



***NEW RENT PROMOTION**

Year 1 - \$2.25/SF + E

Year 2 - \$2.50/SF + E

Year 3 - \$2.75/SF + E

Negotiable thereafter

*Rent Promotion applies to a new lease, on an as-is basis, and only for Suite 300 in the 9915 building. Lease must be signed by 8/31/2026.

MONARCH

CORPORATE CENTER

9909 & 9915 Mira Mesa Boulevard, Scripps Ranch | San Diego, CA 92131

CBRE

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WHY MONARCH?

Scripps Ranch's most prestigious **Class A Office** campus totaling 112,269 SF

9909 Mira Mesa Blvd - 56,227 SF

9915 Mira Mesa Blvd - 56,042 SF



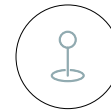
Walkable amenities



Above standard parking ratio and covered parking: 5/1000



Immediate freeway access



Onsite amenities: showers, lockers, common area, conference room and courtyard

SCRIPPS RANCH'S MOST PRESTIGIOUS CLASS A OFFICE CAMPUS



AMENITIES MAP



DRIVE TIMES

5 MIN

Hwy 52 & I-15
Hwy 56 & I-15

15 MIN

Hwy 78 & I-15
UCSD

25 MIN

Downtown San Diego
San Diego International Airport

*NOT SHOWN ON MAP

Miramar Lake & Recreation | Hourglass Community Park | Scripps Ranch High School

WALKABLE AMENITIES

1 **COMFORT SUITES/ HOLIDAY INN EXPRESS**

2 **DENNY'S**

3 **SCRIPPS MESA VILLAGE**

Andrea Whitfall Law
Ariana Kabob House
Dentistry - Melinda Marino
Escape at Tiffany Nail/Spa
Loving Hut
Lucky Donuts & Deli
Martinizing Dry Cleaning
Musical Children
Pizza Hut
Shozen BBQ
Upscale Hair Gallery

4 **SCRIPPS MEDICAL CENTER**

Oasis Dental Arts
Play it Again Sports
Scripps Ranch Medical
Clinic

5 **SCRIPPS HILL CENTER**

C's Ice Cream & Deli
Don Lucio's Taco Shop II
Filippi's Pizza Grotto
Nail Time & Spa
Scripps Ranch Liquor

6 **SCRIPPS MESA RETAIL CENTER**

Air Force Reserve
Bead Cellar
Bobi's Tailoring
Brazilian Jiu Jitsu
California Coast Credit Union
Fame Lashes
Farmers Insurance
Fast Signs
Jhig's Hair Studio
Manila Sunset Grille
Metro PCS
Mongolian Hot Pot
Neal Pham Dental
Phat's Beauty Supply
ShareTea
1st American Mortgage & Realty

7 **SCRIPPS RANCH SHOPPING CENTER**

Black Mountain Bicycles
Bliss Dental Arts
Board & Brew
Brüski Burgers and Brew
Calibanzo Hummus & Grill
Chuck E. Cheese's
C2 Education
Gilmore Orthodontics
Grace Threading
Gyu-Kaku Japanese BBQ Restaurant
Hair Dynamics
Himalayan Grill
Insight Dermatology
Kappa Sushi
Karate - United Self Defence
KoKo Fit Club
Moon Nails & Spa
Scripps Paediatric Dentist
Sprint
Super Cuts
Trader Joe's
Value Cleaners

GENERAL AREA AMENITIES

8 **H MART SHOPPING CENTER**

Applebee's
Daiso Japan
Excellent Cleaners
El Patron
Fantastic Sams
Go Go Sushi & Ramen
Golden State Seafood
GNC
H&R Block
H Mart
In-N-Out Burger
Metro PCS
North Island Credit Union
Paris Baguette Cafe
Scripps Mesa Orthodontics
Shell Gas Station
The Fancy Fish
The Kebab Shop
The UPS Store
US Bank

9 **MIRA MESA SQUARE**

Arco
Big Lots
Commercial Bank
Jack in the Box
Lucky Seafood
Navy Federal Credit Union

10 **MIRA MESA MARKET CENTER**

Barnes & Noble
Bath & Body Works
Buca di Beppo
CVS
Daphne's California Greek
Empire Beauty Supply & Salon
FedEx Office
Island's Restaurant
Jamba Juice
Jersey Mike's Subs

Men's Wearhouse
Mimi's Cafe
Mission Federal Credit
Union
O's American Kitchen
Old Navy
On The Border Mexican
Grill
Panera Bread
Pick Up Stix
Ross Dress for Less
Rubio's Coastal Grill
Starbucks
Tilly's
T-Mobile
Verizon Wireless

11 **EDWARDS MIRA MESA 18 IMAX**

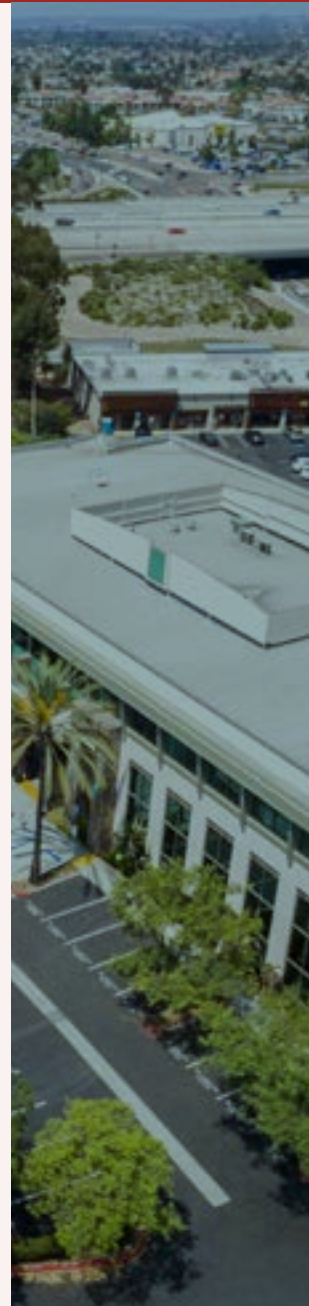
12 **HOME DEPOT**

13 **SMART & FINAL EXTRA!**

14 **SAN DIEGO MIRAMAR COLLEGE**

15 **BEST BUY**

16 **JEROME'S FURNITURE**



FEATURES



Easy access from Mira Mesa Boulevard, Scripps Ranch Boulevard or Trenea Street.



New signalized intersection at the entrance to the project on Mira Mesa Boulevard.



Walk to lunch/coffee! Adjacent to SR Shopping Center with retail, dining and service amenities anchored by Trader Joe's and short walk to Mira Mesa Market Center with tenants including Islands, On the Border, Jamba Juice, Starbucks, Pick up Stix and Rubios. See amenities map for full listing.



Two-level atrium lobbies impress even the most discerning client.



Take advantage of nearby walking trails along Lake Miramar.



Showers and lockers located in each building on the ground floor.



Common area conference room available for tenants at no additional charge.



Above standard parking ratio (5/1,000), partially covered.



Centrally located in the I-15 Corridor with immediate access to Interstate 15 and Highways 52, 56 & 163.



Located along 4 major regional public transportation routes and a Park & Ride Station (20, 31, 921, 964).



Central courtyard with dining tables.





Monument signage available.



Wrap around glass exterior and low core factor allows for an abundance of natural light and efficient space.

AVAILABILITIES

9909 MIRA MESA BLVD

SUITE	RSF	PRICE	AVAILABLE	FLOOR PLAN	SUITE VIDEO
155	2,056 SF	\$2.85/SF + Electricity	7/1/2026		
360*	4,376 SF	\$2.85/SF + Electricity	Vacant		

* Suite 360 is divisible to 1,964 SF or 2,412 SF

9915 MIRA MESA BLVD

300**	7,615 SF	\$2.85/SF + Electricity	Vacant		VIEW VIDEO 
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* Suite 360 is divisible to ±4,500 SF

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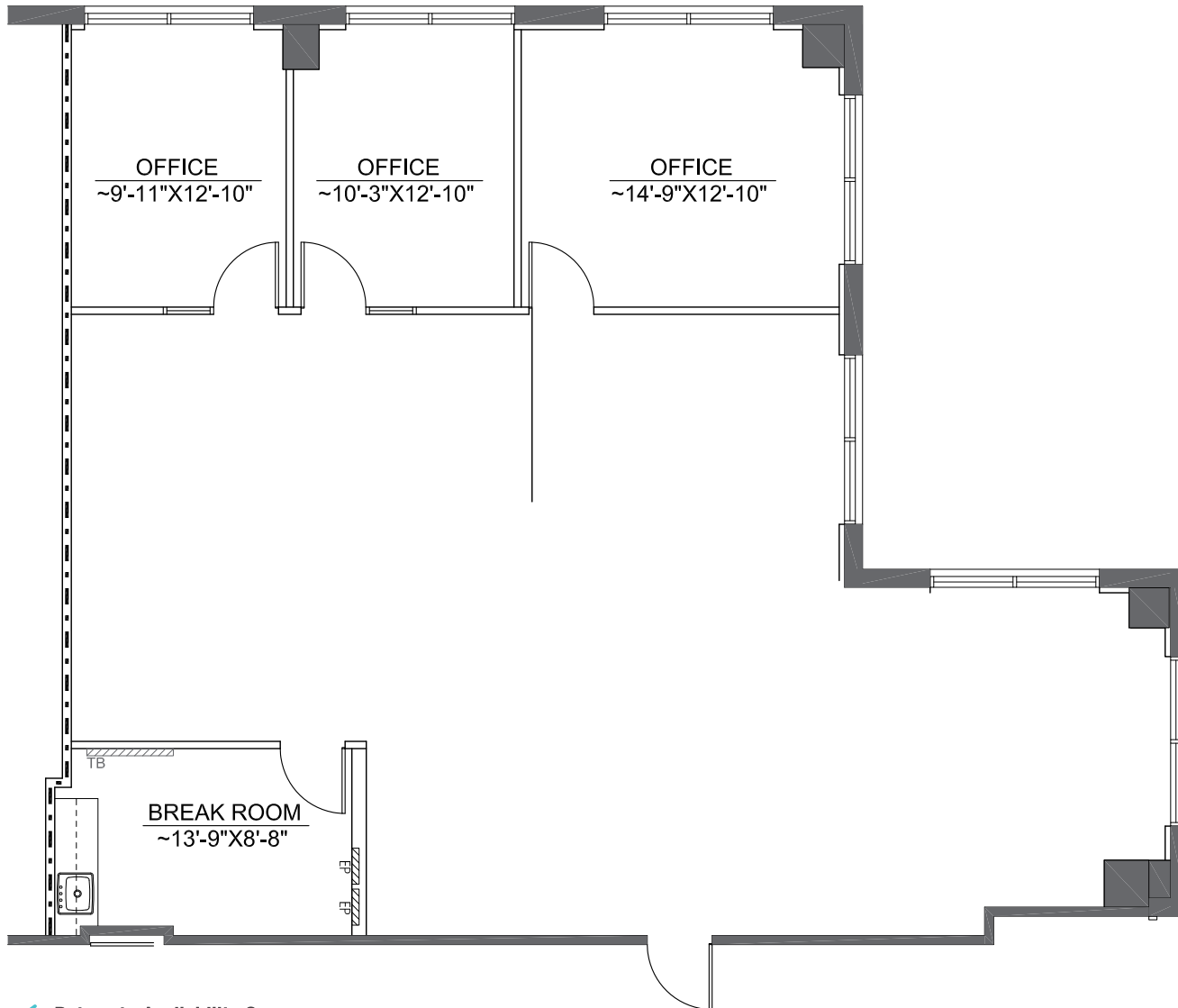
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FLOOR PLANS

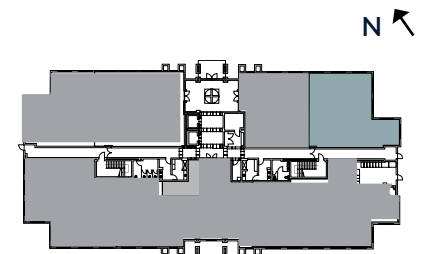
9909 MIRA MESA BLVD | SUITE 155

Suite features reception, conference room, 2 private offices, breakroom and open office area.

2,056 RSF - Available 7/1/2026



[Return to Availability Summary](#)

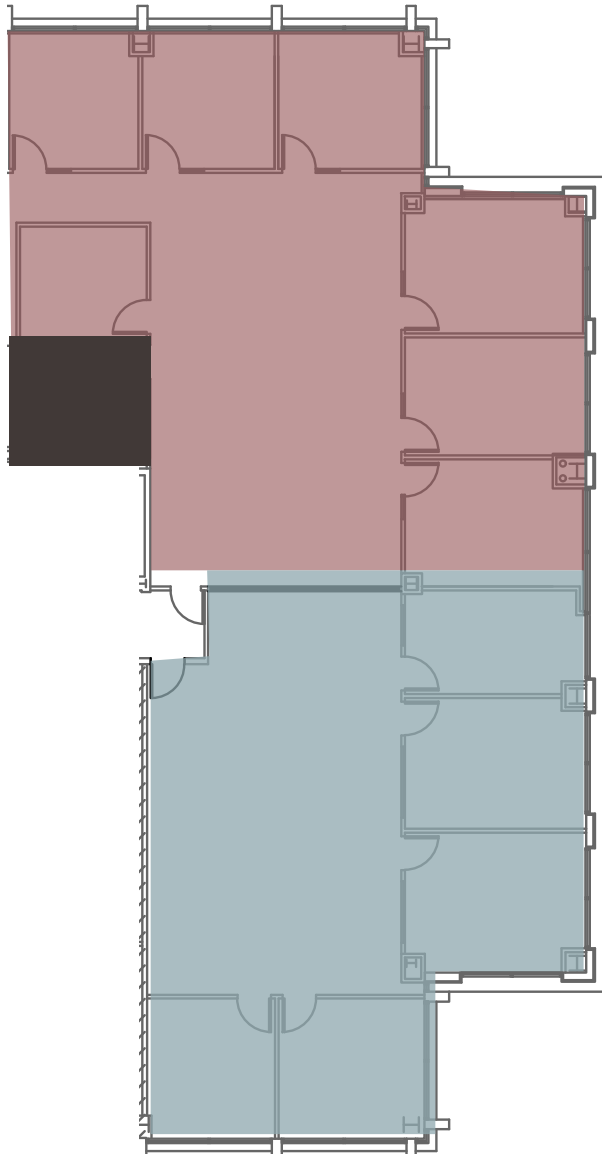


FLOOR PLANS

9909 MIRA MESA BLVD | SUITE 360

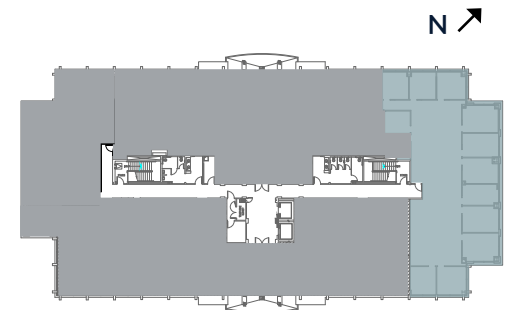
Suite features reception, 11 private offices, conference room, break room area and open office area.

4,376 RSF - Vacant
(divisible to 2,412 SF or 1,964 SF)



 **2,412 SF**

 **1,964 SF**



[Return to Availability Summary](#)

FLOOR PLANS

AS-BUILT PLAN

VIEW VIDEO 

9915 MIRA MESA BLVD | SUITE 300

Glass double door entry off elevator lobby, reception area, 2 conference rooms, 14 offices, copy room, IT room, storage room, open area and open break room.

7,615 RSF - Vacant
(Divisible to ±4,500 SF)

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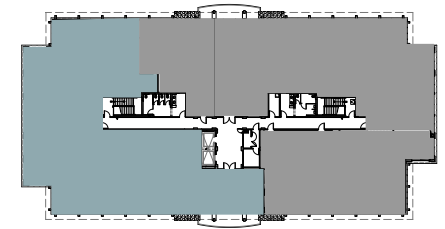
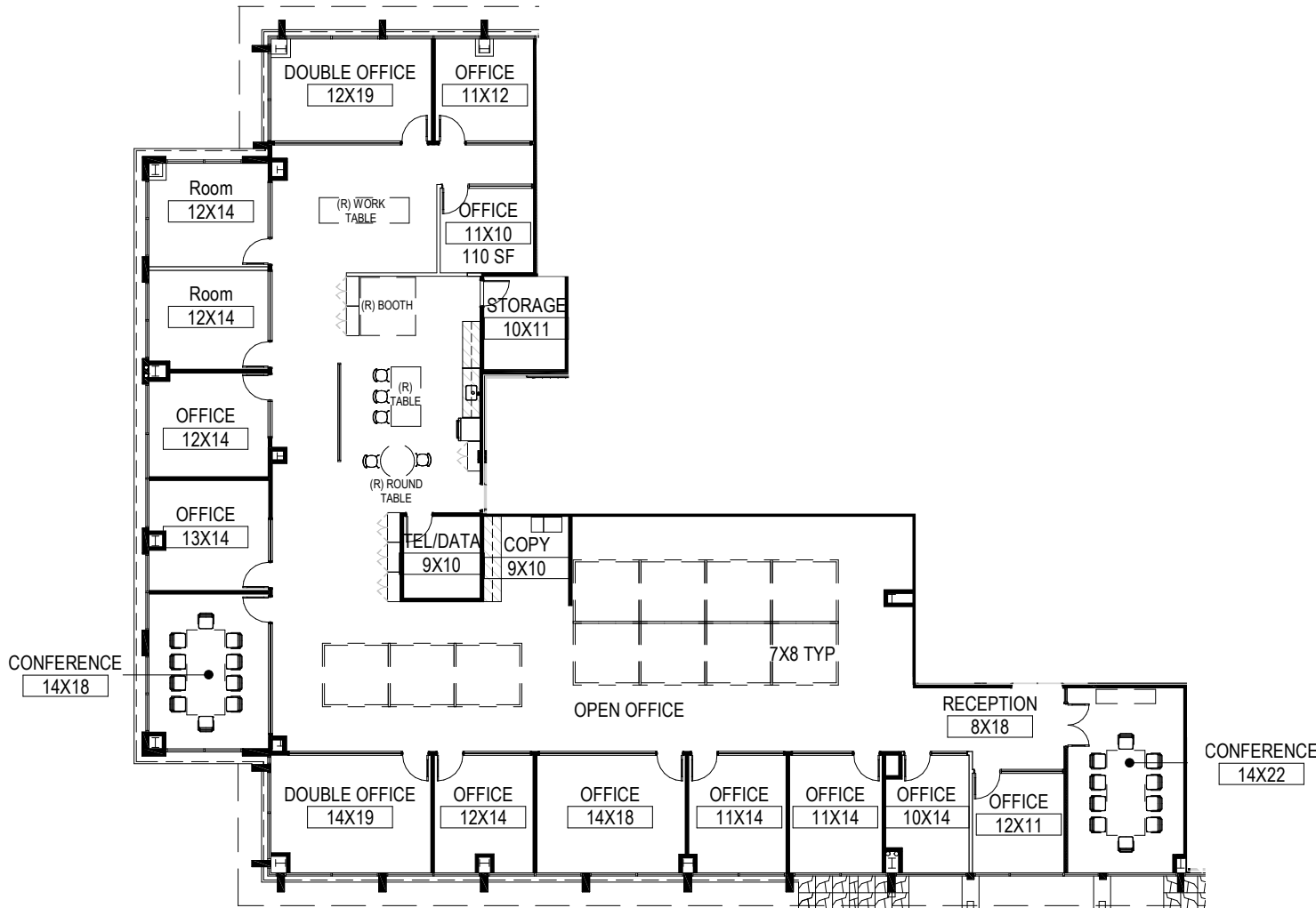
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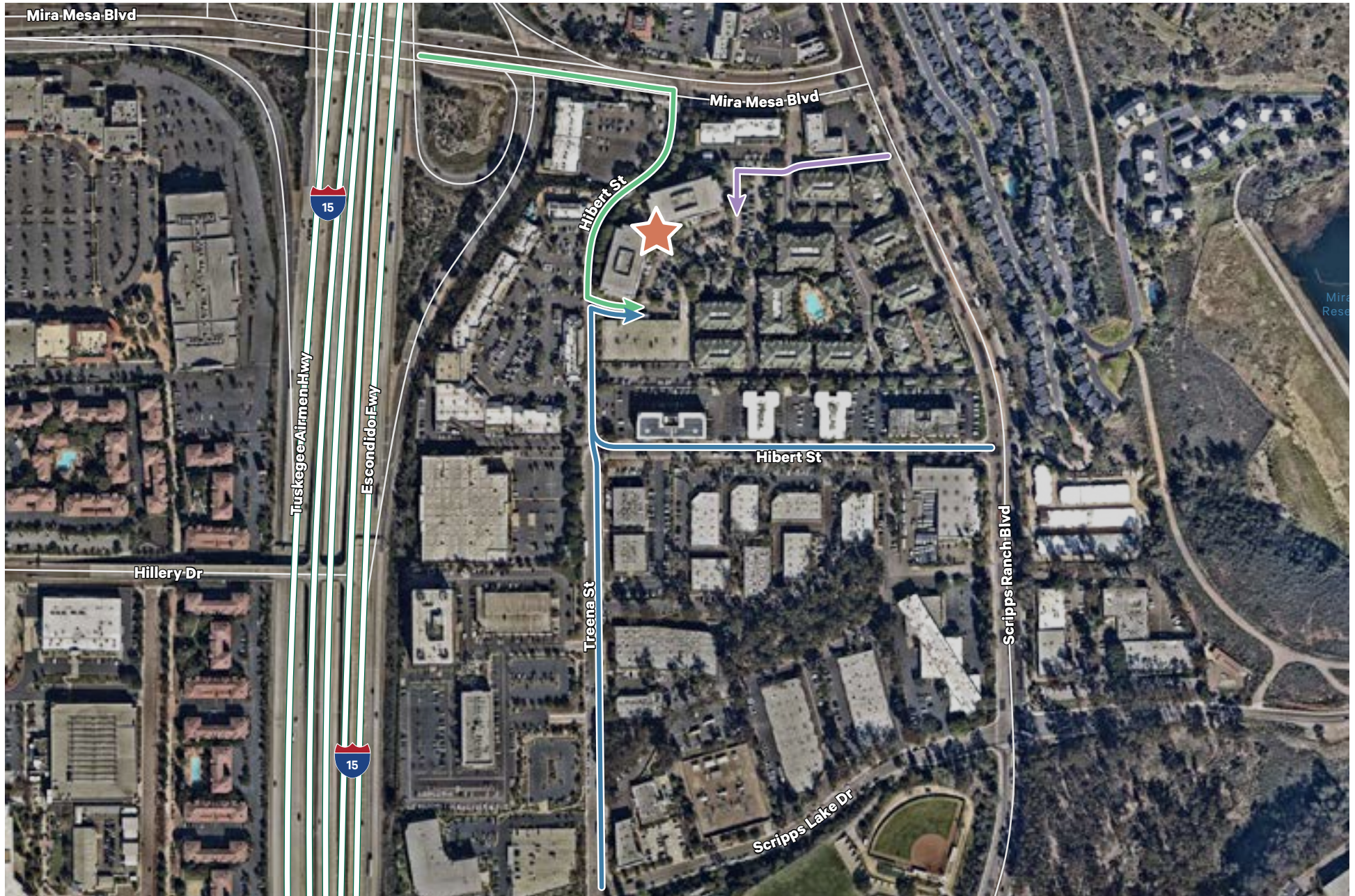


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PROPERTY ACCESS



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