

# 7629-7645

CARROLL ROAD, SAN DIEGO, CA 92121

## PYRAMID AUTO CENTER

Automotive Repair Shop - For Lease

+/- 1,237 SF - 7,538 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

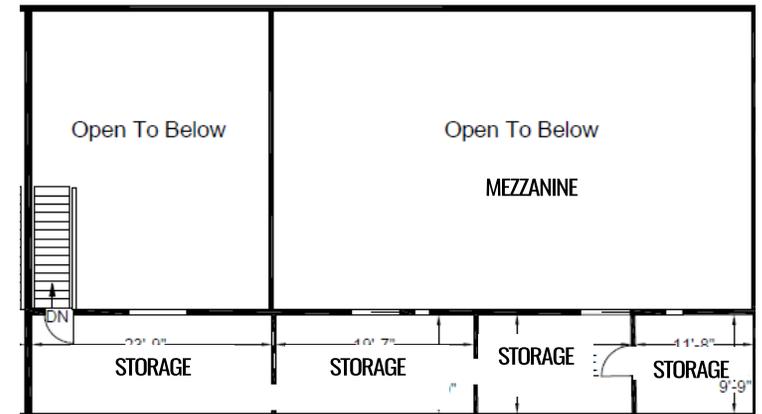
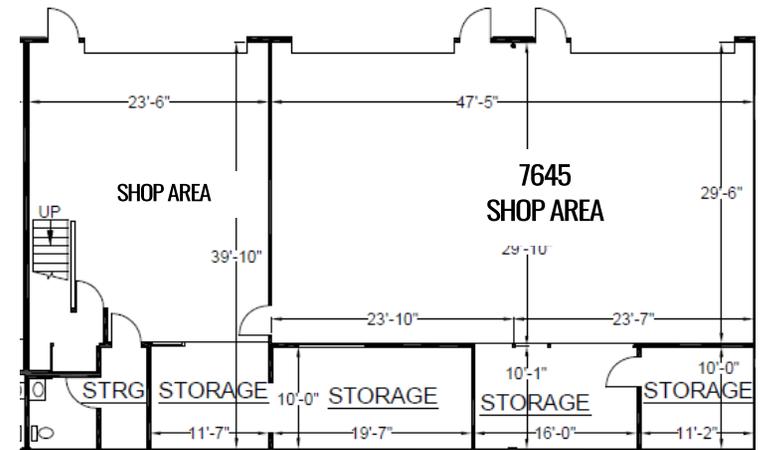
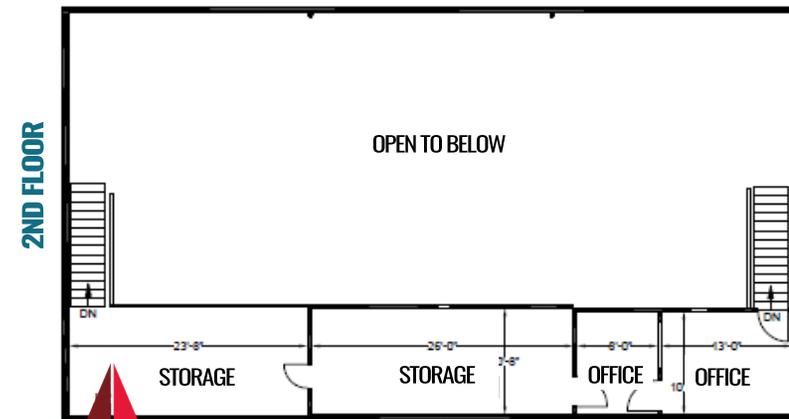
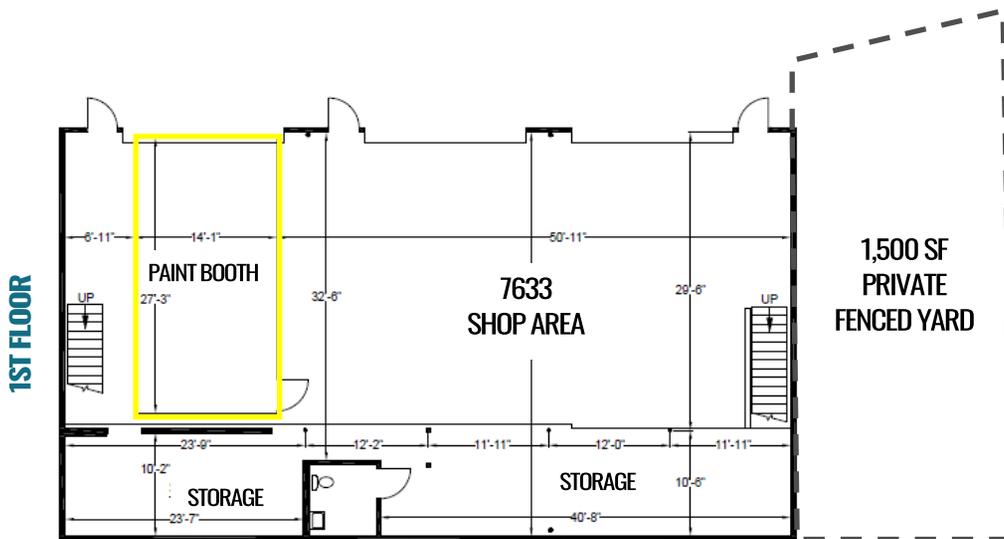
ADDRESS	7629-45 Carroll Road San Diego, CA 92121
PROJECT TYPE	Multi-Tenant Automotive Repair
PROJECT NAME	Pyramid Auto Center
PROPERTY SIZE	+/- 39,836 SF
ZONING	City of San Diego, IL-2-1 ( <a href="#">Link</a> )
ACCESS	Easy Freeway Access via Miramar Rd.
CEILING HEIGHT	+/- 19'
FEATURES	Oversized Overhead 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



# 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



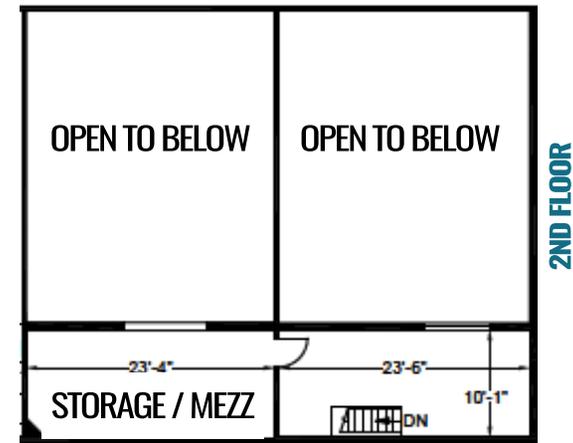
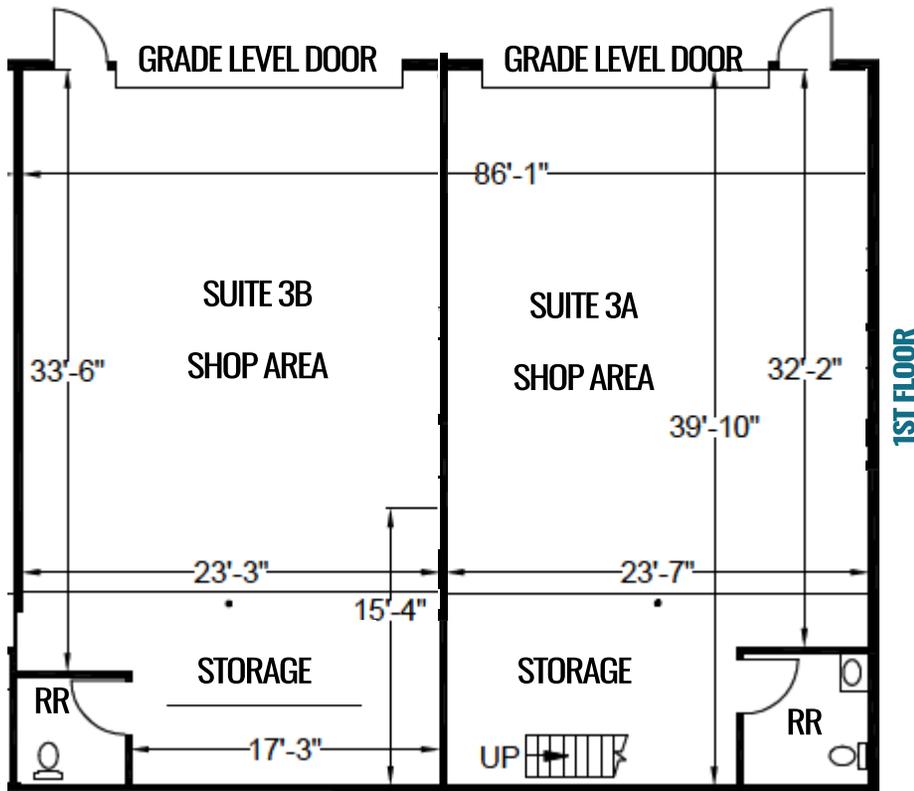
# AVAILABILITY

## Bldg 7645 Suite 3A: +/- 1,237 SF Automotive Repair Shop

- One 16' W x 12' H Grade Level Roll-Up Door / Suite
- Reserved Parking: 3 Spaces Included
- Lease Rate: \$2.25/SF NNN
- Available Now

## Bldg 7645 Suite 3B: +/- 1,237 SF Automotive Repair Shop

- One 16' W x 12' H Grade Level Roll-Up Door / Suite
- Reserved Parking: 3 Spaces Included
- Lease Rate: \$2.25/SF NNN
- Available Now



# AVAILABILITY

**Suite 7:** +/- 2,482 SF Automotive Repair Shop

Reserved Parking: 6 Spaces Included

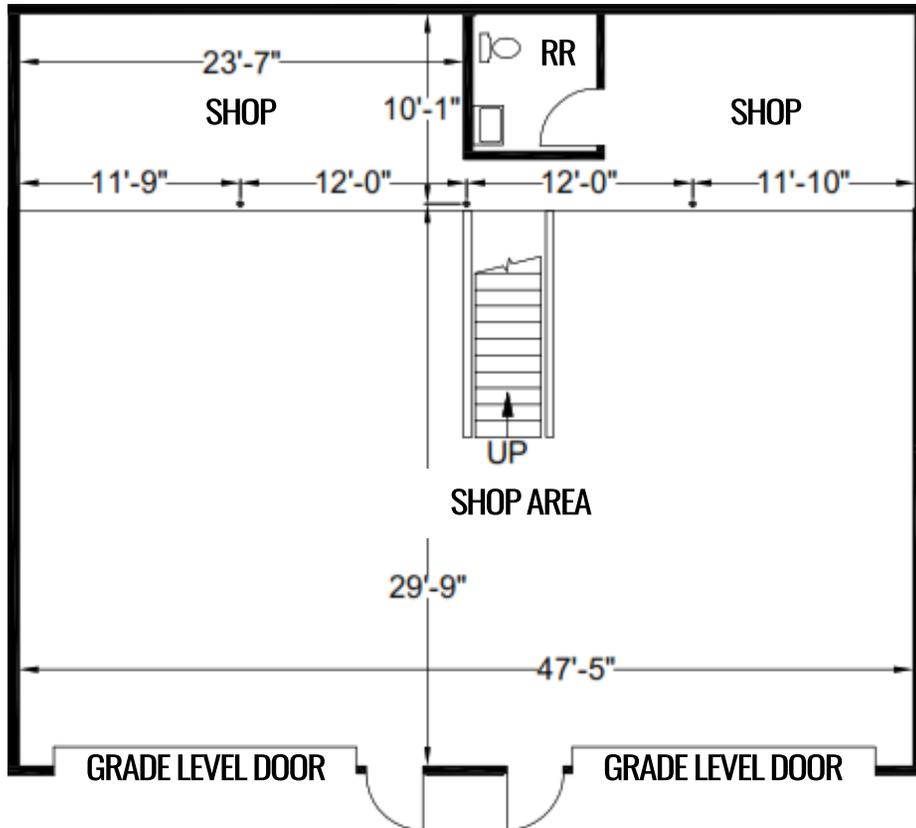
- Contiguous with Suite 8 for +/- 4,964 SF

Occupancy: 30 - 60 Days Notice

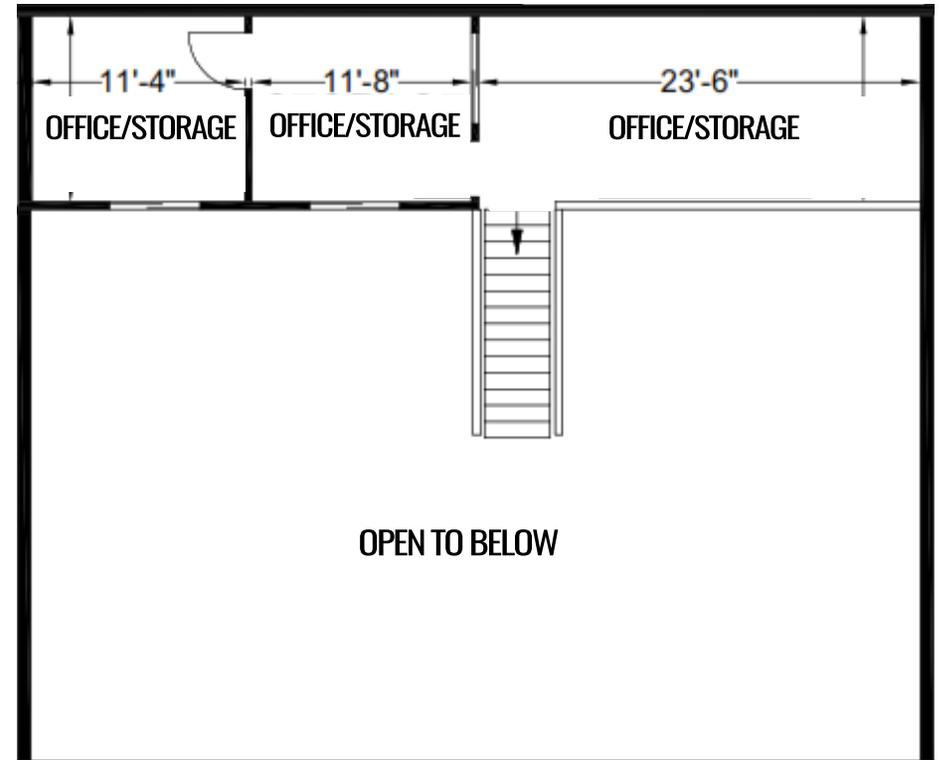
- Two 16' W x 12' H Grade Level Roll-Up Doors,

Lease Rate, Availability & Showing Instructions: Contact Agent

## 1ST FLOOR

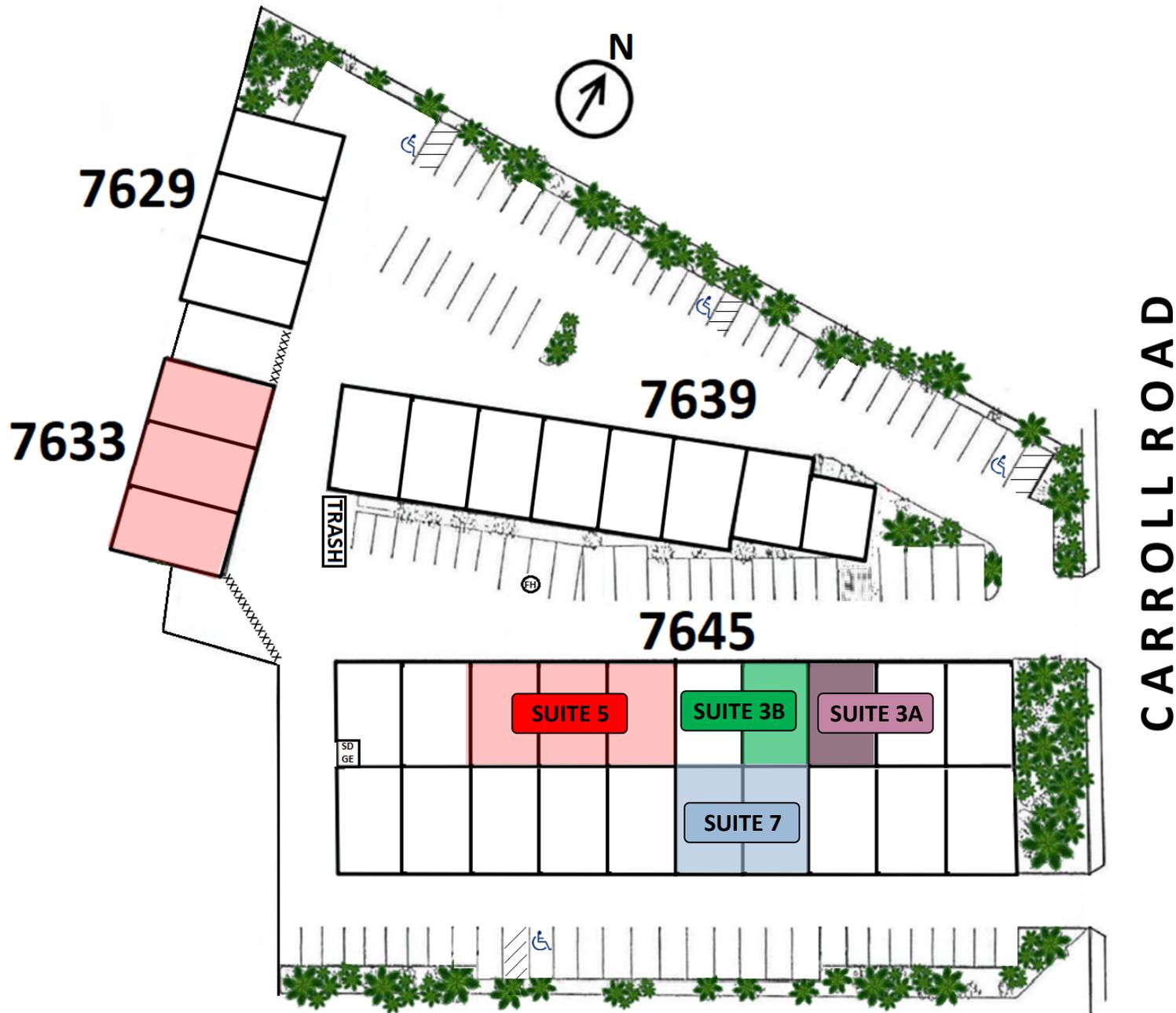


## 2ND FLOOR - MEZZANINE



# REPRESENTATIVE PHOTOS OF SUITE 7 POST RENOVATIONS





# 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.

Subway  
Pauly's Pizza Joint  
Virsa Indian Cuisine  
Chinese Kitchen  
Donatos Taco Shop  
Edesia Grill  
Bowl To Go  
Galleria Liquor

Abbey's Real Texas BBQ  
Sotos Mexican Food  
Sandwich A'Fare  
Pho Ha Noi  
Dagong Asian Food  
Vintage Wines

Natsumi Sushi  
& Seafood Buffet

Sushi Buffet  
Kebabish



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