

7629-7645

CARROLL ROAD, SAN DIEGO, CA 92121

PYRAMID AUTO CENTER

Automotive Repair Shop - For Lease

+/- 2,482 SF to 4,973 SF Available



Bo Gibbons

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning and use should be verified prior to purchase or lease.



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 (Link)
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



PYRAMID AUTO CENTER

7645
STE 8 STE 7

Miramar Metroplex Shopping Mall

Dixieline
LUMBER & HOME CENTERS

AVAILABILITY

Suite 7: +/- 2,491 SF Automotive Repair Shop

Reserved Parking: 6 Spaces Included

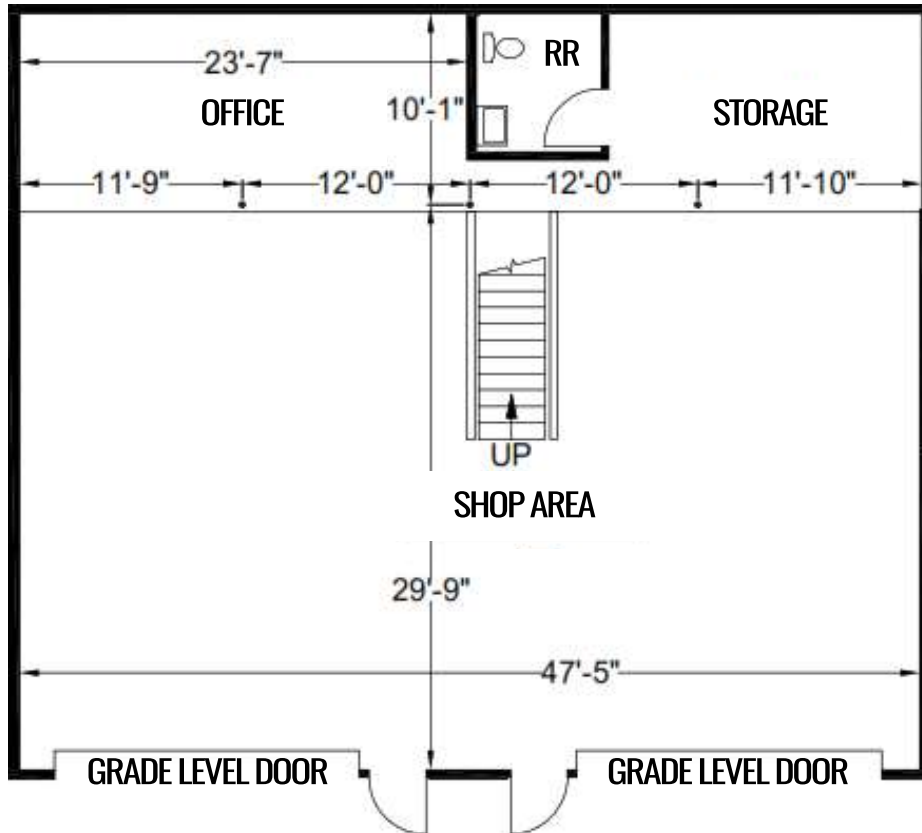
- Two 16' W x 12' H Grade Level Roll-Up Doors

Occupancy: 30 Days Notice

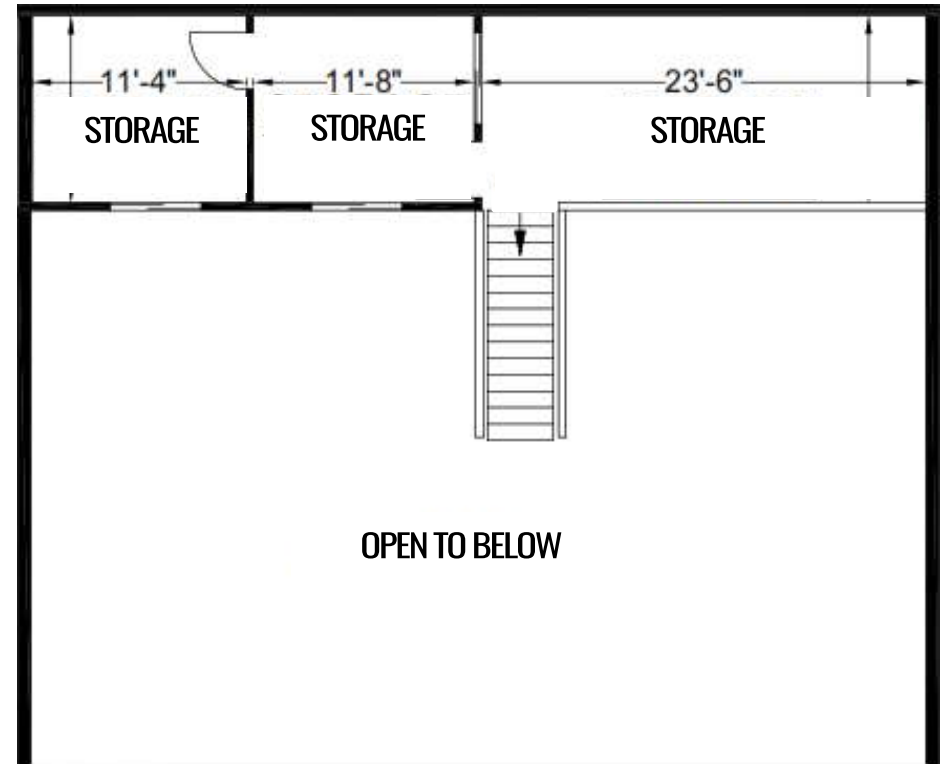
- Office, Mezzanine, Restroom

Lease Rate & Showing Instructions: Contact Agent

1ST FLOOR



2ND FLOOR - MEZZANINE



AVAILABILITY

Suite 8: +/- 2,482 SF Automotive Repair Shop

Reserved Parking: 5 Spaces Included

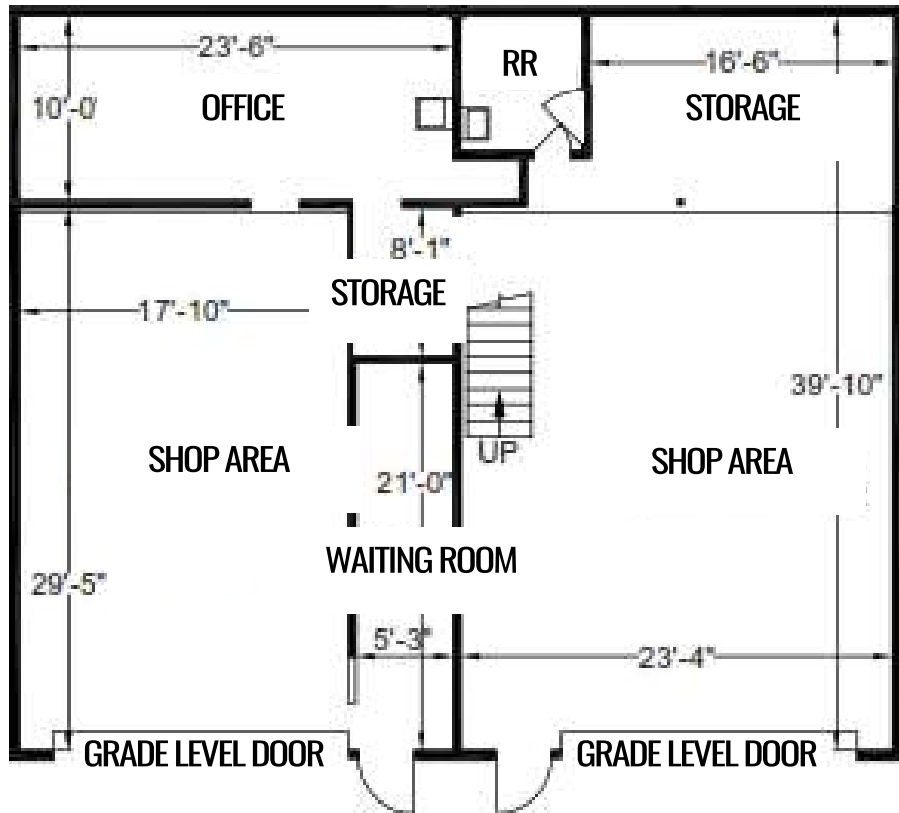
- Two 16' W x 12' H Grade Level Roll-Up Doors

Occupancy: Vacant

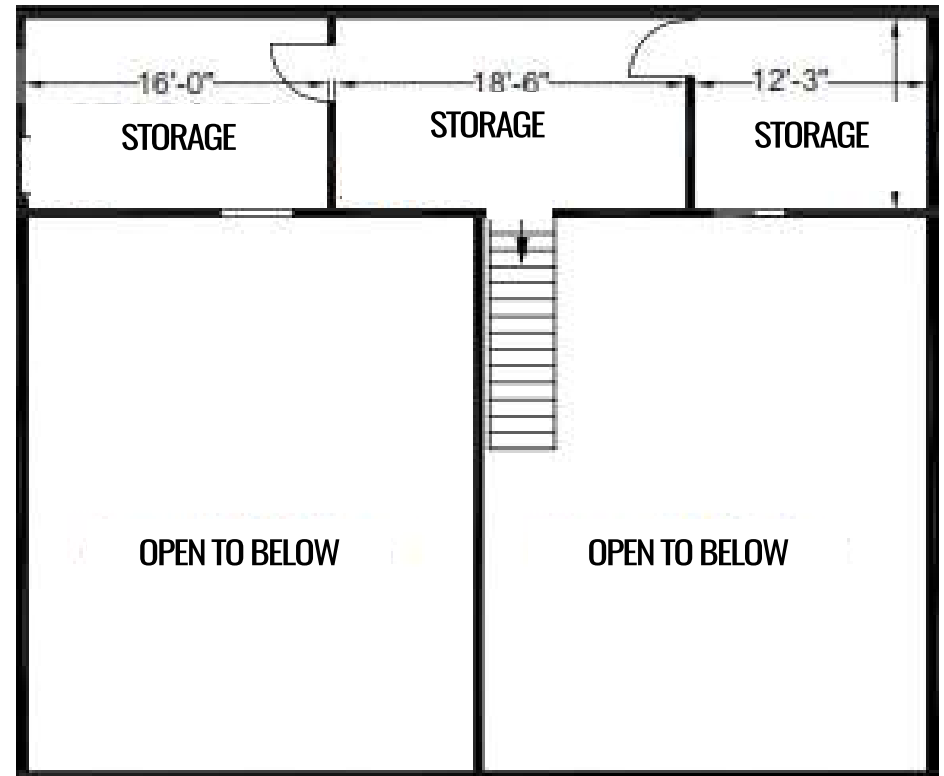
- Office, Mezzanine, Restroom, Former Smog Shop

Lease Rate & Showing Instructions: Contact Agent

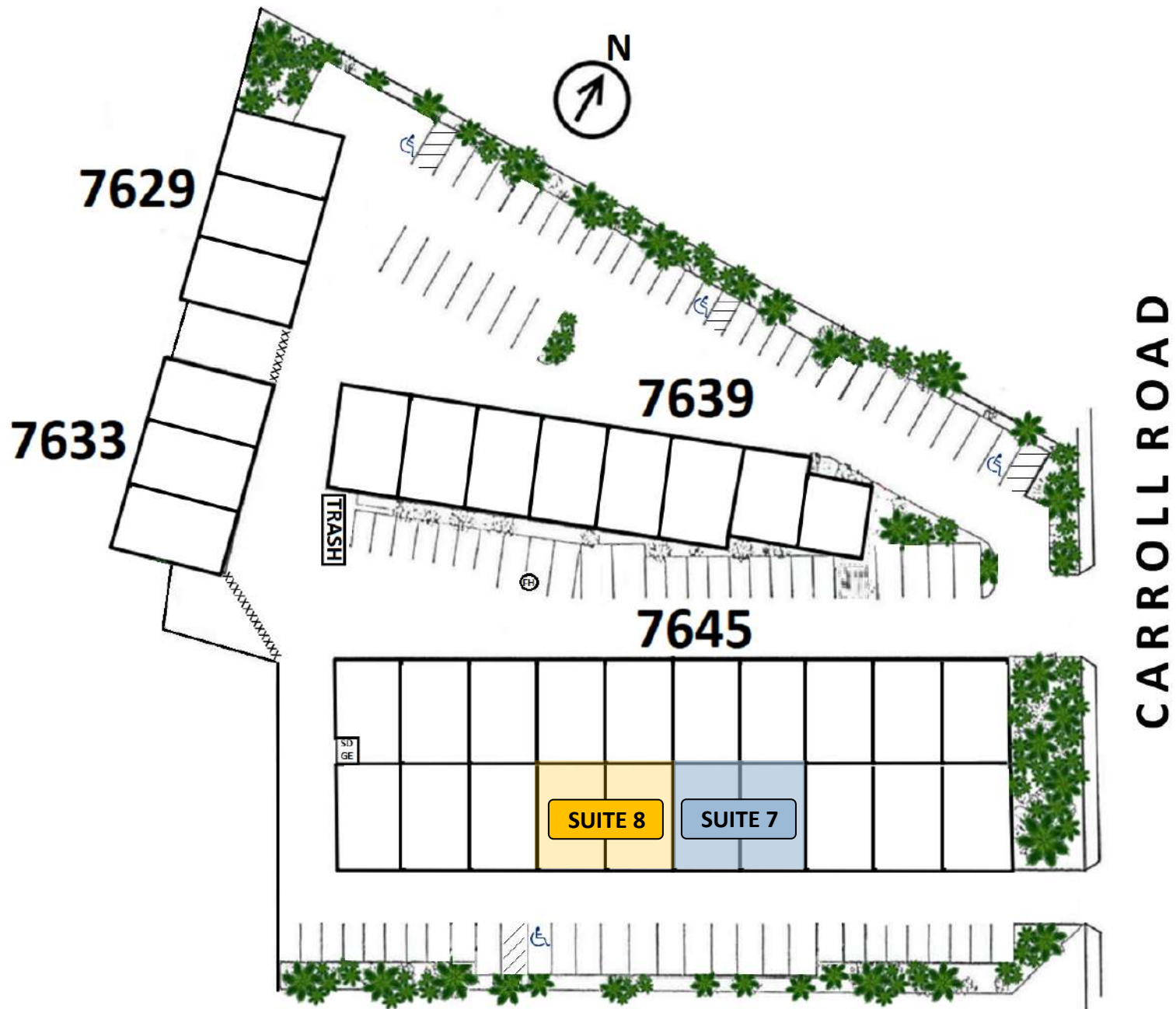
1ST FLOOR



2ND FLOOR - MEZZANINE



SITE PLAN



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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