



# SCRIPPS MESA BUSINESS PARK

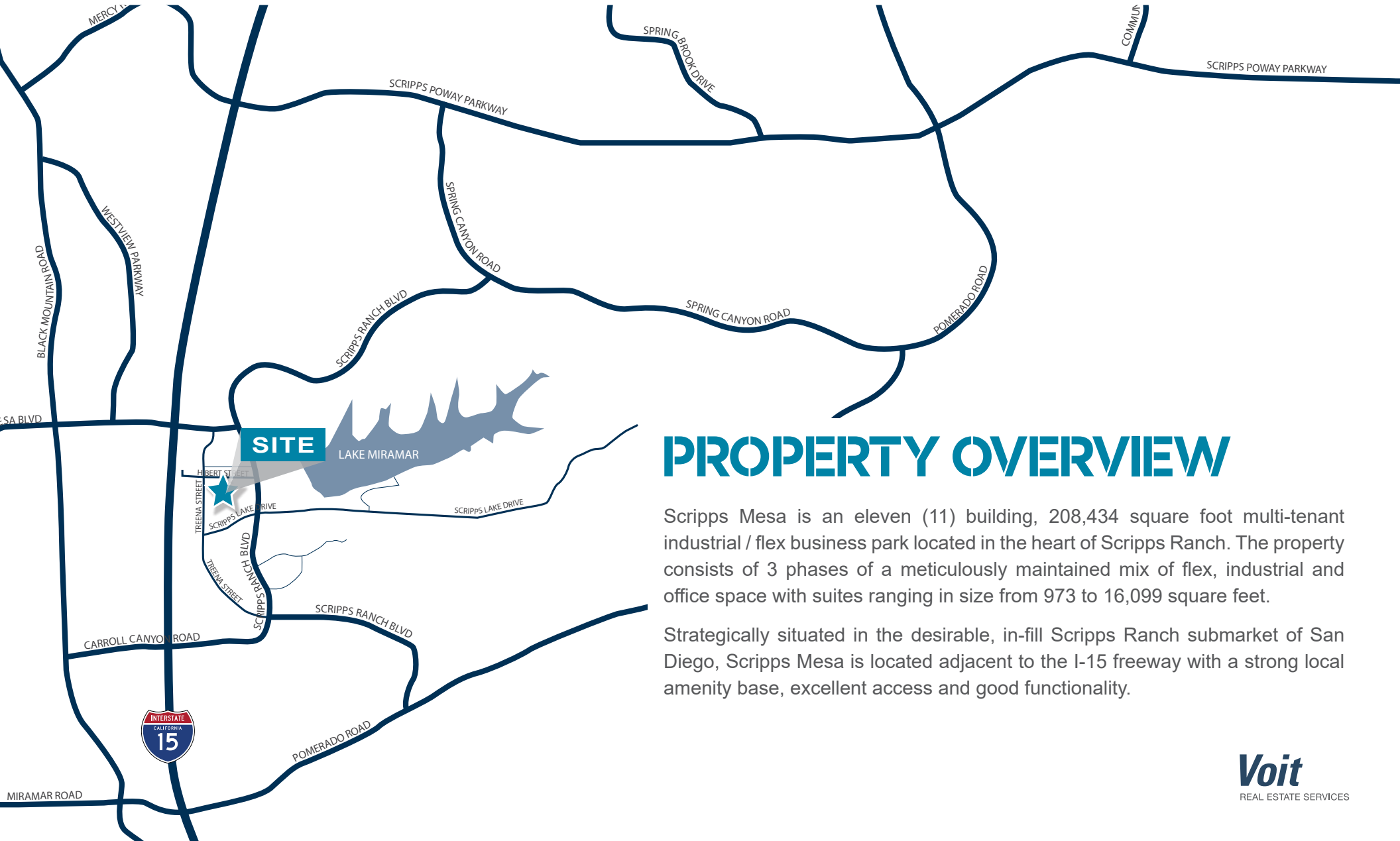
PHASE I • 9879-9929 HIBERT STREET ♦ PHASE II • 9920-9950 SCRIPPS LAKE DRIVE ♦ PHASE III • 10675-10695 TREENA STREET





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## PROPERTY OVERVIEW

Scripps Mesa is an eleven (11) building, 208,434 square foot multi-tenant industrial / flex business park located in the heart of Scripps Ranch. The property consists of 3 phases of a meticulously maintained mix of flex, industrial and office space with suites ranging in size from 973 to 16,099 square feet.

Strategically situated in the desirable, in-fill Scripps Ranch submarket of San Diego, Scripps Mesa is located adjacent to the I-15 freeway with a strong local amenity base, excellent access and good functionality.



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## PROJECT HIGHLIGHTS

### SCRIPPS MESA BUSINESS PARK

- ±14 - 22 feet clear height
- Grade level loading
- Wet fire suppression sprinkler system
- Multiple points of ingress & egress
- Ample parking
- Roof-mounted HVAC units
- Lushly-landscaped interior park
- IP-2-1 Zoning

## AVAILABILITIES

PHASE & ADDRESS	SUITE NO.	SQ FT	AVAILABLE
PHASE I • 9899 HIBERT STREET	CD	±3,840 SF	Now
PHASE II • 9920 SCRIPPS LAKE	107	±4,875 SF	9/1/2026 (potentially sooner)
PHASE II • 9950 SCRIPPS LAKE	106	±5,230 SF	7/1/2026





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## PHASE I

### ADDRESS

9899 Hibert Street

### SUITE NUMBER

CD

### SQUARE FEET

±3,840 SF

### RATE

\$1.35 NNN PSF / Monthly\*

(Est. NNN's: ±\$0.53 PSF/Month)

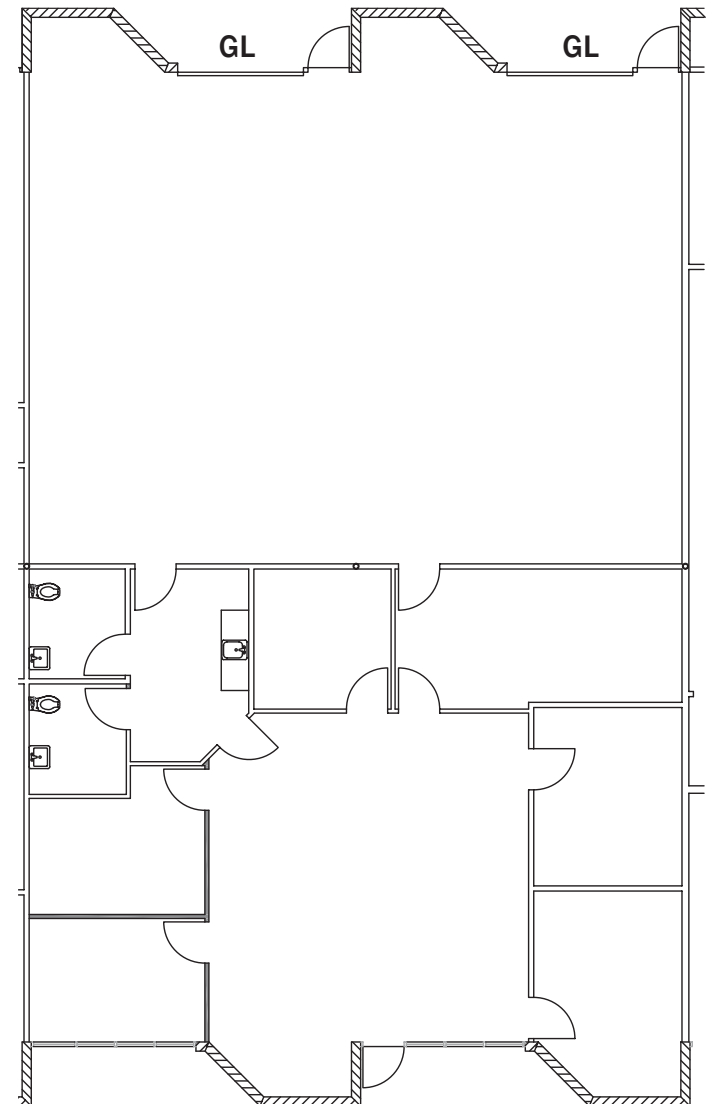
\*PROMO RATE

### BUILD OUT

±40% office / ±60% warehouse

### NOTES

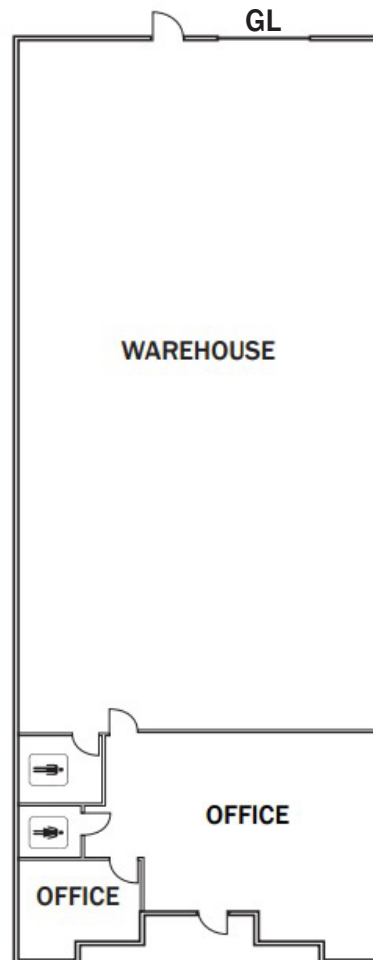
Available: Now





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## PHASE II

### ADDRESS

9920 Scripps Lake Drive

### SUITE NUMBER

107

### SQUARE FEET

±4,875 SF

### RATE

\$1.35 NNN PSF / Monthly\*

(Est. NNN's: ±\$0.53 PSF/Month)

\*PROMO RATE

### BUILD OUT

±25% office / ±75% warehouse

### NOTES

Available: 9/1/2026

(potentially sooner)



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## PHASE II

### ADDRESS

9950 Scripps Lake Drive

### SUITE NUMBER

106

### SQUARE FEET

±5,230 SF

### RATE

\$1.35 NNN PSF / Monthly\*

(Est. NNN's: ±\$0.53 PSF/Month)

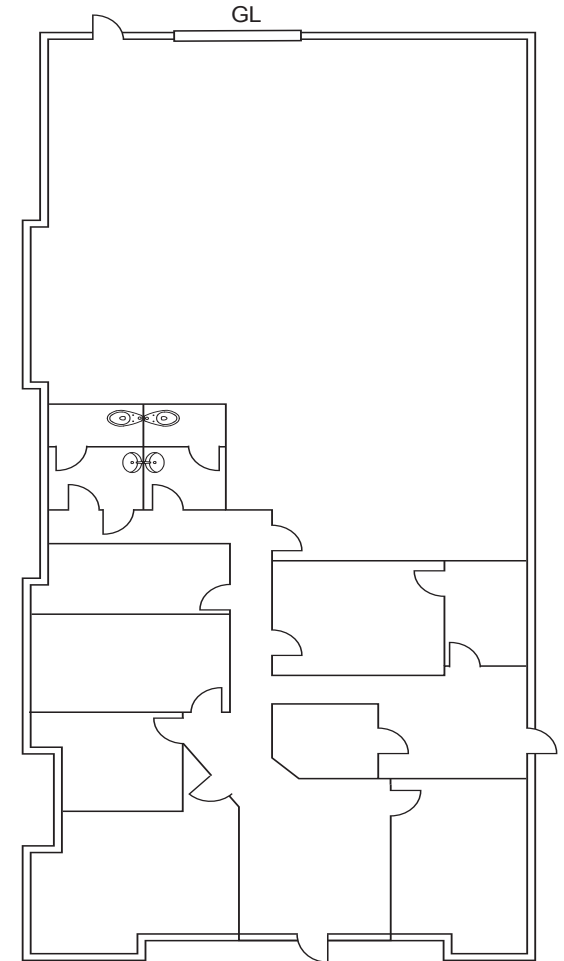
\*PROMO RATE

### BUILD OUT

±50% office / ±50% warehouse

### NOTES

Available: 7/1/2026





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## LOCATION & AREA AMENITIES

- ◆ Conveniently located off the I-15 freeway
- ◆ Provides abundant services that accommodates various banking, shopping, and personal needs.
- ◆ Easily accessible restaurants, cafes, and craft breweries
- ◆ Tranquil, low density business park in close proximity to Lake Miramar
- ◆ Mature, tree-lined neighborhood with access to parks, jogging/walking trails and open space nature settings
- ◆ Area food choices include:
  - » Trader Joe's
  - » Ballast Point Brewing Company
  - » Starbucks
  - » Rubio's Fresh Mexican Grill
  - » Jamba Juice
  - » Carl's Jr.
  - » Filippi's
  - » Todo Sushi
  - » Applebees
  - » Mimi's Cafe
  - » Chez Nous



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## JOSH WEST, SIOR

Senior Vice President, Partner | Lic #01923375  
858.458.3358 | jwest@voitco.com

## BRIAN MULVANEY, SIOR, CCIM

Senior Vice President, Partner | Lic #00938944  
858.458.3372 | bmulvaney@voitco.com

**Voit**  
REAL ESTATE SERVICES

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 • 858.453.0505 • 858.408.3976 Fax • Lic #01991785 | www.voitco.com

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