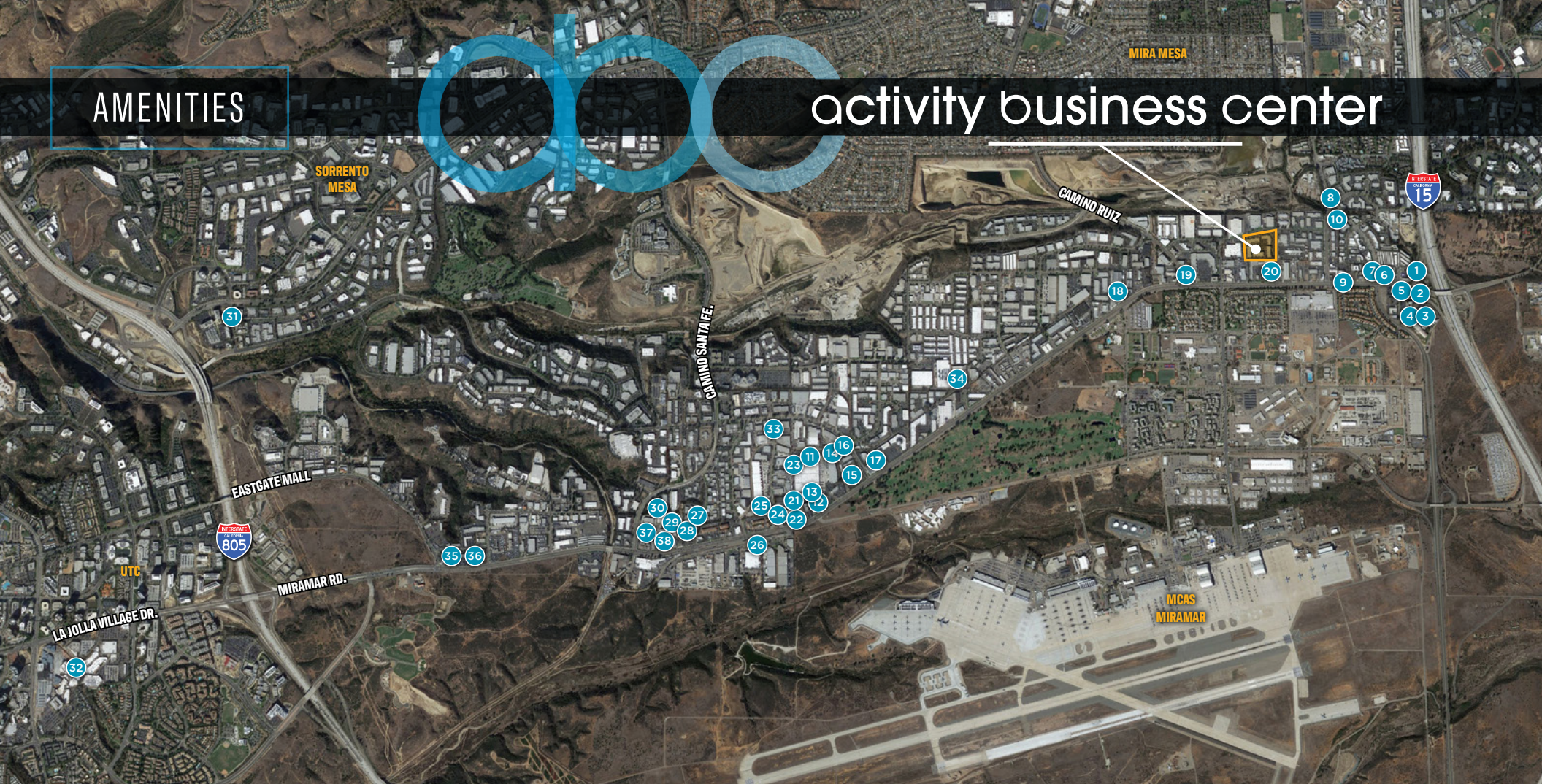
100% office. Elevator access.



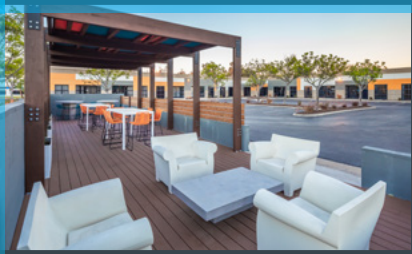
FLOOR PLAN TO BE VERIFIED

AMENITIES

activity business center



- 1 IHOP Restaurant
- 2 Miramar Shell
- 3 Chin's Szechwan
- 4 Carl's Jr
- 5 Zavaro Mobil
- 6 Scripps 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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