

For Sale or Lease 30,998 SF Flex R&D Facility for Sale w/ In-Place Income | Scripps Ranch

9747 Businesspark Ave
San Diego, CA 92131



CONTACT

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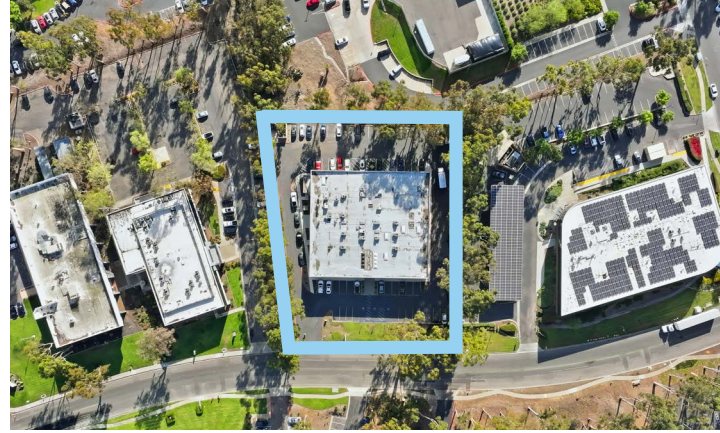
Accelerating success.

9747 Businesspark Ave
San Diego, CA 92121

Features

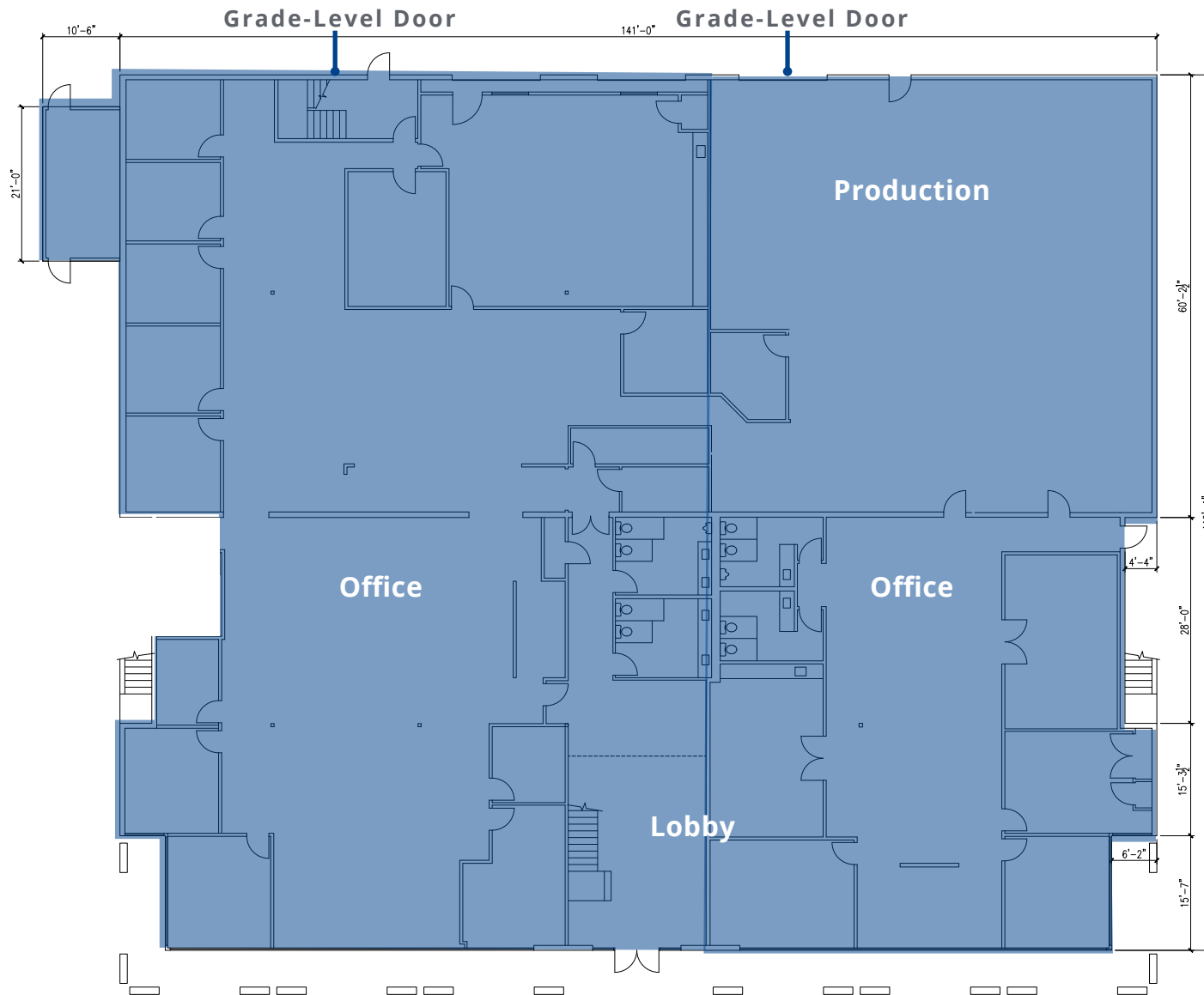
- ±30,998 SF Freestanding Building
- ±9,300 SF / ±13,000 SF / ±16,500 SF Flex / R&D / Office For Lease
- In-place income upstairs (established co-working operation)
- Climate controlled production area
- Flexible floor plan delivery
- Floor to ceiling window-lined offices
- Exterior facade enhancements
- Recent high-end interior office improvements
- Building signage available
- Upgraded restrooms
- Fully sprinklered throughout building
- 2 Grade-level roll-up door
- 20' Clear height in warehouse
- Heavy power
- Business park-like setting; numerous hiking trails
- Central San Diego location - Scripps Ranch submarket
- Immediate freeway access - I-15, SR-56, SR-52
- Lease Rate: Contact Broker
- Sale Price: Contact Broker





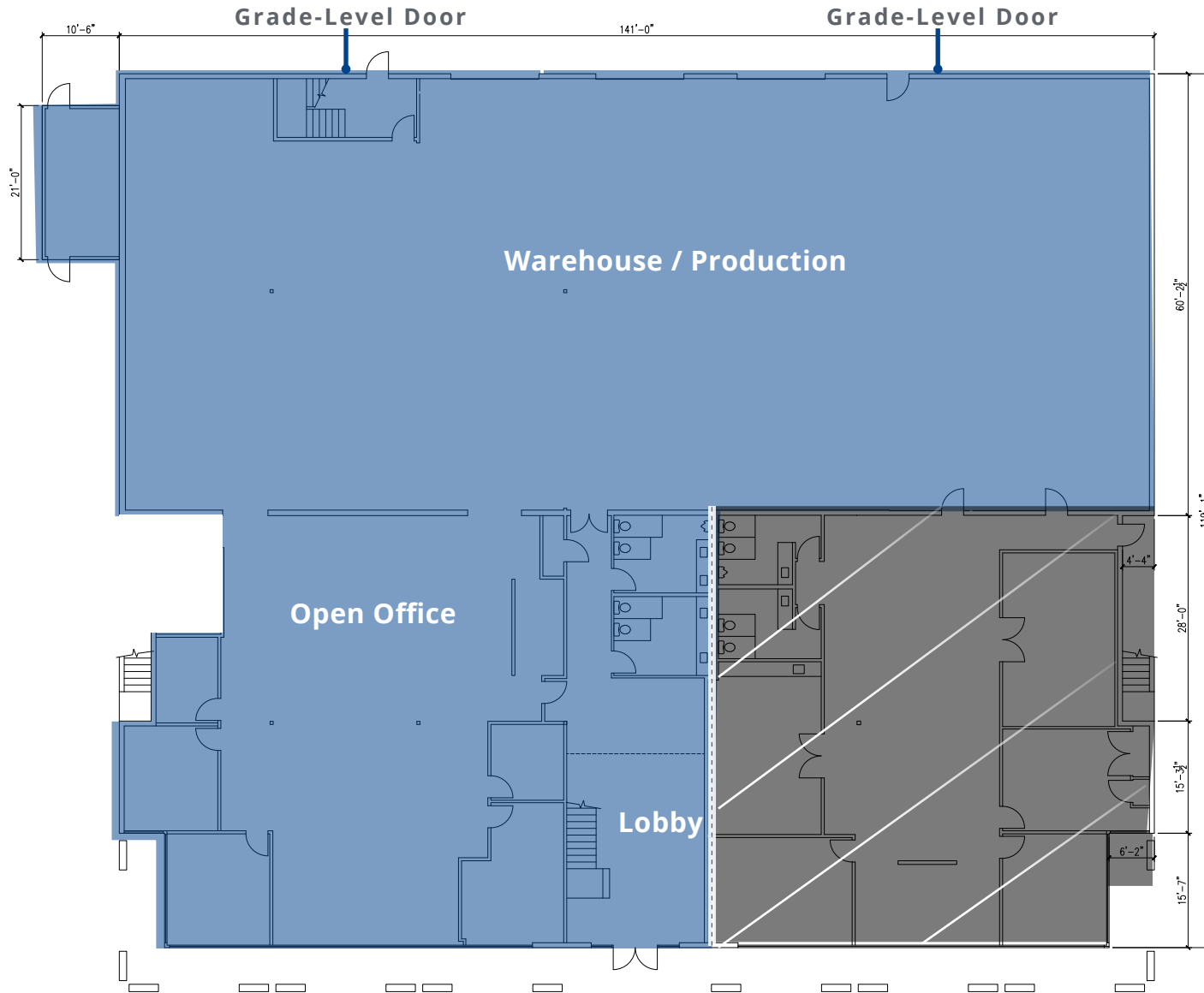
9747 Businesspark Ave Floor Plan - ±16,500 SF Option - Downstairs

FOR LEASE



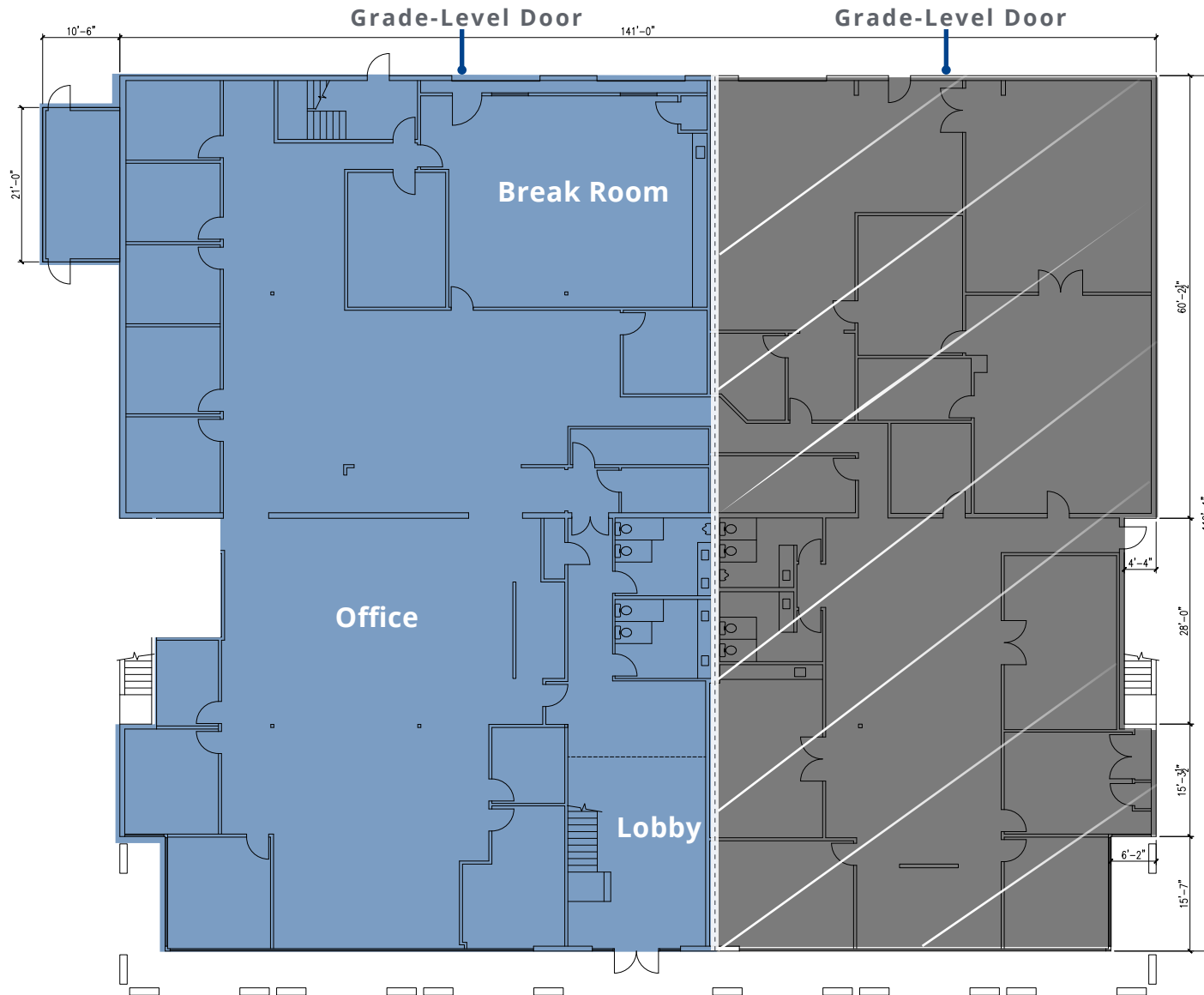
9747 Businesspark Ave Conceptual Floor Plan ±13,000 SF Option - Downstairs

FOR LEASE



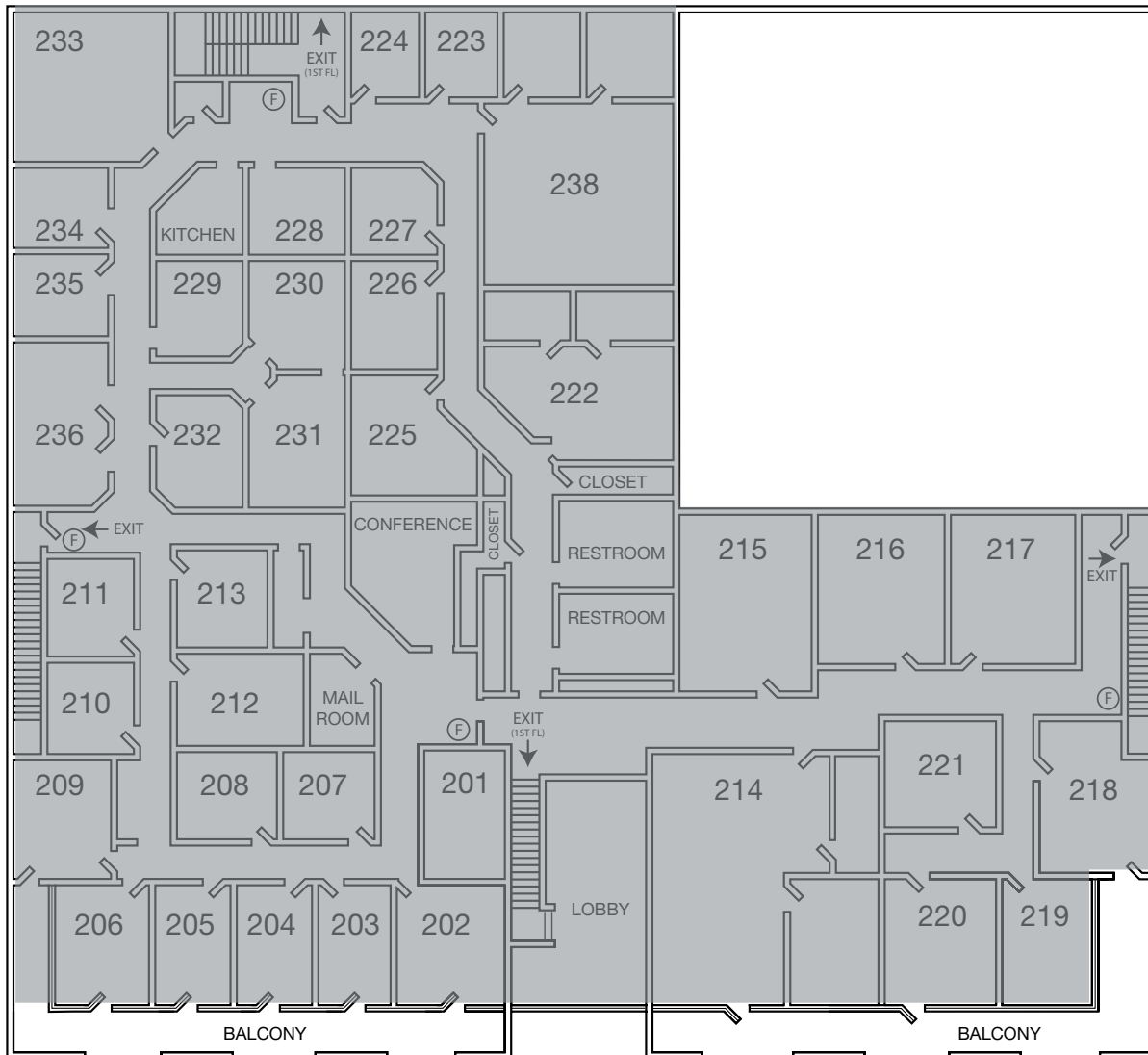
9747 Businesspark Ave Floor Plan - ±9,300 SF Option - Downstairs

FOR LEASE



9747 Businesspark Ave Floor Plan - ±14,498 SF Upstairs

- Second Floor Included in Sale with In-Place Income; Not Part of Lease
- Fully Operational Co-Working Suite



9747 Businesspark Ave Distance and Drive Times

TOTAL DISTANCE TO I-15: ±0.46 MILES | 1 MINUTE



9747
Businesspark Ave

BUSINESS PARK AVE

CARROLL CANYON RD

WILLOW CREEK RD



Nearby Amenities

Shopping

1. Scripps Ranch Shopping Center
2. Mira Mesa Market Center
3. Home Depot
4. Best Buy
5. Mira Mesa Mall
6. Vons
7. Little India San Diego
8. Sprouts
9. Target

Services

10. Navy Federal Credit Union
11. Cabrillo Credit Union
12. Chase Bank
13. Bank of America
14. Scripps Miramar Ranch Library
15. Mission Federal Credit Union
16. Holiday Inn
17. Best Western
18. Comfort Inn
19. Wells Fargo

Restaurants/Café/Breweries

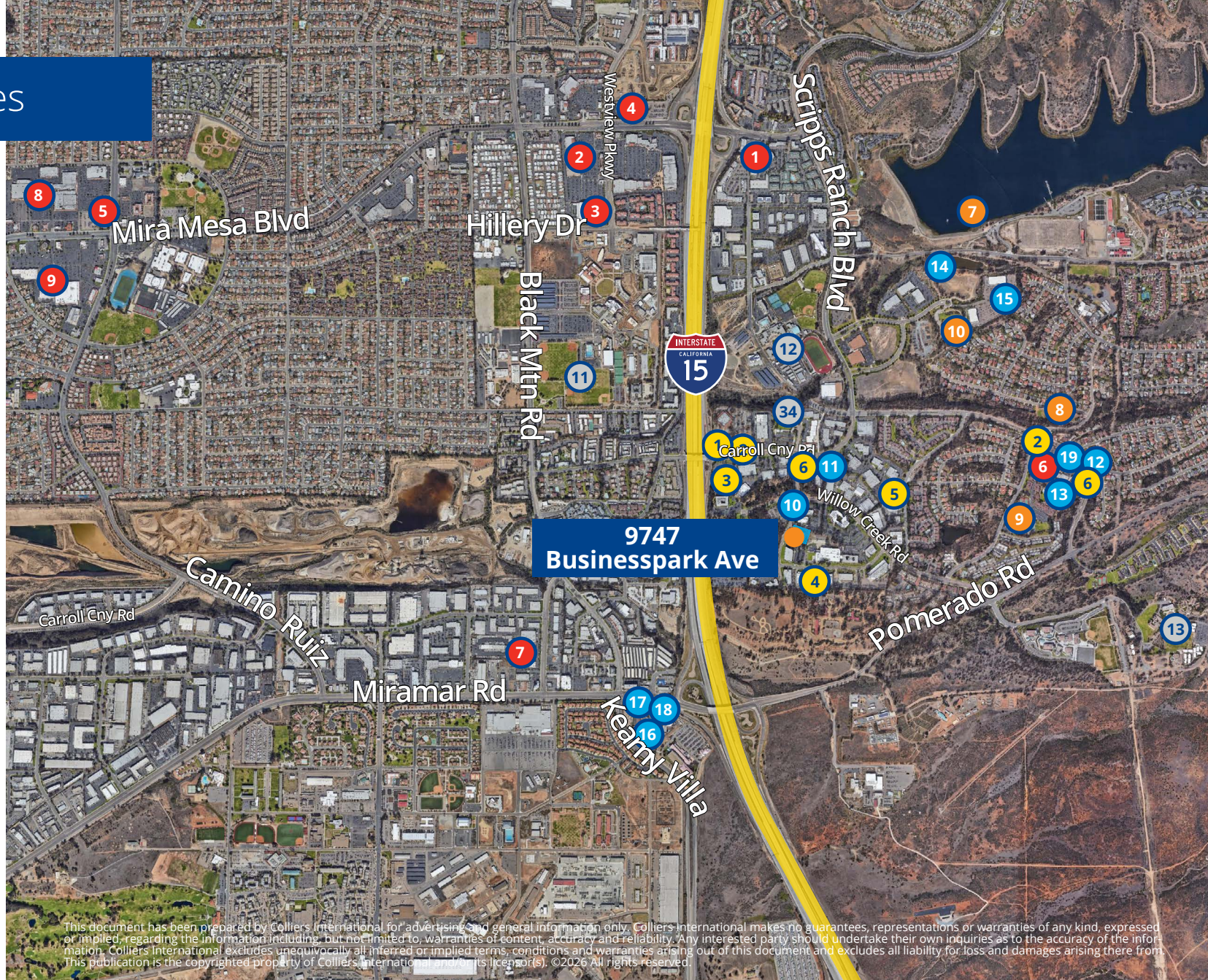
1. Carl's Jr.
2. Starbucks
3. Todo Sushi
4. Juneshine
5. Harland Brewing Co
6. Newtopia Cyder

Recreation

7. Lake Miramar
8. Hoyt Park
9. Scripps Ranch Swim & Racquet Club
10. Meanley Open Dog Park

Schools

11. San Diego Miramar College
12. Scripps Ranch High School
13. Alliant International University
14. National University
15. Chabad Hebrew Academy



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