

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**

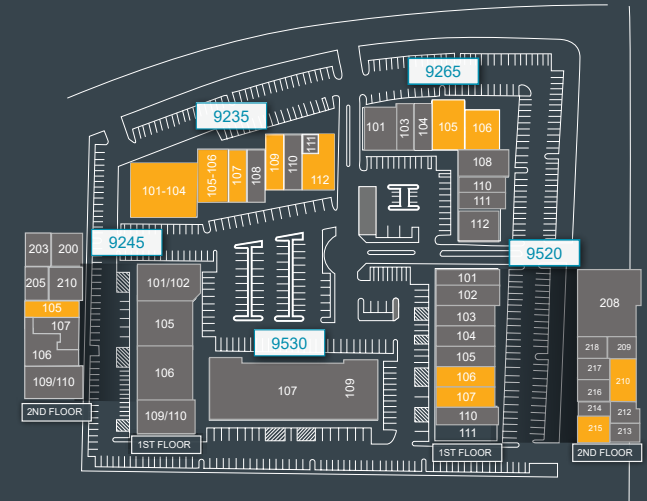


**RENOVATED
COMMON AREAS &
OUTDOOR SEATING**

AVAILABILITY

ADDRESS	SUITE	SF	ASKING RENT (PSF)	Availability
9235 Activity Rd	101/102	±3,788	\$1.70 NNN	Now
9235 Activity Rd	103/104	±4,135	\$1.70 NNN	Now
9235 Activity Rd	105/106	±3,956	\$1.70 NNN	Now
9235 Activity Rd	107	±1,972	\$1.75 NNN	Now
9235 Activity Rd	109	±1,994	\$1.75 NNN	Now
9235 Activity Rd	112	±2,955	\$1.75 NNN	1/1/2027
9265 Activity Rd	105	±3,166	\$1.70 NNN	Now
9265 Activity Rd	106	±1,706	\$1.75 NNN	Now
9520 Padgett St	106	±1,749	\$1.75 NNN	Now
9520 Padgett St	210/211	±2,151	\$1.75 MG	Now
9520 Padgett St	215	±1,383	\$1.75 MG	Now

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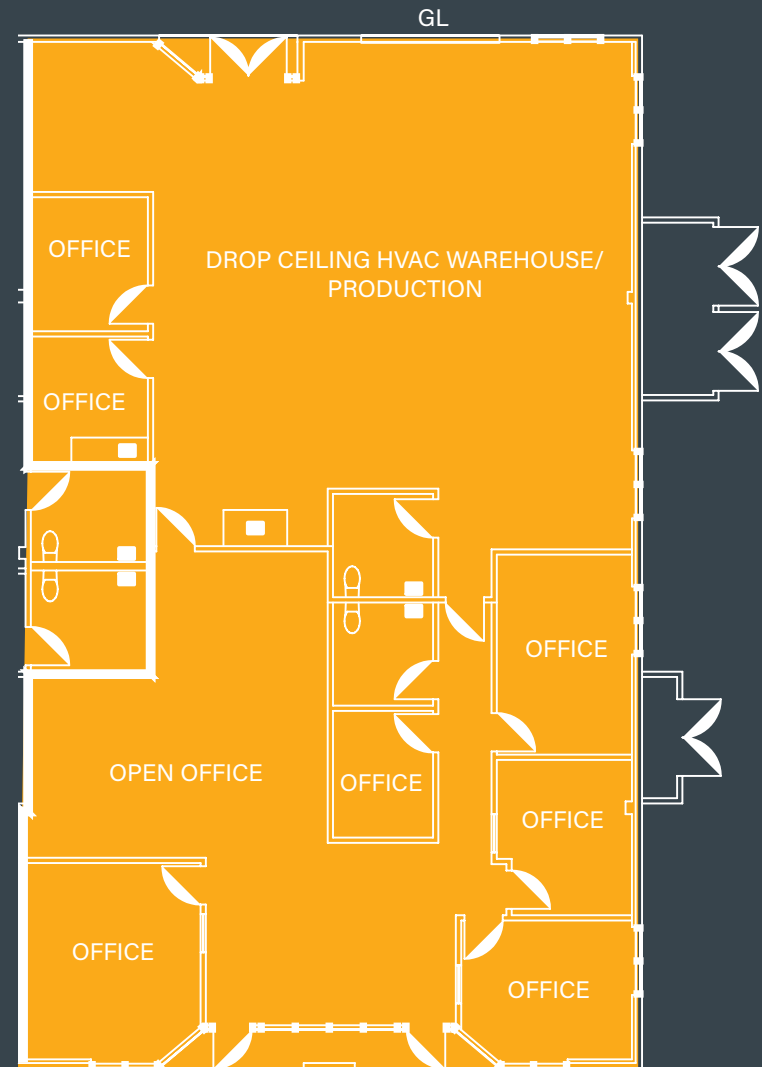
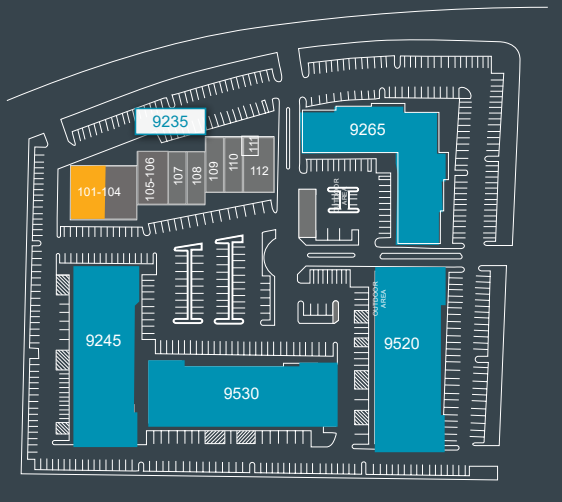
AVAILABILITY

9235 ACTIVITY ROAD

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
101/102	±3,788	\$1.70 NNN	Vacant

COMMENTS

Reception, 7 private office, break area, 4 restrooms, drop ceiling HVAC warehouse/production area, and 1 GL loading door.
NNNs = \$0.65 PSF



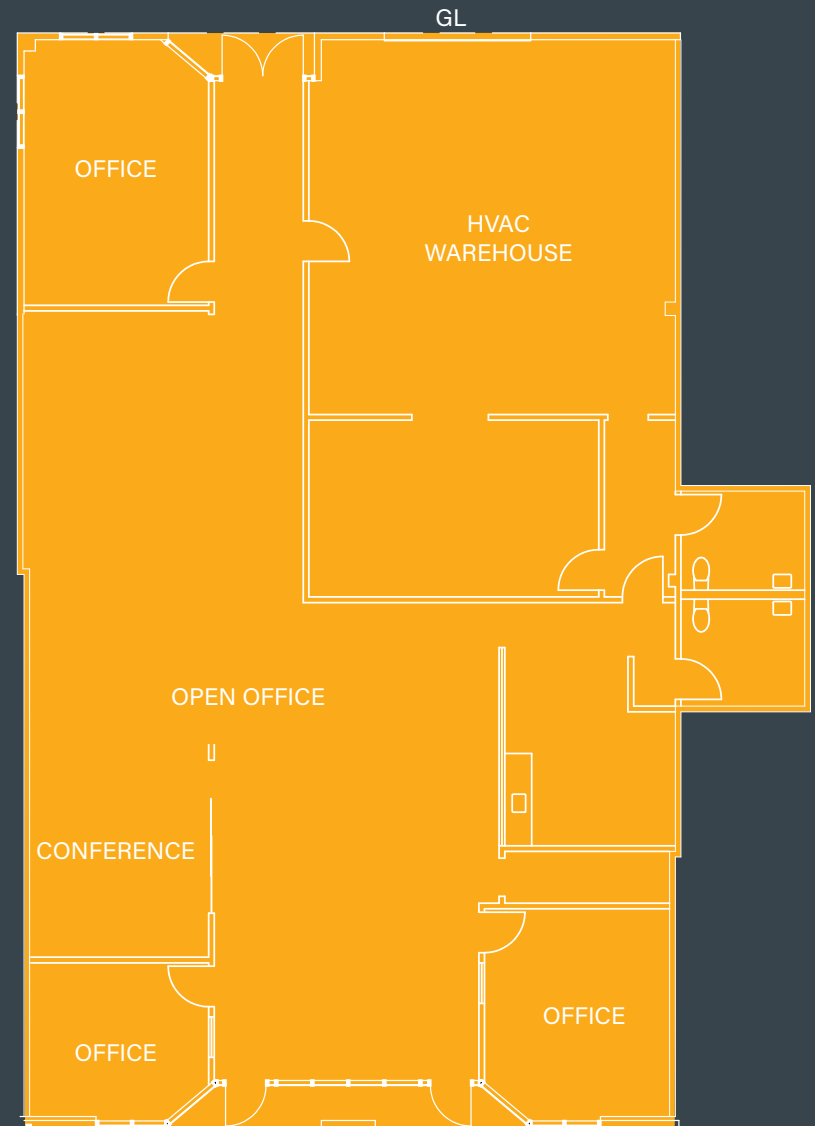
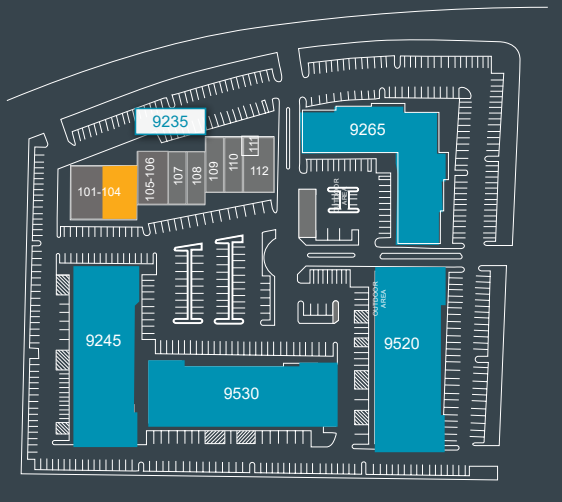
AVAILABILITY

9235 ACTIVITY ROAD

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
103/104	±4,135	\$1.70 NNN	Vacant

COMMENTS

Reception, 3 private offices, conference room, break area, 2 restrooms, open office, HVAC warehouse, and 1 GL loading door. Can be combined with suites 105/106 for 8,091 SF.
NNNs = \$0.65 PSF

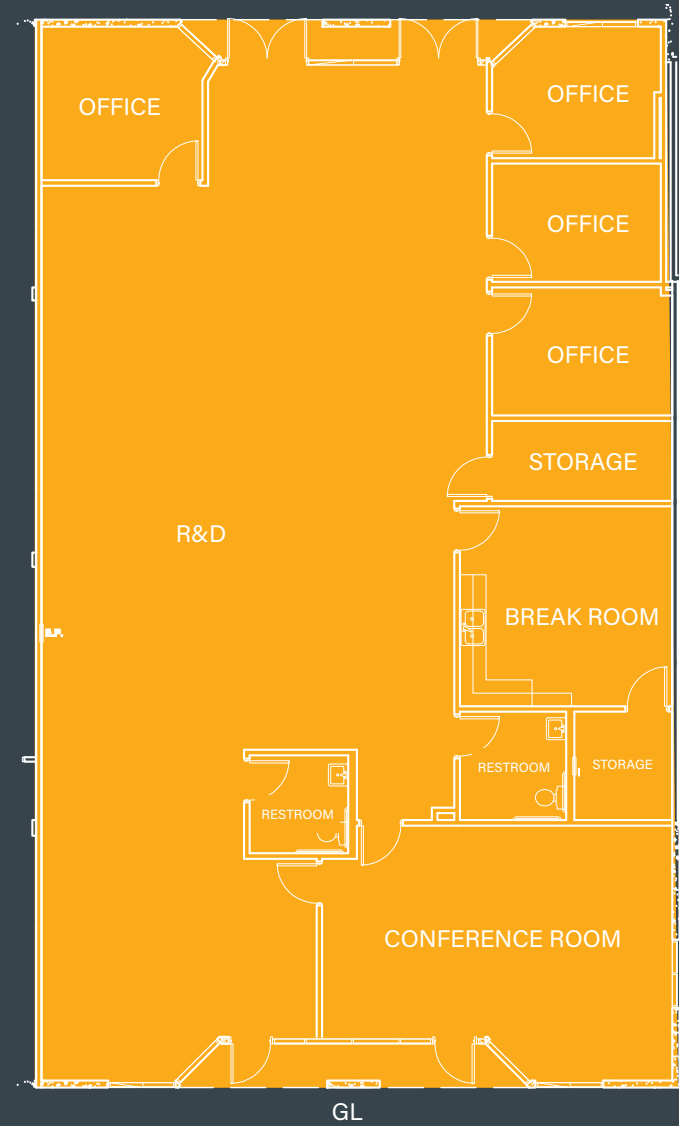
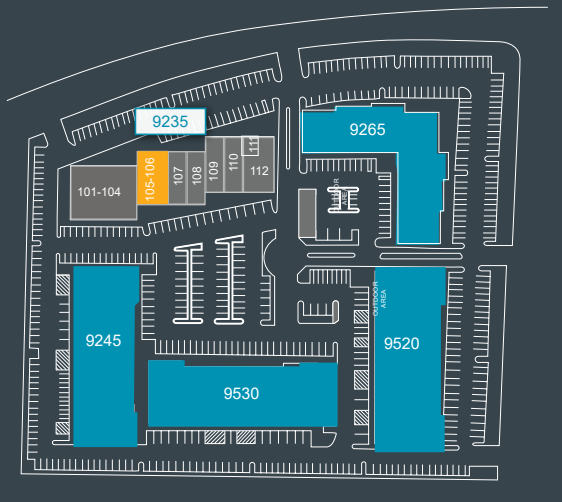


AVAILABILITY

9235 ACTIVITY ROAD

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
105/106	±3,956	\$1.70 NNN	Vacant
COMMENTS			

R&D, 4 private offices, 2 restrooms, 2 storage rooms, break room, conference room, and 1 GL loading door.
Can be combined with suites 103/104 for 8,091 SF.
NNNs = \$0.65 PSF



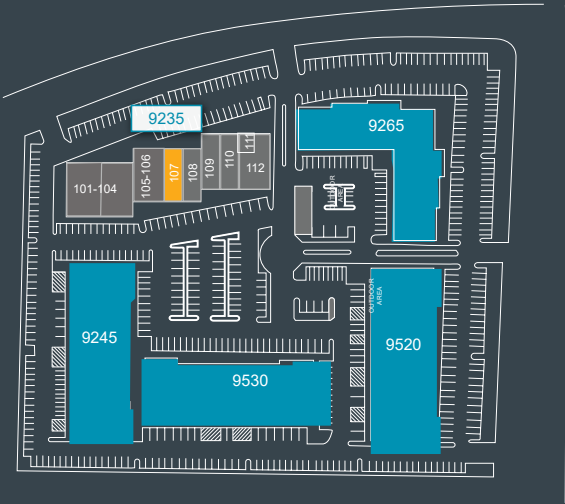
AVAILABILITY

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



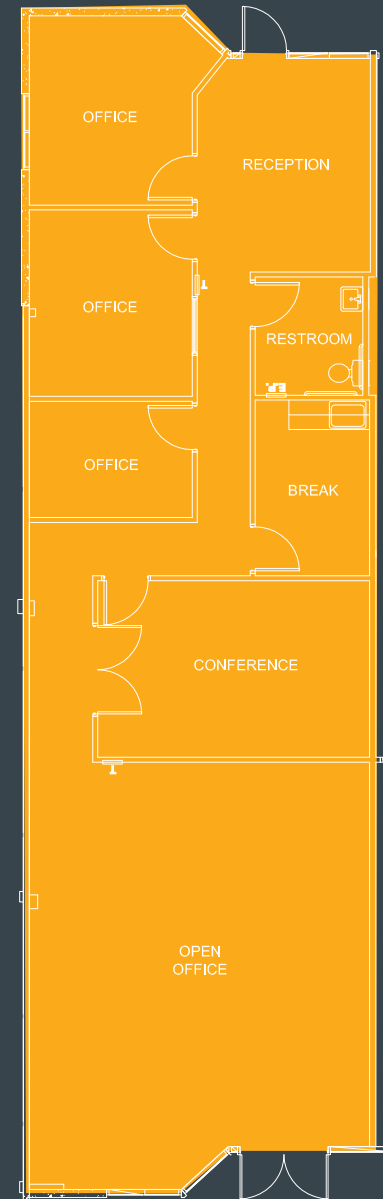
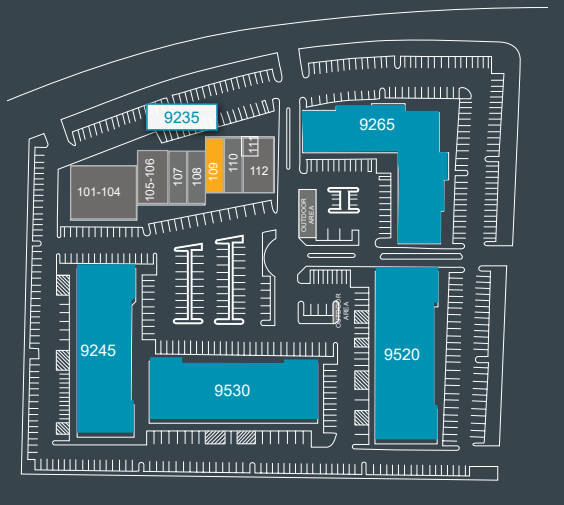
AVAILABILITY

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



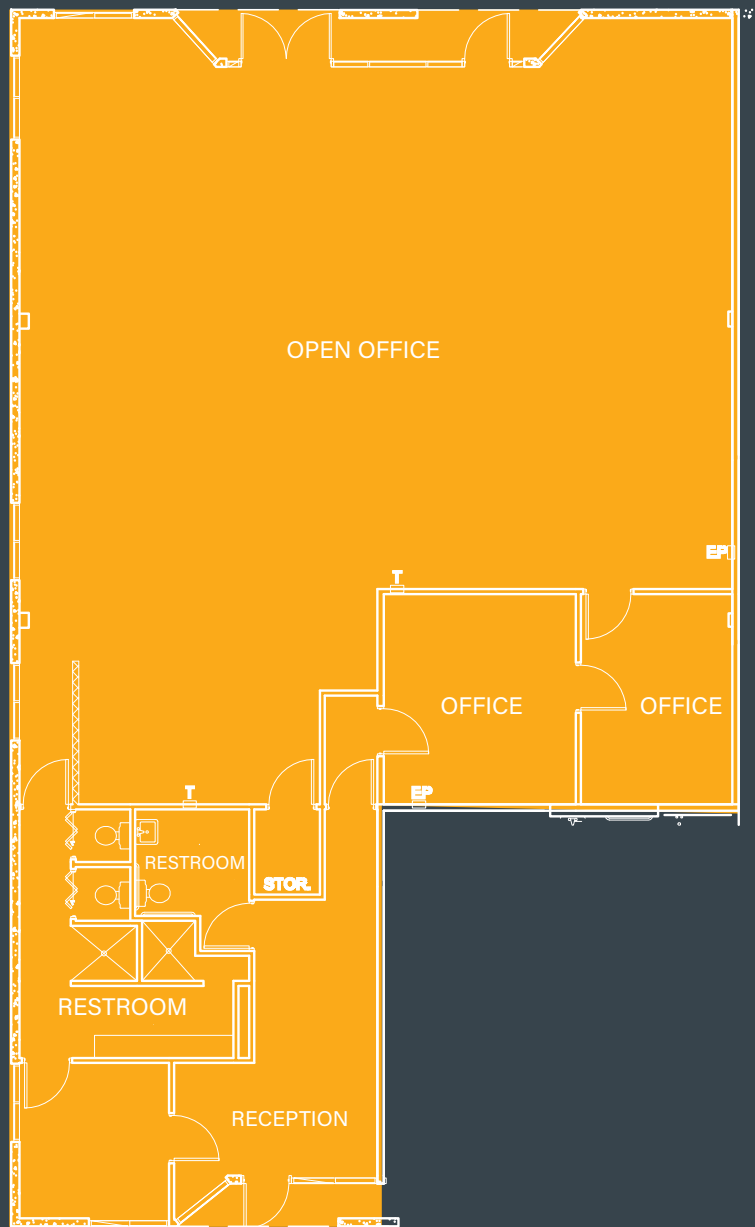
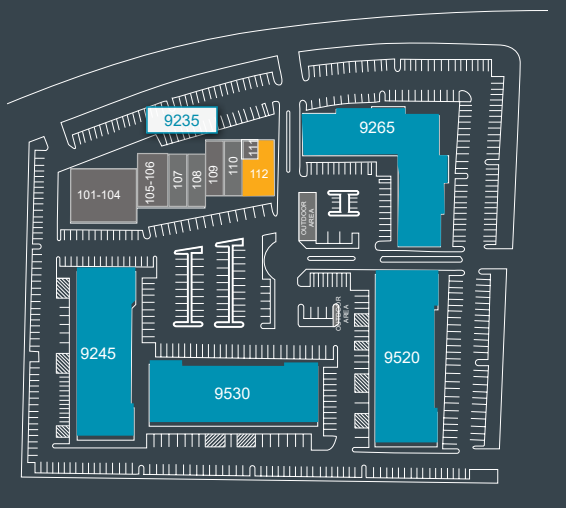
AVAILABILITY

9235 ACTIVITY ROAD

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
112	±2,955	\$1.75 NNN	1/1/2027

COMMENTS

Reception, open office, 2 private offices, 2 restrooms,
storage room.
NNNs = \$0.65 PSF

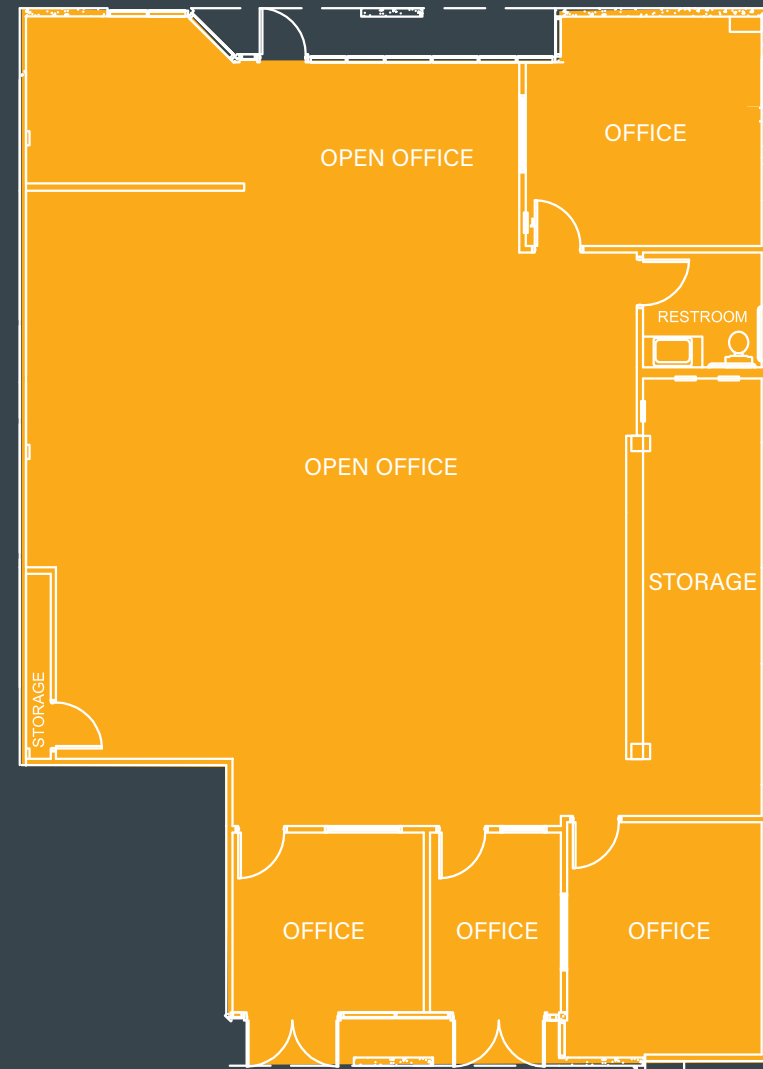
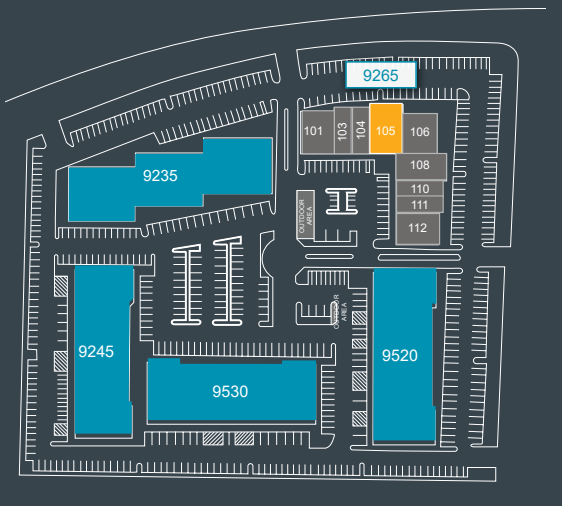


AVAILABILITY

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

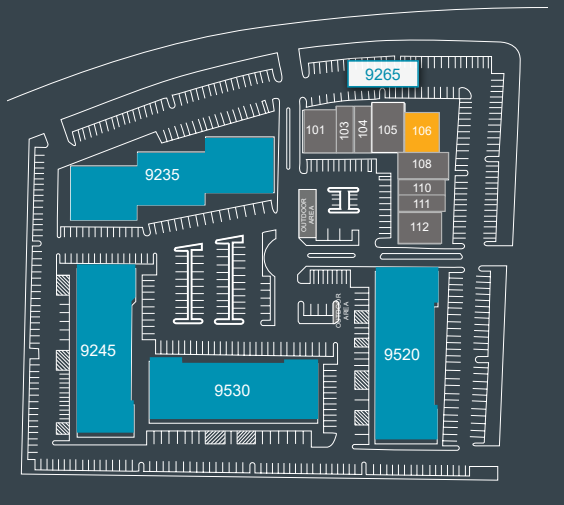


AVAILABILITY

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



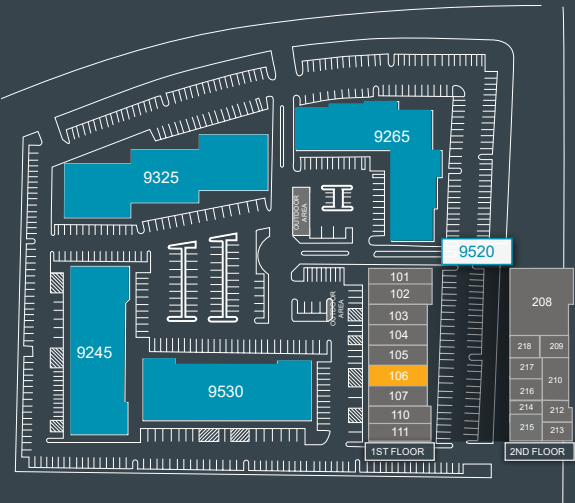
AVAILABILITY

9520 PADGETT STREET

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

COMMENTS

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



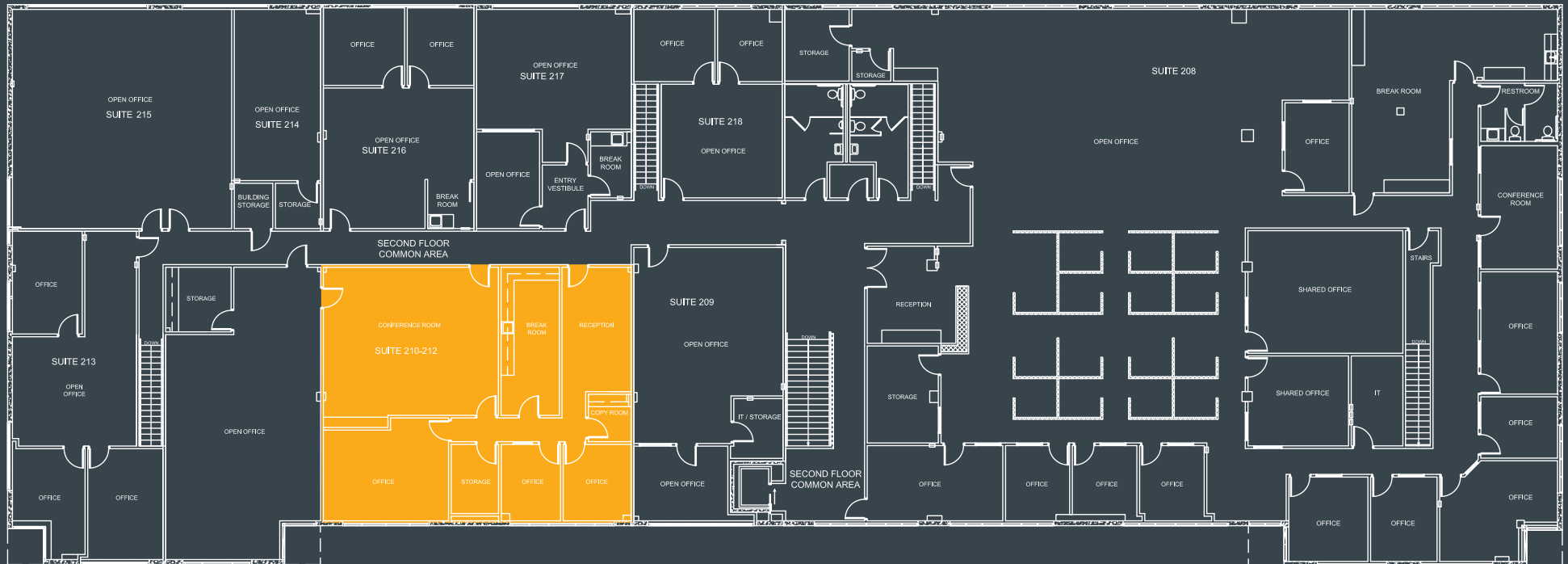
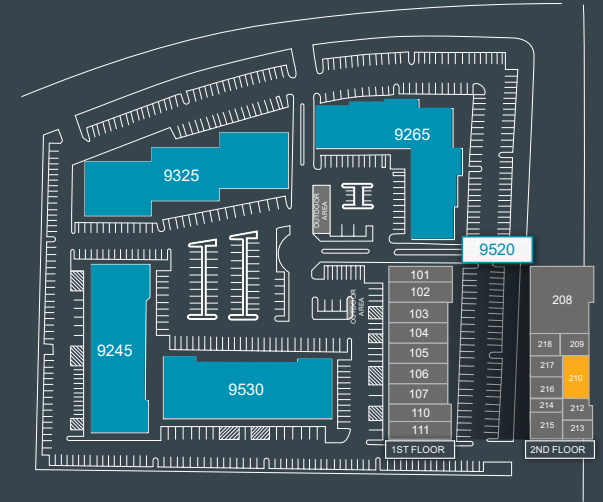
AVAILABILITY

9520 PADGETT STREET

SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
210/211	±2,151	\$1.75 MG	Vacant

COMMENTS

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

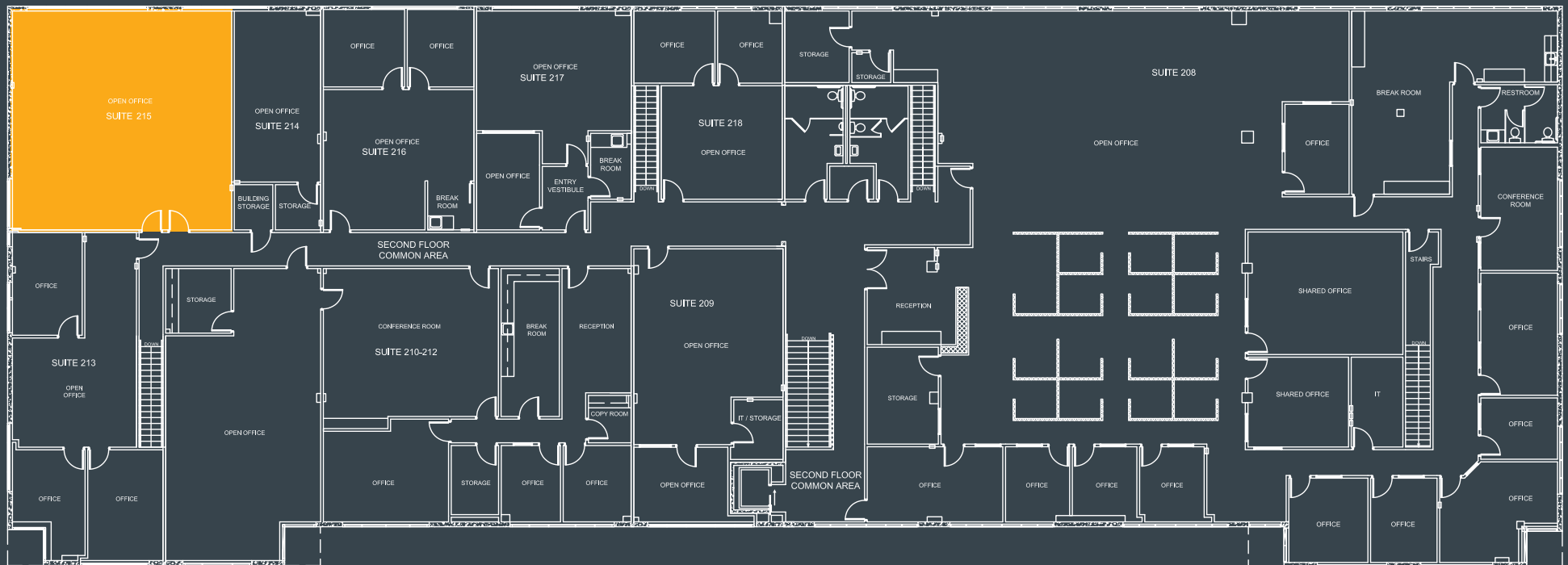
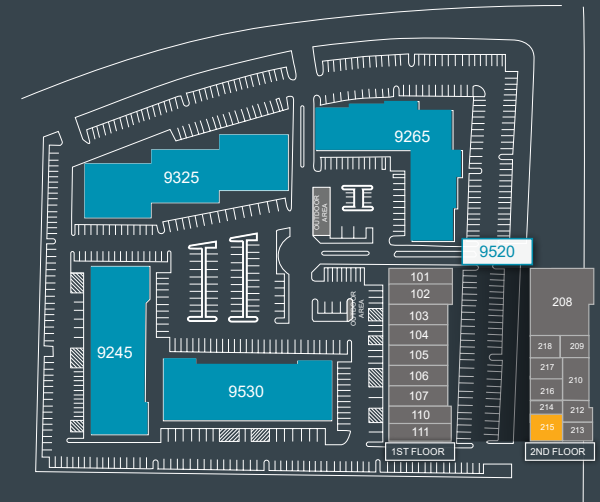


FLOOR PLAN TO BE VERIFIED

AVAILABILITY

9520 PADGETT STREET

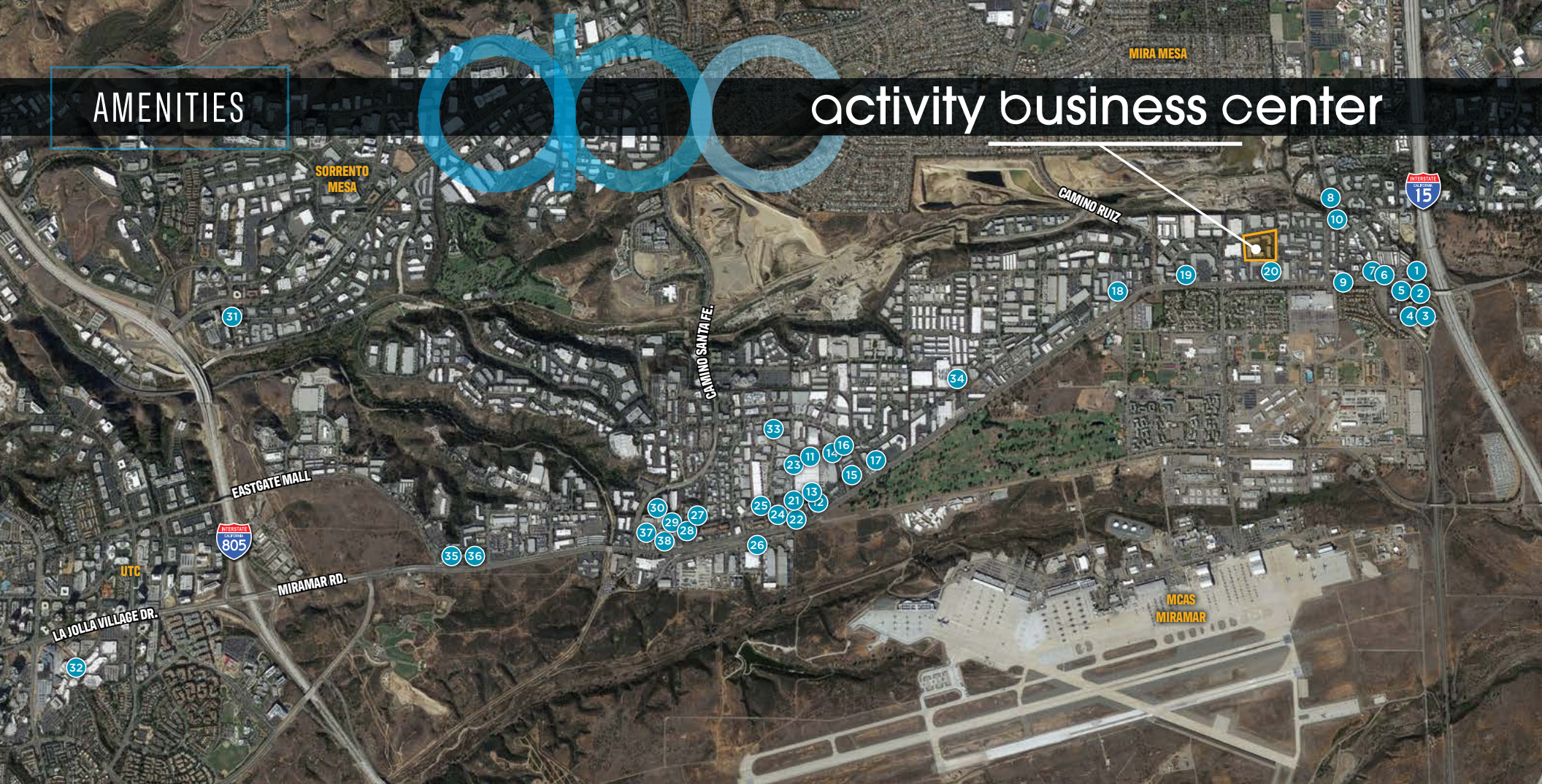
SUITE	SF	ASKING RENT (PSF)	OCCUPANCY
215	±1,383	\$1.75 MG	Vacant
COMMENTS			
100% office. Elevator access.			



FLOOR PLAN TO BE VERIFIED

AMENITIES

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1	2	3	4	5	6	7	8	9	10
IHOP Restaurant	Miramar Shell	Chin's Szechwan	Carl's Jr	Zavaro Mobil	Scripps Miramar Car Wash	24 Hour Fitness	AMPM	Spice Corner	California Thai Cafe
20	19	18	17	16	15	14	13	12	11
SUBWAY	Miramar West Shell	Ann's Alterations and Tailoring	Dixieline Pro Build	Pastalini	Sima's Grill and Deli	KFC and Taco Bell	McDonald's	Miramar Cafe	Dave's Famous Cafe
21	22	23	24	25	26	27	28	29	30
Miramar Pizza	Roberto's Taco Shop	Pro Star Wireless of Miramar	San Diego Wine Co.	Quiznos	Starbucks	Denny's Restaurant	Togo's	Carl's Jr	Office Depot
38	37	36	35	34	33	32	31		
AMPM	Chevron Station	Discount Tire Co.	Miramar 76 Service Center	Ale Smith	Ballast Point	UTC Mall	Sorrento Court		





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