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PRICESMART

CENTREWEST

9710 & 9740 Scranton Road, San Diego, California 92121

CENTREWEST



CUSHMAN &
WAKEFIELD



CENTREWEST

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FEATURES

- Walking distance to exceptional food and retail including Karl Strauss, Park Commons, Puesto, Padel N9ne Club and Mercato Food Hall
- On-site showers and lockers
- Easy access to I-805, SR-56 and I-5
- Covered and surface parking available
- Institutional ownership with local property management

SPECS

Project Size	116,170 SF
Building Type	Steel frame
Zoning	IL-2-1
APN (Acerage)	341-031-43 (4.49 acres)
Year Built	1990
Drop Ceiling Height	9'
Floor-to-Floor Height	13' - 14'

Fiber	Provided by AT&T and COX
Roof Type	TPO 60mil "Cool Roof" system installed in 2011 with a 20 year warranty
Elevators	2 elevators in each building
HVAC	Suites are conditioned by individual heating/cooling units, supported by a central plant.
Parking Spaces	4.0/1,000 USF (85 covered stalls)
Electrical	480v/277v 3-phase and 208v/110v single phase

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9710 & 9740 Scranton Road, San Diego, California 92121

AVAILABILITY - 9710 SCRANTON RD.

Suite 100

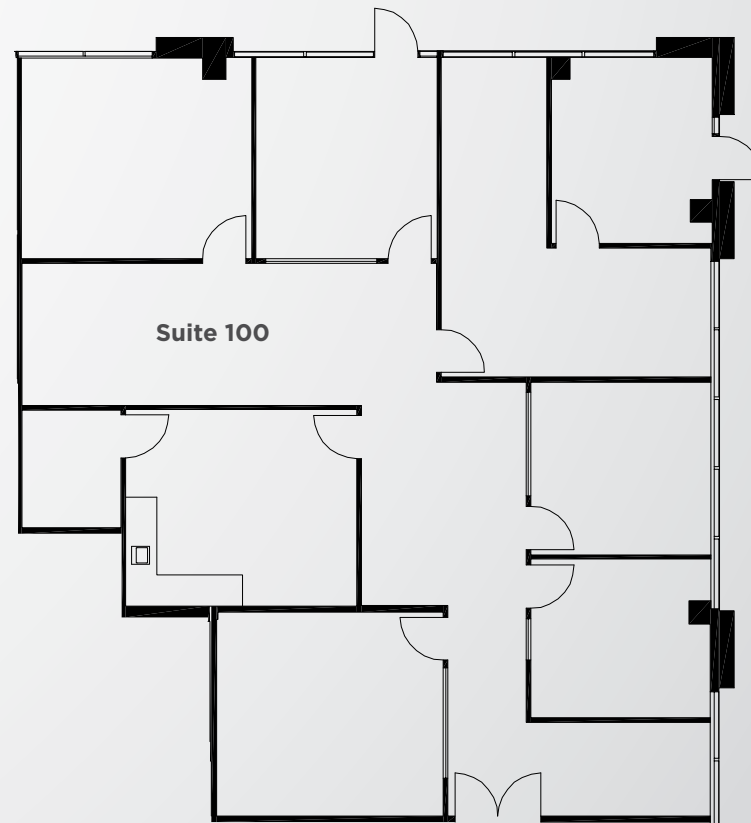
2,643 SF

Available 10/1/2026

\$3.60+ E

Second generation office suite with double door glass entry plus 2 private exterior entrances. Build-out consists of 2 meeting rooms, 3 private offices, electronics lab, open office, a break room, reception and storage.

AS-BUILT FLOOR PLAN



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AVAILABILITY - 9740 SCRANTON RD.

Suite 100

14,349 SF

Floor Contiguous to 18,704 SF

Building Contiguous to 44,627 SF

Available Now

\$3.60 + E

Double door entry off the lobby with large open office along the windowline. Build-out consists of 12 private offices, 6 meeting rooms, 3 large conference rooms, break area, reception and storage.

Suite 150

4,355 SF

Floor Contiguous to 18,704 SF

Building Contiguous to 44,627 SF

Available Now

\$3.60 + E

Double door entry off the lobby. Build-out consists of 5 private offices, 3 meeting rooms, large conference room, large break area, and reception.

AS-BUILT FLOOR PLAN



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AVAILABILITY – 9740 SCRANTON RD.

Suite 100

8,143 SF

Build-out consists of reception, conference room, huddle room, 9 private offices, 20 cubicles, 22 workstations, break area, work area & storage room

Suite 125

6,232 SF

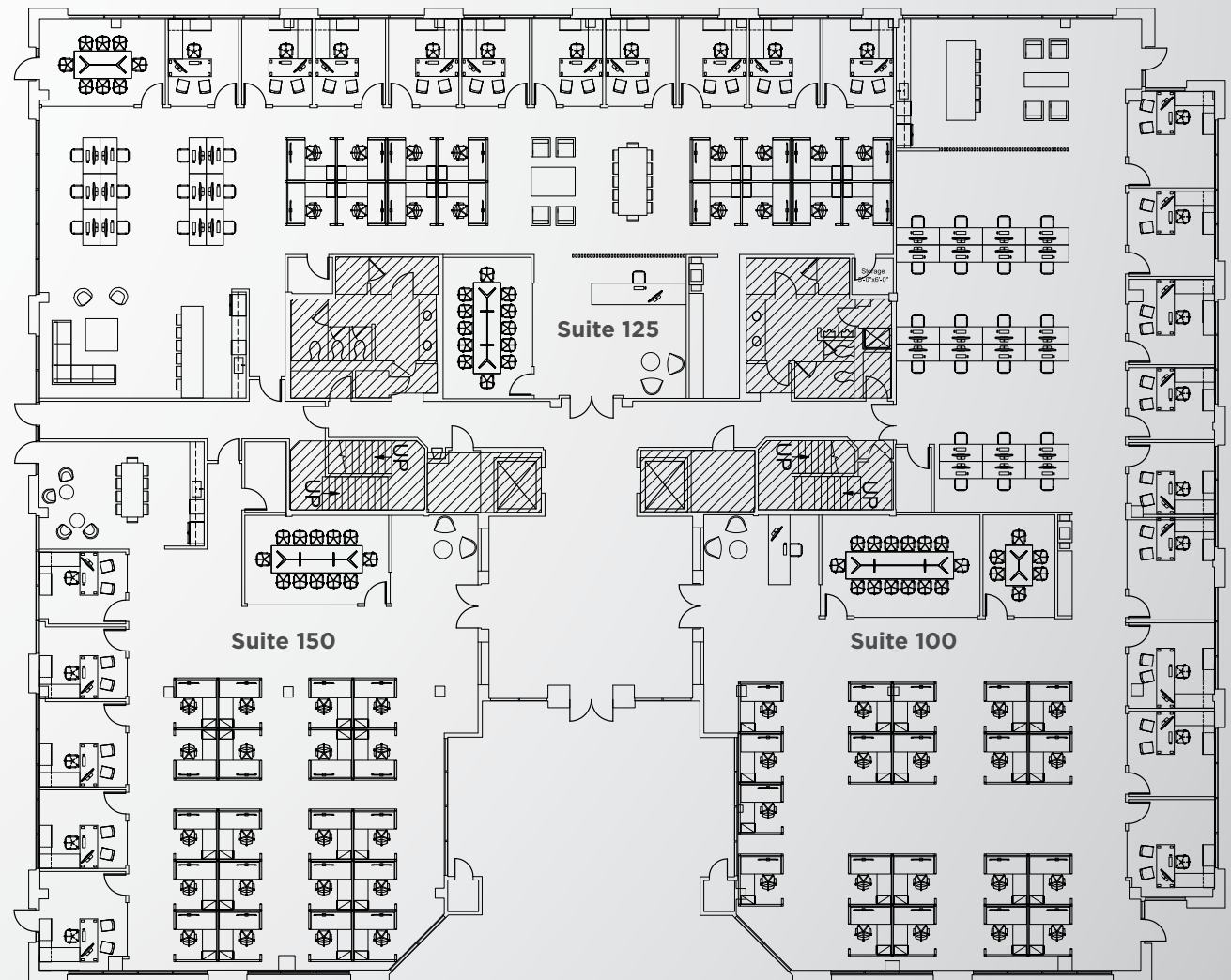
Build-out consists of reception, conference room, huddle room, 10 private offices, 16 cubicles, 12 workstations, break area, work room & 2 storage rooms

Suite 150

4,573 SF

Build-out consists of reception, conference room, 20 cubicles, break area & storage room

HYPOTHETICAL FLOOR PLAN



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9710 & 9740 Scranton Road, San Diego, California 92121

AVAILABILITY – 9740 SCRANTON RD.

Suite 200

19,101 SF

Building Contiguous to 44,627 SF

Available Now

\$3.60 + E

Full floor opportunity. Build-out consists of 31 private offices, 7 meeting/conference rooms, large board room, 2 phone rooms, 6 private patios, storage, print area and break area.

AS-BUILT FLOOR PLAN



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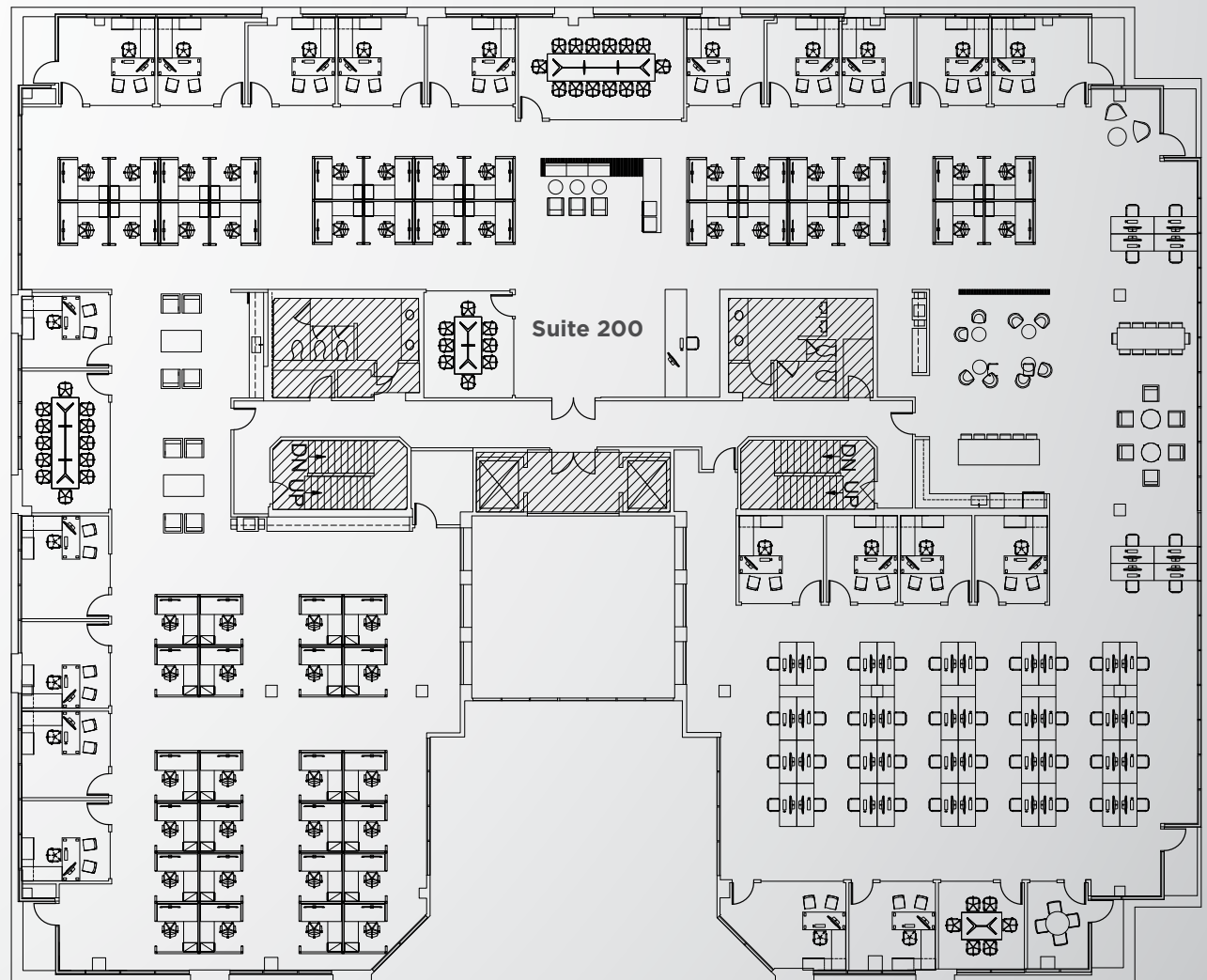
HYPOTHETICAL FLOOR PLAN

AVAILABILITY - 9740 SCRANTON RD.

Suite 200

18,110 SF

Build-out consists of reception, 2 conference rooms, 2 huddle rooms, 21 private offices, 52 cubicles, 48 workstations, break area, open office break/lounge, 2 work areas & storage room



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HYPOTHETICAL MULTI-TENANT FLOOR PLAN

AVAILABILITY - 9740 SCRANTON RD.

Suite 200

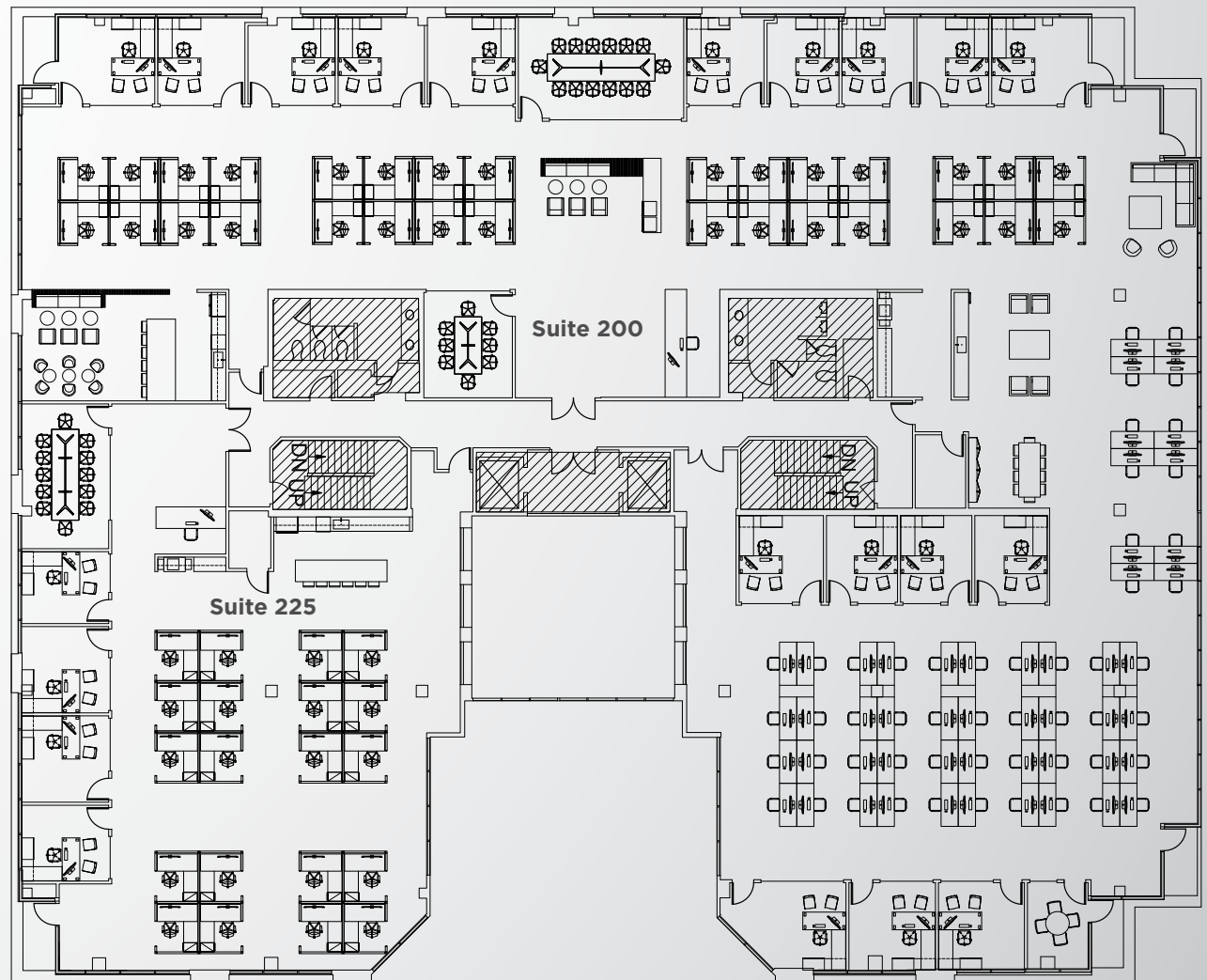
13,628 SF

Build-out consists of reception, conference room, 2 huddle rooms, 17 private offices, 30 cubicles, 52 workstations, break area, open office break/lounge, work room & storage room

Suite 225

4,482 SF

Build-out consists of reception, conference room, 4 private offices, 20 cubicles, break area, work area & storage room



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AVAILABILITY – 9740 SCRANTON RD.

Suite 350

6,822 SF

Divisible to 3,000 SF

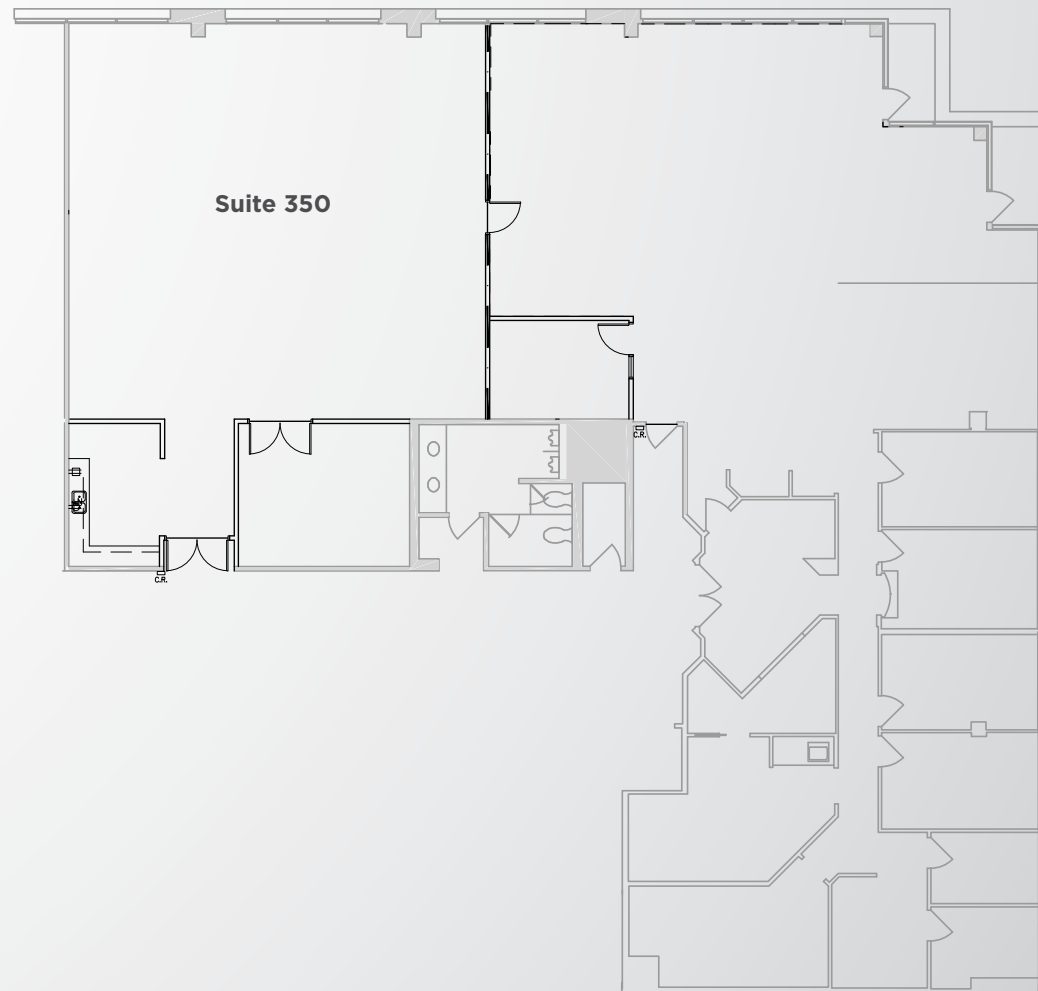
Building Contiguous to 44,627 SF

Available Now

\$3.60 + E

Build-out consists of large open office area, 4 private offices, 2 conference rooms, 2 phone rooms, 2 private patios, 2 break areas, print area and reception

AS-BUILT FLOOR PLAN



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AVAILABILITY - 9740 SCRANTON RD.

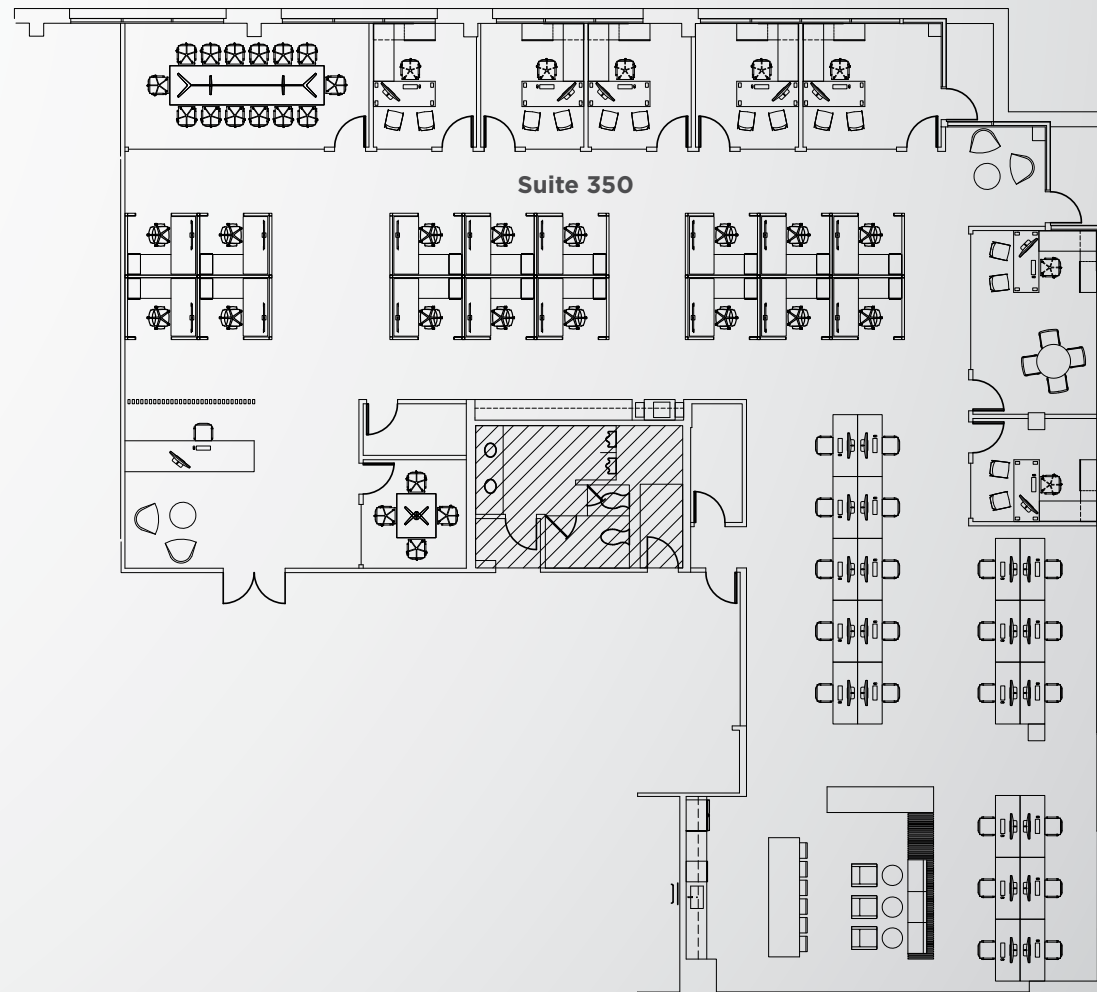
Suite 350

6,920 SF

Divisible to 3,000 SF

Build-out consists of reception, conference room, huddle room, 7 private offices, 16 cubicles, 22 workstations, break area, work area, storage room & IT room

HYPOTHETICAL FLOOR PLAN



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SD TECH BY ALEXANDRIA

Fitness & Wellness Center
Padle N9ne
Puesto
White Rice Bodega
Copa Vida
Greenhouse & Garden
Community Conferencing



AllSpice
Best Dressed
Fricken Burgers
Slow Poke

PUNJABI TANDOOR



SORRENTO PLAZA

Moment Sushi
Karak House
bb.q Chicken
Hiro Nort
Croutons

SORRENTO MESA CROSSROADS

Madra's Cafe
Naseems Bakery & Kabob
Hanaya Sushi Cafe
Armando's Taco Shop
Grill Deli & Market



CENTREWEST



SORRENTO COURT

Planet Fitness
JP Morgan Chase Bank
BHC Chicken
Rush Bowls
Little Chef
Fiesta Grille
Grater Grilled Cheese
Flame Broiler
Chaiwale & Co
Ike's Love & Sandwiches
McDonald's





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