

FOR SALE

1,679 SF Office Opportunity in Miramar

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

Plaza At Carroll Centre

9888 Carroll Centre Road, Suite 225

San Diego, California 92126

**Price
Reduced!**
Now Offered At
\$510/SF

9888

COMPUONE	M Beauty by Dr. Tess
HỘI THƯƠNG TIẾN LÃNH ĐOÀN SAN DIEGO	DR BAGULA, RIVIERE, COATES AND ASSOCIATES LLP
John O. Clune, Esq. Seth B. Bobroff, Esq.	saion Tracy Wutzke, Psy.D.
SCPC	GROWTH 1031
STARTUS	San Diego Chinese Cultural Association
BOSTON DENTAL	meijun
CK Chiropractic Center	ClearInsight Psychiatry, Inc.
Nimmi Shine Dental Group Implant Center	GUY LEVY LAW
	ASL Technologies Inc.
	MAMO JABER

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

 TAKE THE VIRTUAL TOUR!

Plaza At Carroll Centre

9888 Carroll Centre Road
Suite 225

Excellent Miramar Location



Offered At:

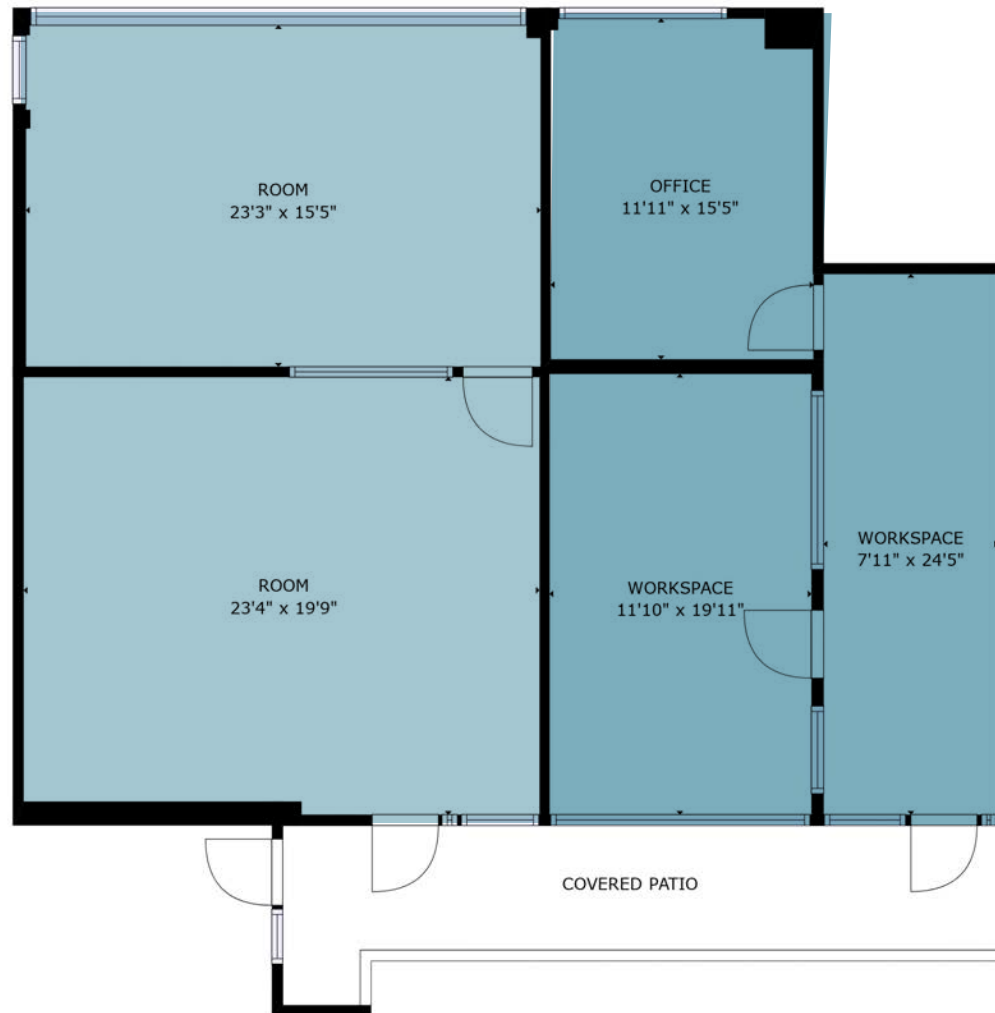
~~\$965,425 (\$575 / SF)~~

\$856,290 (\$510 / 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

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SAN DIEGO | AMERICA'S FINEST CITY

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:

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