



SCRIPPS MESA BUSINESS PARK

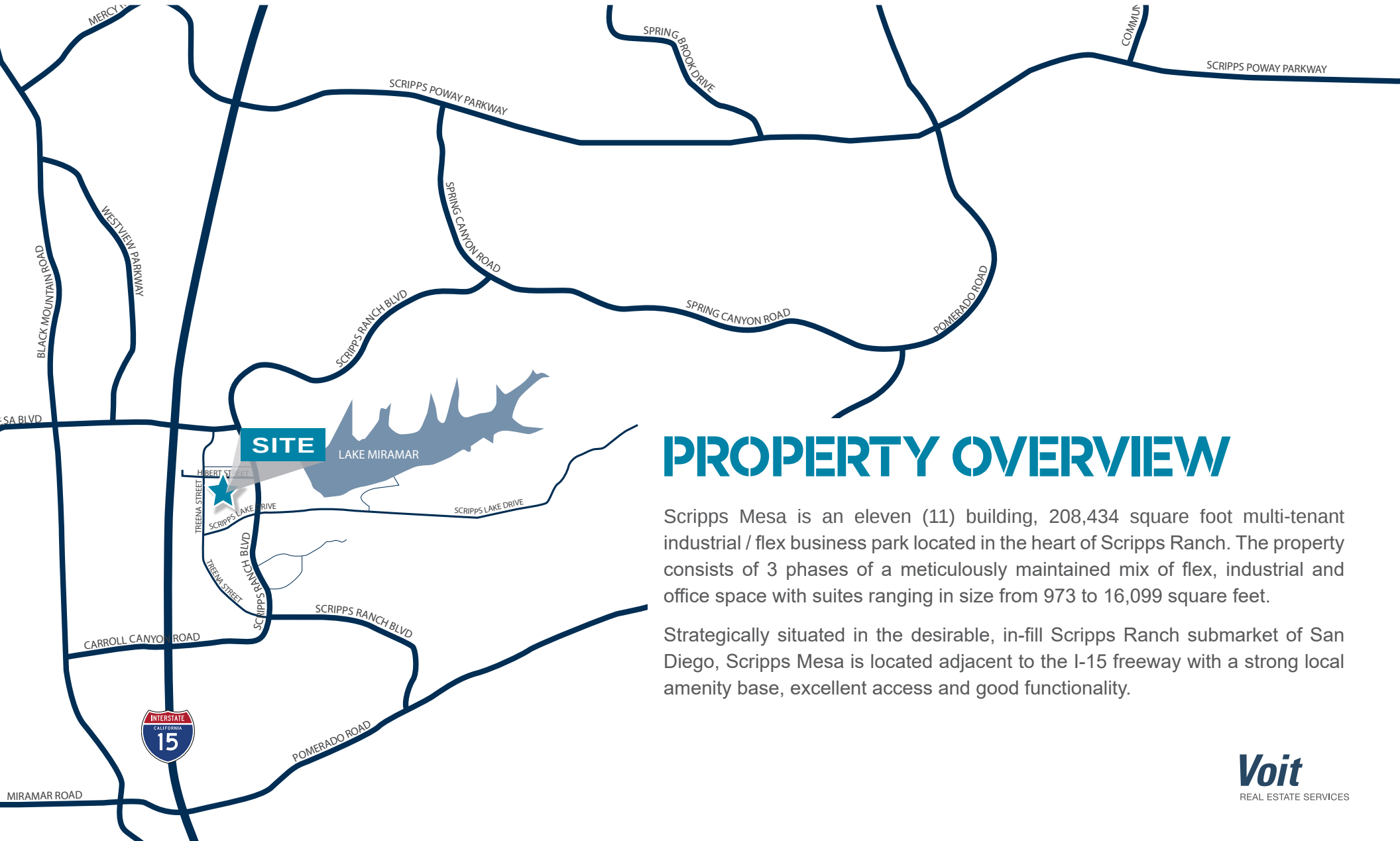
PHASE I • 9879-9929 HIBERT STREET ♦ PHASE II • 9920-9950 SCRIPPS LAKE DRIVE ♦ PHASE III • 10675-10695 TREENA STREET





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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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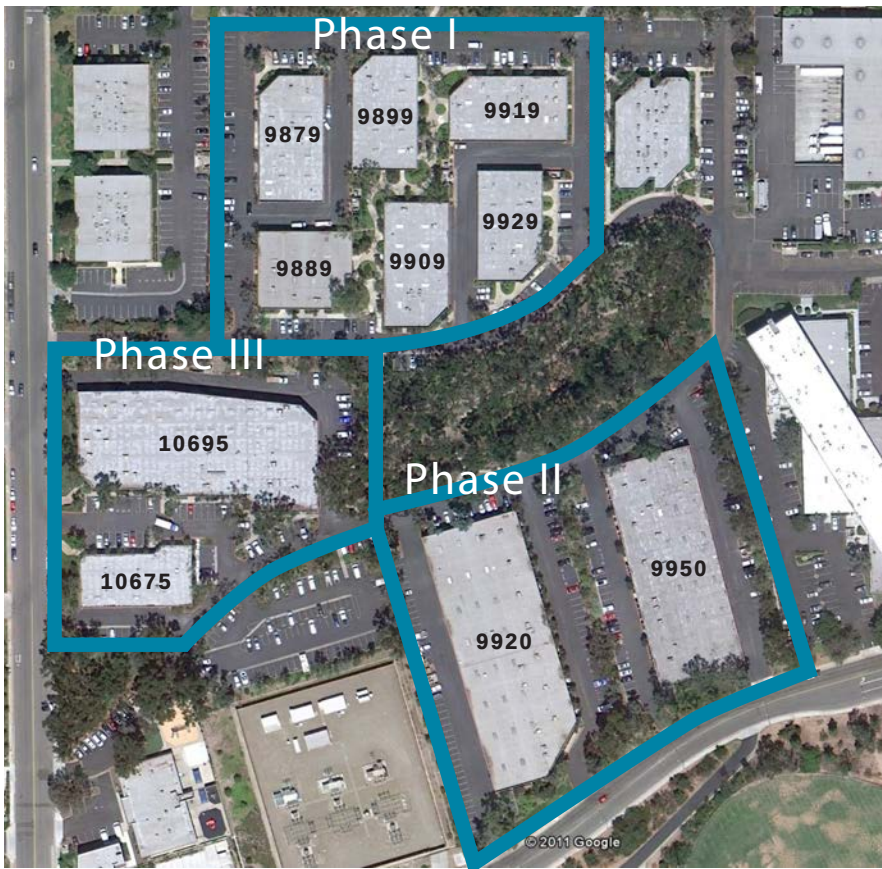
PROJECT HIGHLIGHTS

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 • 9929 HIBERT STREET	E	±1,920 SF	30 days notice
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

9929 Hibert Street

SUITE NUMBER

E

SQUARE FEET

±1,920 SF

RATE

\$1.60 NNN PSF / Monthly

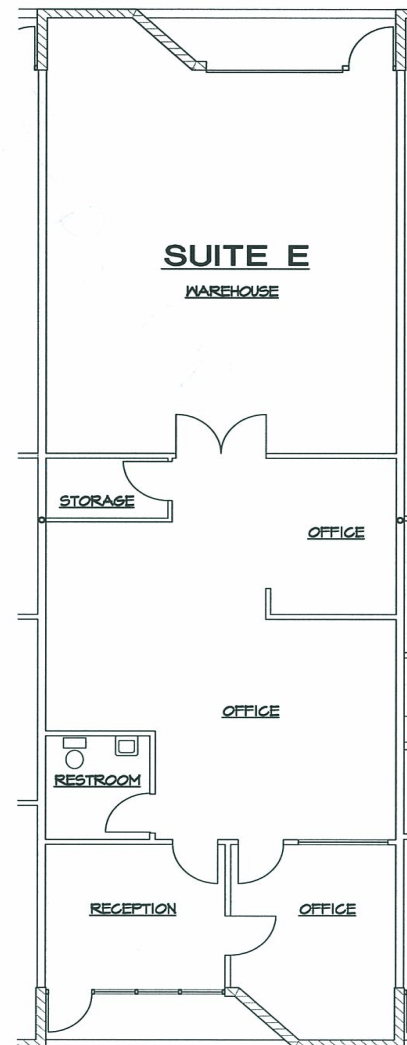
(Est. NNN's: ±\$0.53 PSF/Month)

BUILD OUT

±60% office / ±40% warehouse

NOTES

Available with 30 days notice





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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)

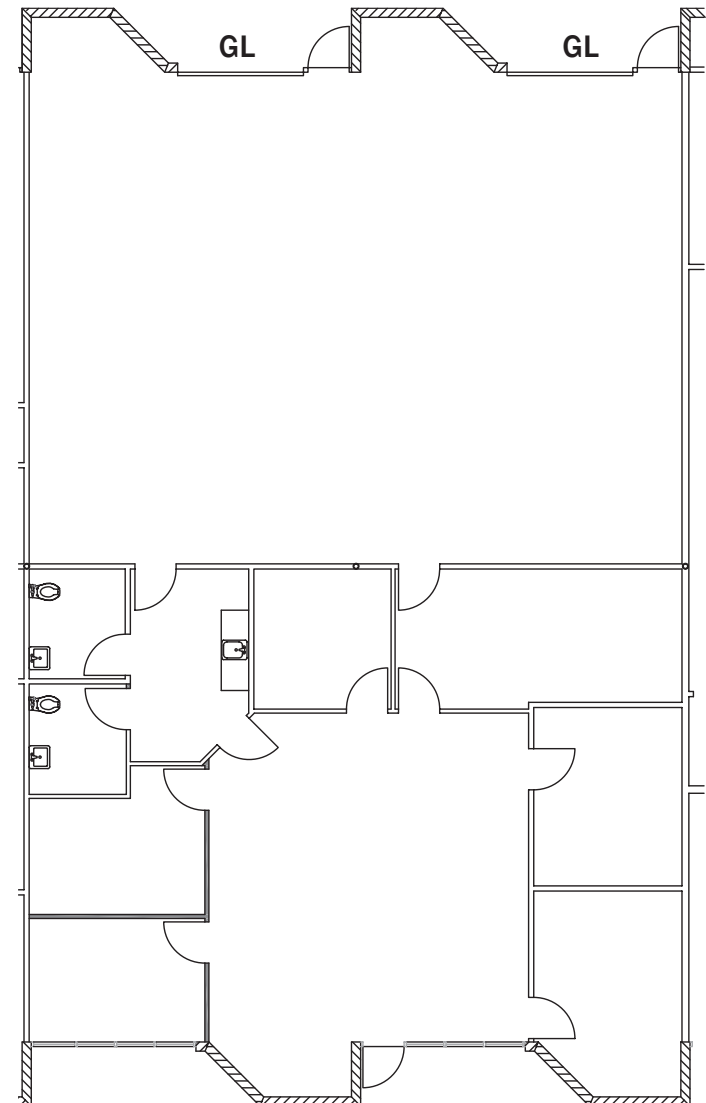
*PROMO RATE

BUILD OUT

±40% office / ±60% warehouse

NOTES

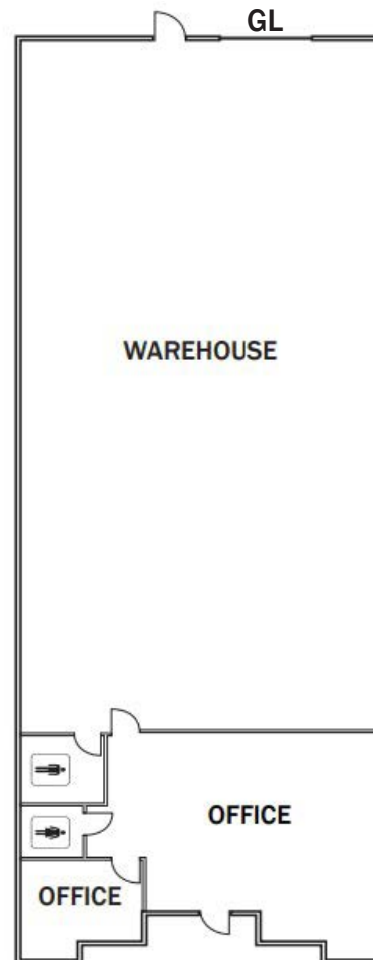
Available: Now





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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)

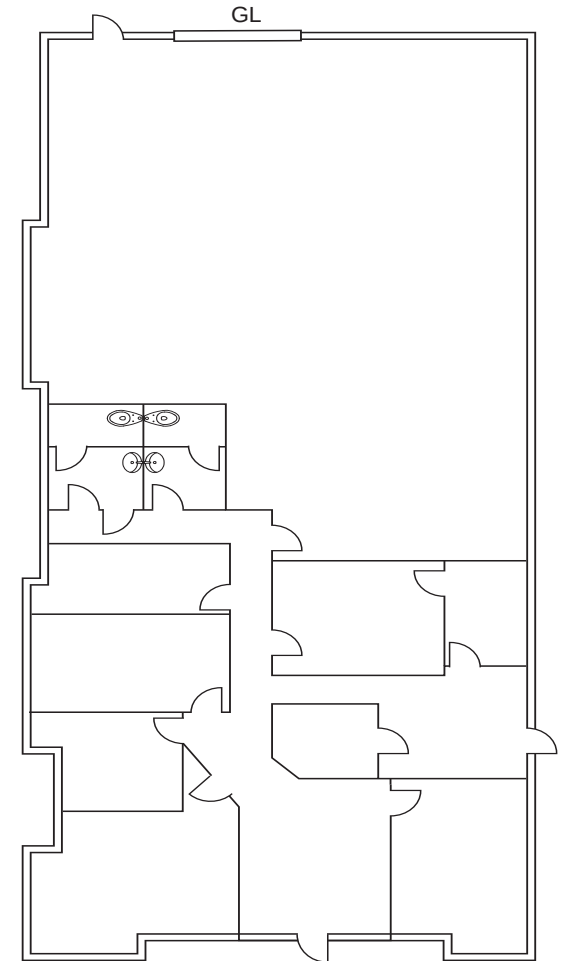
*PROMO RATE

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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