

# 7629-7645

CARROLL ROAD, SAN DIEGO, CA 92121



[PROPERTY VIDEO](#)

## 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 <a href="#">(Link)</a>
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

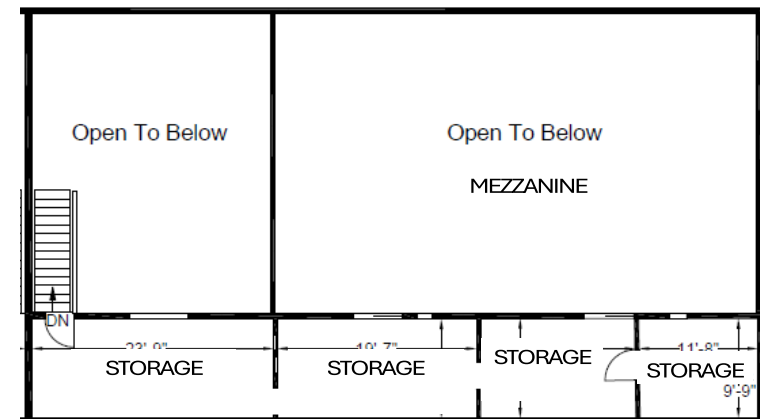
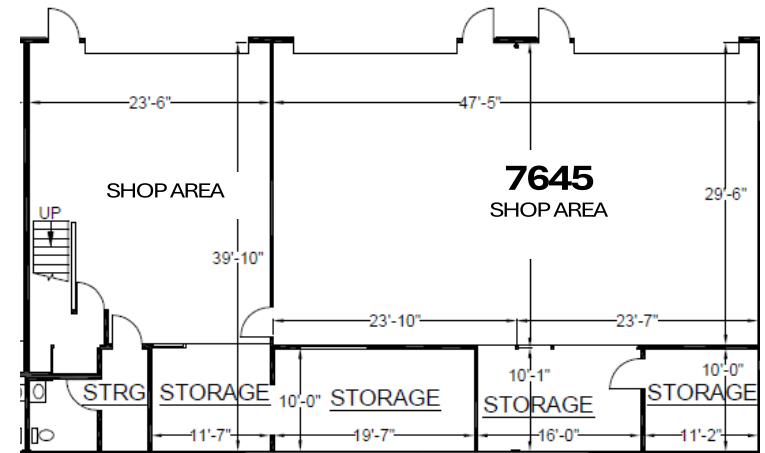
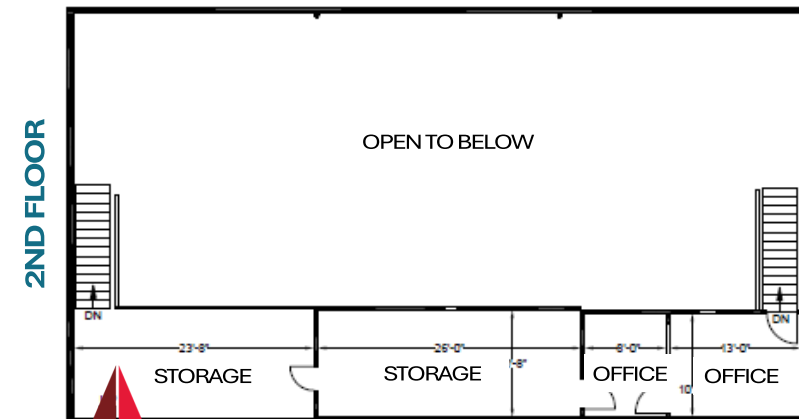
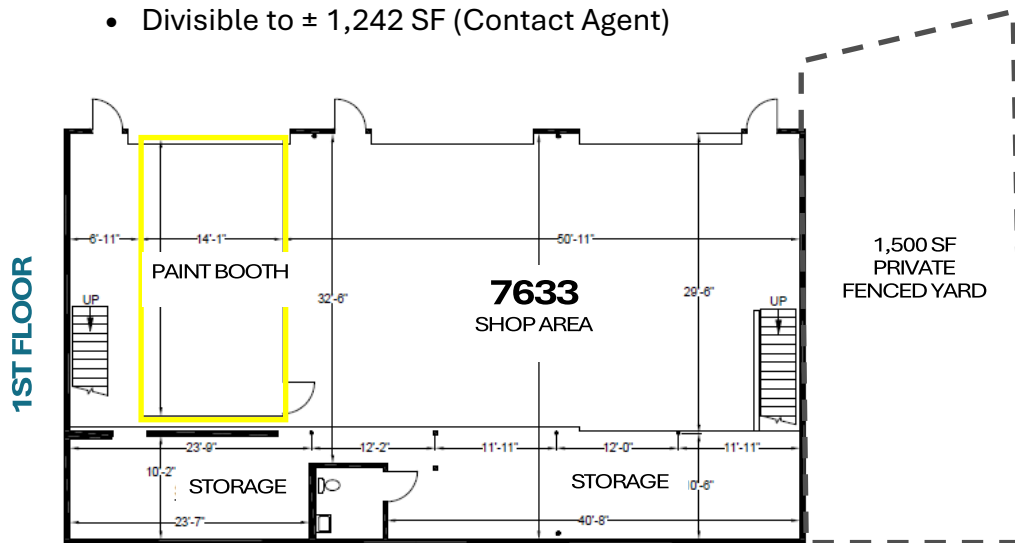
LOCATION AERIAL



# AVAILABILITY

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

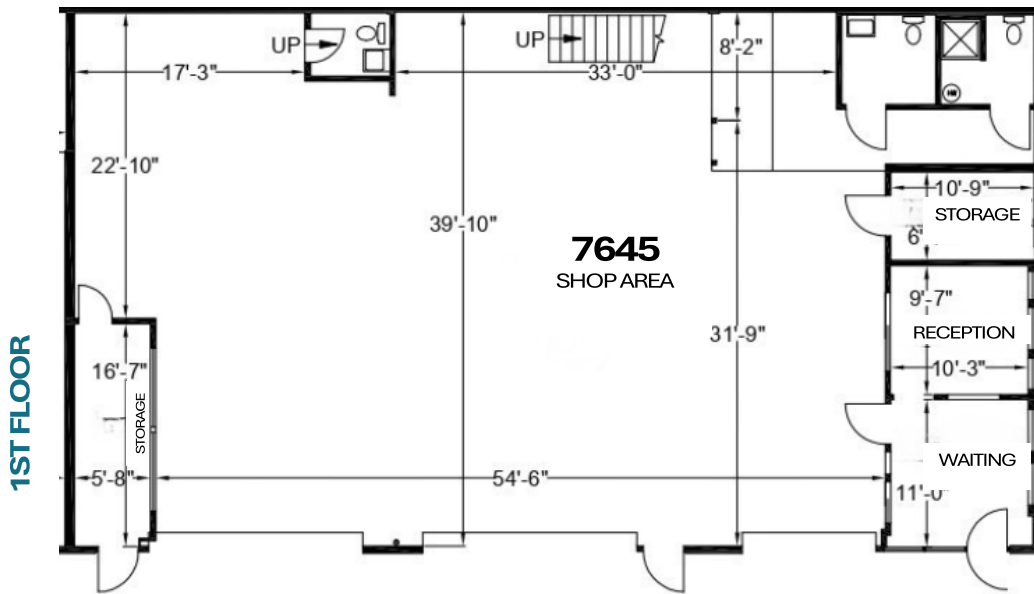
- 7633: 3-bay body shop accommodating 14'x27' paint booth and features ±1,500 SF private fenced yard parking. 2<sup>nd</sup> floor storage/office mezzanine area.
- 7645 # 5: 3-bay frame straightening shop to be leased with body shop next door. 7 reserved parking spaces. 2<sup>nd</sup> floor storage/office 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
- Vacant and Available Now

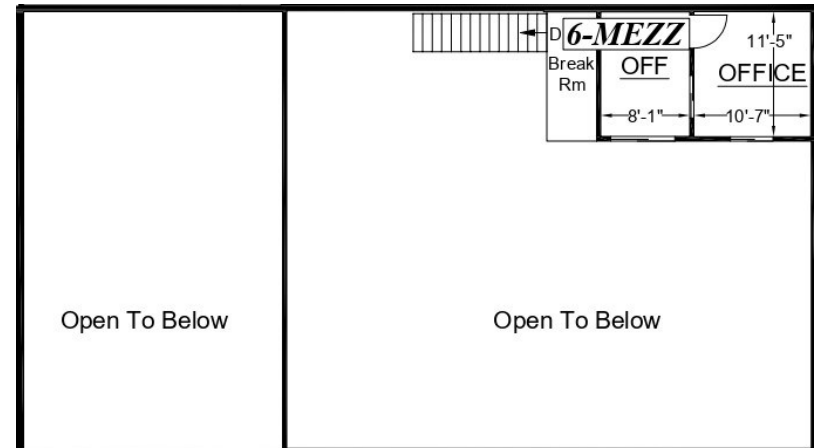


1ST FLOOR



[PROPERTY VIDEO](#)

2ND FLOOR

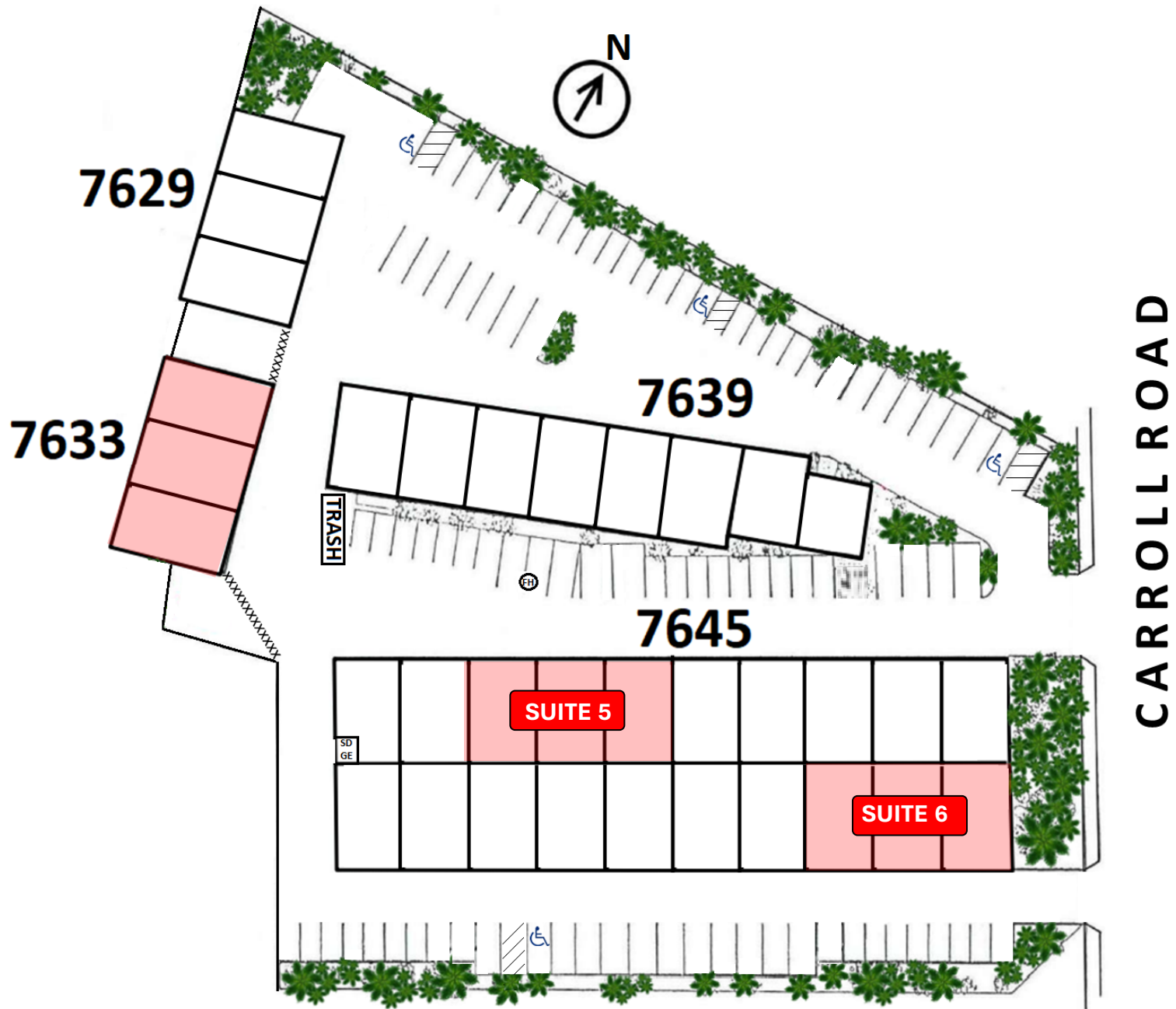


# 7645 CARROLL ROAD SUITE 6 INTERIOR PHOTOS



# 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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