

FOR SALE

1,679 SF Office Opportunity in Miramar

Divisible to Two Suites | Garden-Style Setting | Central Location

**Price  
Reduced!**  
Now Offered At  
**\$465/SF**

# Plaza At Carroll Centre

9888 Carroll Centre Road, Suite 225  
San Diego, California 92126



TAKE THE  
VIRTUAL TOUR!



# Plaza At Carroll Centre

9888 Carroll Centre Road  
Suite 225

Excellent Miramar Location

Offered At:

~~\$856,290 (\$510 / SF)~~

**\$780,735 (\$465 / SF)**

- 1,679 SF second floor office suite
- Currently divided into two suites
- Current month-to-month tenant paying \$1020 / month
- 52,425 SF Class B office park
- Garden-style office setting
- Extensive windowline
- Elevator served
- Central courtyard
- Shared restrooms on each floor of building
- Convenient freeway access to I-15 via Carroll Canyon Road or Miramar Road
- Near many retail amenities
- HOA fees: \$711 / month

9888 Carroll Centre Road  
Suite 225

Floorplan



### 1,679 SF Office Suite

Suite is currently divided for two tenants,  
providing buyer option to lease the  
second suite for extra income.

Current month-to-month tenant  
paying \$1020 / month.

CLICK FOR  
VIRTUAL TOUR







SUITE 225A

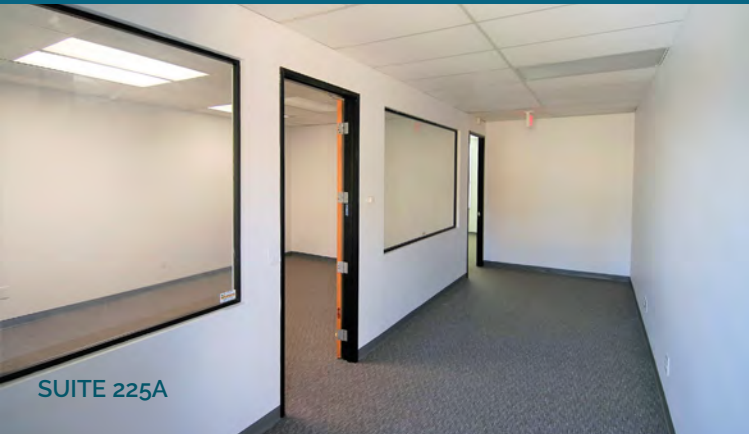


SUITE 225B



SUITE 225B

1,679 SF Office Opportunity in Miramar  
Plaza at Carroll Centre



SUITE 225A



SUITE 225A



SUITE 225B



Area Amenities

TORREY PINES

UCSD

UTC

SORRENTO VALLEY

MIRAMAR

MCAS  
MIRAMAR

MIRA MESA

SCRIPPS RANCH

- Urbane Cafe
- Pho Kitchen
- Sue's Korean Kitchen
- Nanay's Best BBQ
- Donut Touch
- Charminar Indian
- Aldi
- The UPS Store

- Chick-fil-A
- On A Roll Cafe
- Croutons
- Rubio's
- Subway

- Carl's Jr
- Denny's
- Better Buzz Coffee
- Natsumi Sushi And Seafood
- Rigoberto's Taco Shop
- Saint Archer Brewing Co.
- McDonald's
- Taco Bell
- The Pizza Joint
- Dixieline Lumber

- Michaels
- Sprouts
- Marshalls
- Panda Express
- Manna BBQ
- Red Lobster
- Crab Hut
- Little Sakana Sushi
- L&I Hawaiian BBQ
- Chipotle
- Cotixan Mexican
- Robek's Smoothies

- Target
- Broken Yolk Cafe
- Sayulitas Mexican
- Max's Restaurant
- Pizza Hut

- Walgreens
- 99 Cents Store
- Jollibee
- Carl's Jr
- Ihop
- Starbucks

- Home Depot
- Best Buy
- Barnes & Noble
- CVS
- Starbucks
- On The Border
- Dave's Hot Chicken
- Islands Restaurant
- In-N-Out Burger
- Jack In The Box
- Panera Bread

Plaza At  
Carroll Centre

9888 Carroll Centre Road  
Suite 225



## SAN DIEGO | AMERICA'S FINEST CITY

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Located on the coast of the Pacific Ocean in Southern California, San Diego is widely known as “America’s Finest City.” Famous for its miles and miles of white-sand beaches and amazing weather, the city offers an abundance of fun attractions for visitors of all ages.

Boasting a citywide population of more than 1.3 million and more than 3 million residents countywide, San Diego is California’s second largest city and the United States’ eighth largest. San Diego County is made up of 18 incorporate cities and towns along with other charismatic neighborhoods and communities, such as Carlsbad, Coronado, Del Mar, Downtown San Diego’s Gaslamp Quarter, Point Loma, Chula Vista, Old Town, La Jolla, Pacific Beach, and North Park.

San Diego is renowned for its incredible climate, which is characterized as warm, dry summers and mild winters with most of the annual precipitation falling between December and March. The average yearly temperature measures above 70 degrees, with an average of just 42 rainy days per year.

America’s Finest City also showcases many popular attractions for the whole family to enjoy. Some of these include Sea World San Diego, LEGOLAND California, the world-famous San Diego Zoo, the Cabrillo National Monument, Balboa Park, several casinos, and many historic parks and museums.

Another attraction of San Diego is its immediacy to Mexico. Because they share an international border, Tijuana and San Diego are grouped together as an international metropolitan area. Many visitors make their way south to enjoy luxury spas, beachfront resorts, golf courses, multicultural festivals and celebrations, colorful neighborhoods, and the nightlife.



3.3M+

2022 POPULATION  
SAN DIEGO COUNTY



\$257.1B

SAN DIEGO COUNTY  
GDP

2

LARGEST CITY  
IN CALIFORNIA

8

LARGEST CITY  
IN UNITED STATES



70°

AVERAGE  
TEMPERATURE



80%

SUNNY  
DAYS



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For more information or tour, please contact:

**RICK CHATHAM**  
Senior Associate

**t 858.713.9333**  
[rchatham@lee-associates.com](mailto:rchatham@lee-associates.com)  
CA RE Lic. #02101796

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