

7629-7645

CARROLL ROAD, SAN DIEGO, CA 92121

PYRAMID AUTO CENTER

Automotive Repair Shop - For Lease

± 1,242 SF - 7,538 SF Available



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PROPERTY INFORMATION

ADDRESS	7629-45 Carroll Road San Diego, CA 92121
PROJECT TYPE	Multi-Tenant Automotive Repair
PROJECT NAME	Pyramid Auto Center
PROPERTY SIZE	+/- 39,836 SF
ZONING	City of San Diego, IL-2-1 (Link)
ACCESS	Easy Freeway Access via Miramar Rd.
CEILING HEIGHT	+/- 19'
FEATURES	Oversized Overhead Doors Skylights Natural Gas Fenced Yards Available Above Ground Lifts Available Reserved Parking
RECENTLY COMPLETED IMPROVEMENTS	Exterior Paint Low Maintenance Landscaping Parking Lot/Asphalt
PLANNED IMPROVEMENTS	Marquee Sign Suite Signage Program

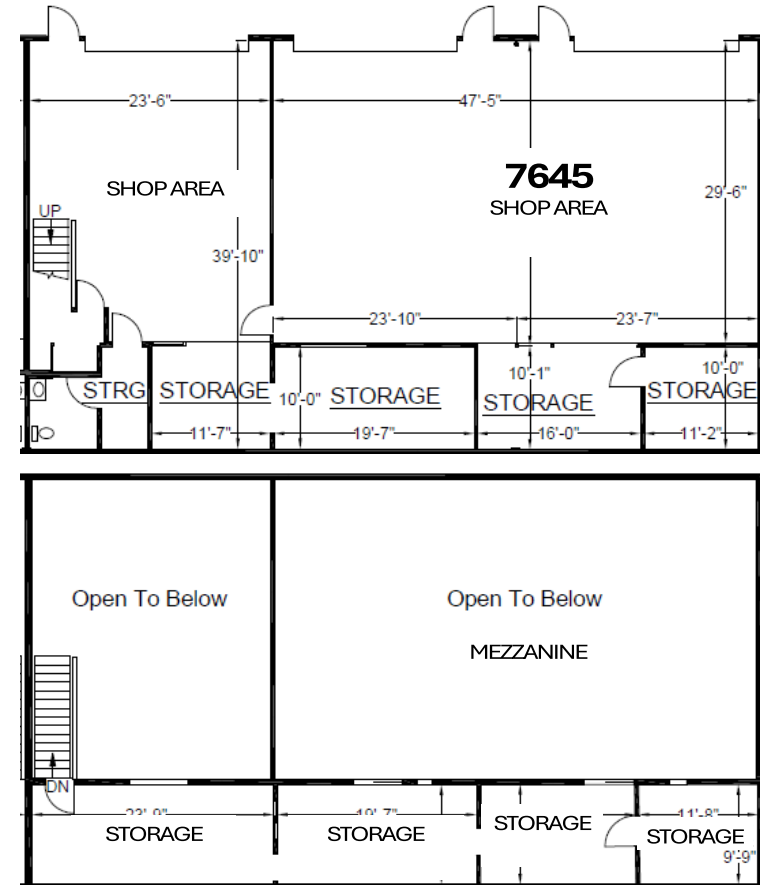
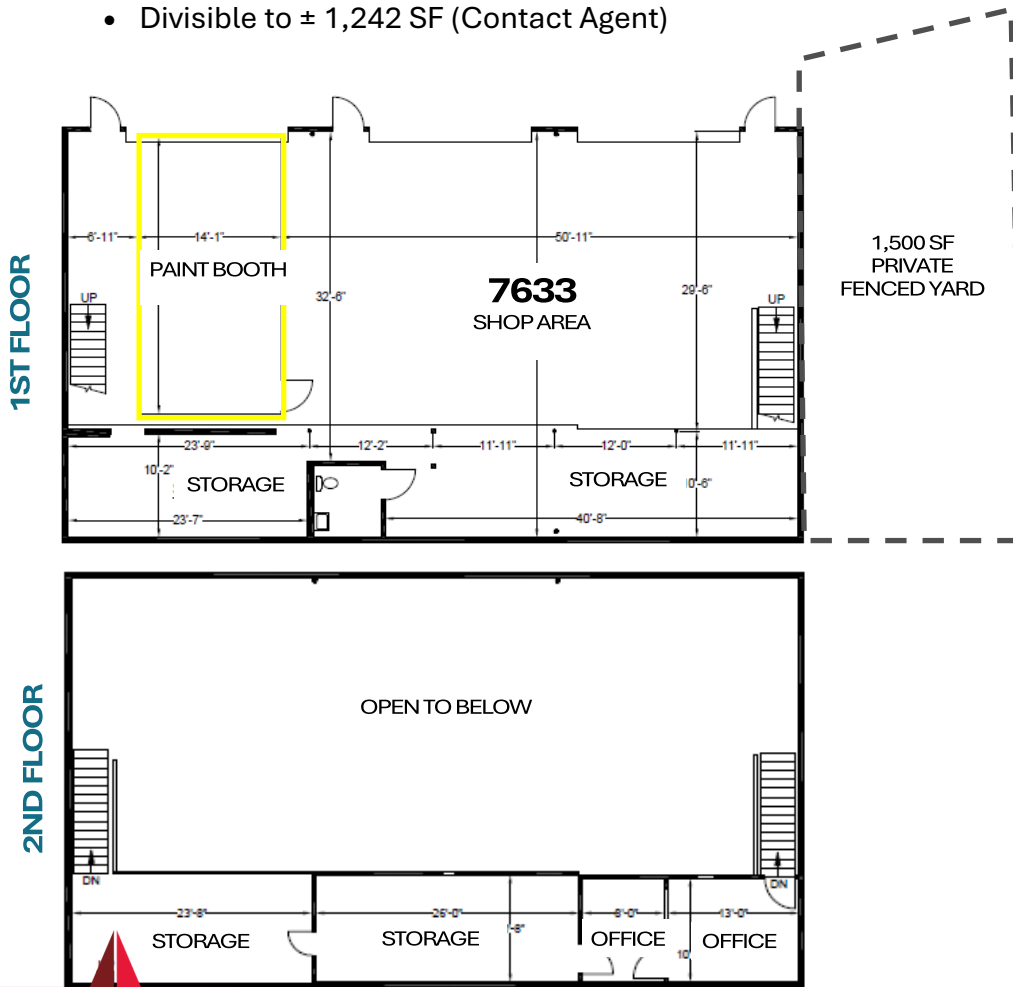
LOCATION AERIAL



AVAILABILITY

Bldg 7633 + 7645 Suite 5: ±7,538 SF Automotive Repair & Body Shop

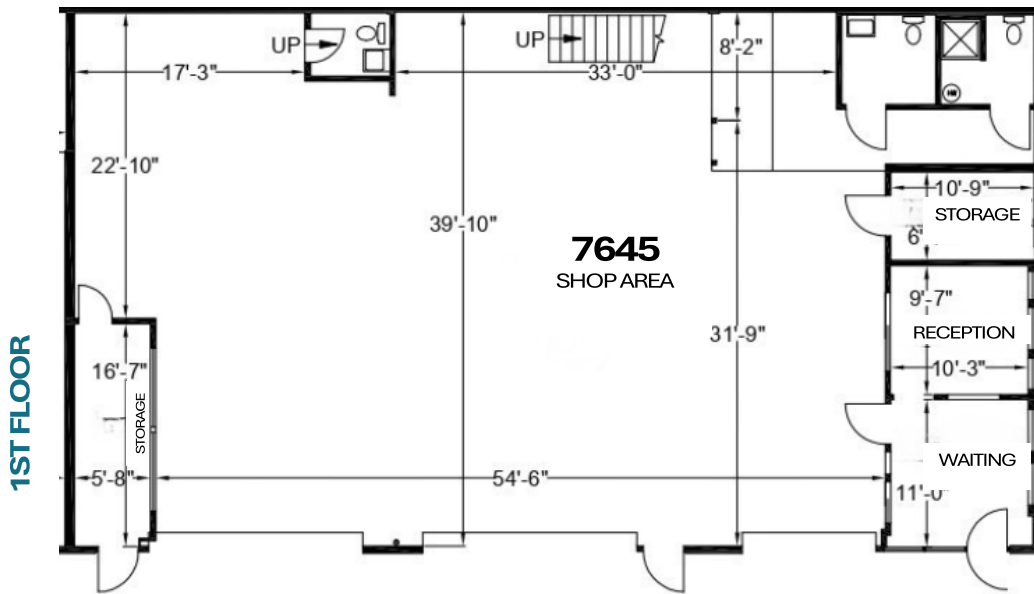
- 7633: 3-bay body shop accommodating 14'x27' paint booth and features ±1,500 SF private fenced yard parking. 2nd floor storage/office mezzanine area.
- 7645 # 5: 3-bay frame straightening shop to be leased with body shop next door. 7 reserved parking spaces. 2nd floor storage/office mezzanine areas.
- Lease Rate, Availability & Showing Instructions: Contact Agent
- Do Not Disturb Existing Tenant
- Divisible to ± 1,242 SF (Contact Agent)



AVAILABILITY

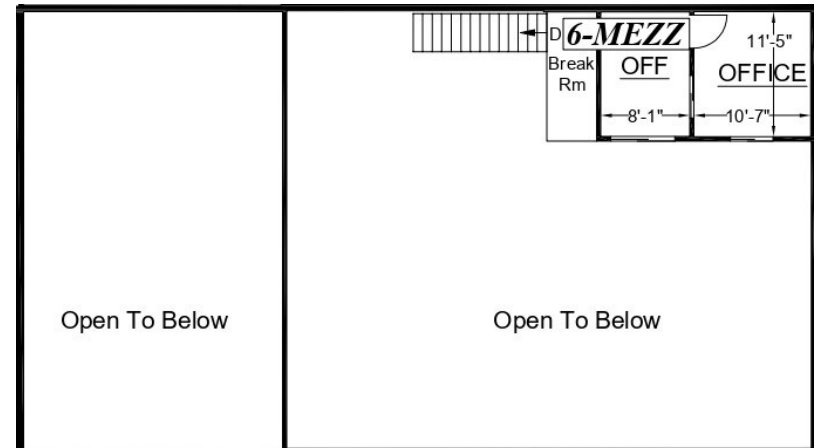
Bldg 7645 Suite 6: ±3,267 SF Auto Repair Shop

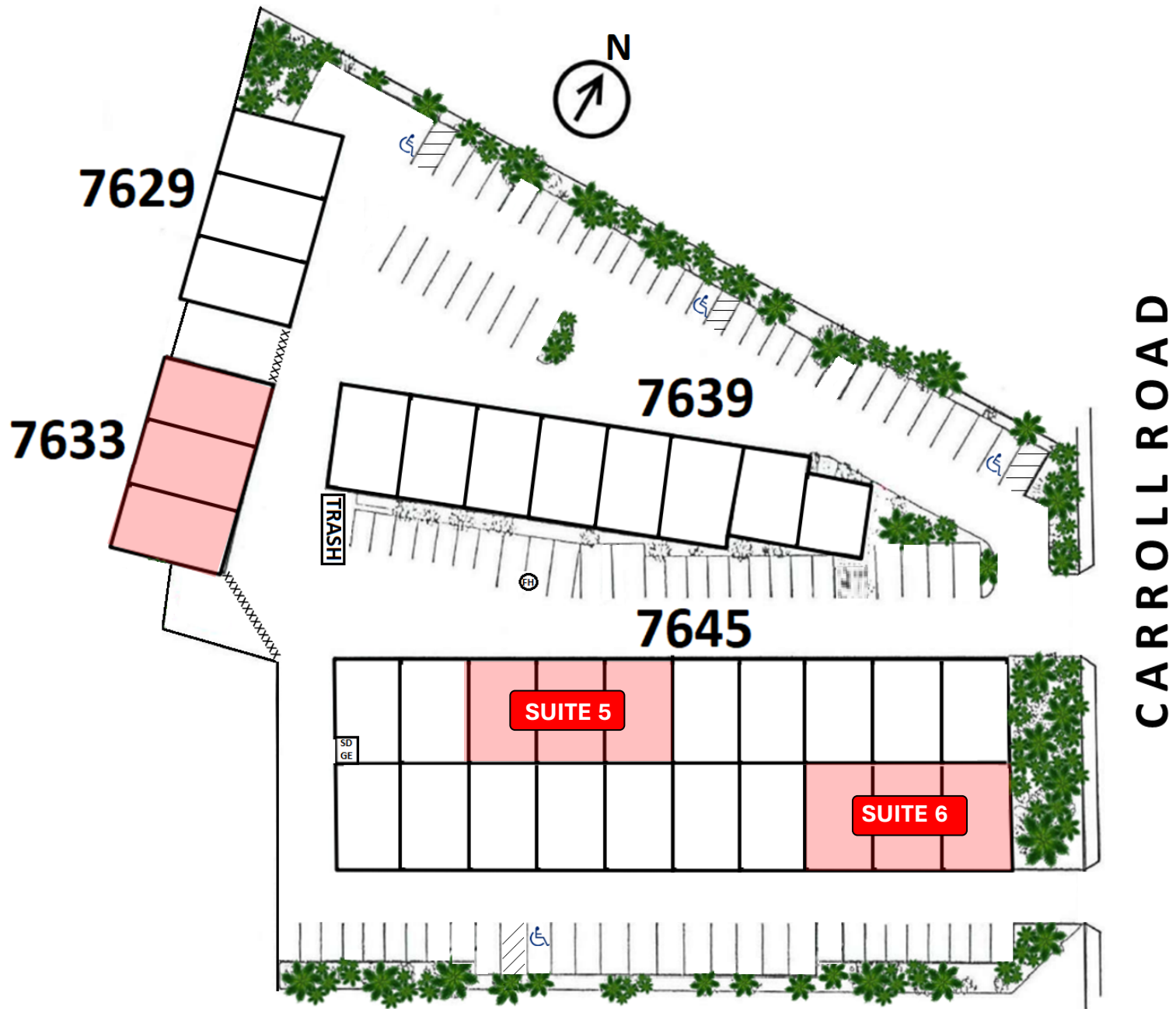
- 3 Bay Shop with Reception/Waiting Room and Storage, 2nd Floor Office and Breakroom
- Lease Rate, Availability & Showing Instructions: Contact Agent
- Do Not Disturb Existing Tenant



1ST FLOOR

2ND FLOOR





PROPERTY PHOTOS



SURROUNDING RETAIL

PYRAMID AUTO CENTER



Miramar Metroplex Shopping Mall

Hanna Garden
Chung Hing
Sima's Grill & Deli

Gourmet Artisan Fine Sandwiches
House of Bites
Rigoberto's Taco Shop
Supernatural Sandwiches

Dixieline
LUMBER & HOME CENTERS

SMASH! Badminton
San Diego

Legacy Brewing
Tap and Kitchen

San Diego Wine
& Beer Co.

Sushi Buffet
Kebabish

Natsumi Sushi
& Seafood Buffet

Abbey's Real Texas BBQ
Sotos Mexican Food
Sandwich A'Fare
Pho Ha Noi
Dagong Asian Food
Vintage Wines

Subway
Pauly's Pizza Joint
Virsa Indian Cuisine
Chinese Kitchen
Donatos Taco Shop
Edesia Grill
Bowl To Go
Galleria Liquor



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