

7629-7645

CARROLL ROAD, SAN DIEGO, CA 92121

PYRAMID AUTO CENTER

Automotive Repair Shop - For Lease

+/- 1,237 SF - 7,538 SF Available



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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

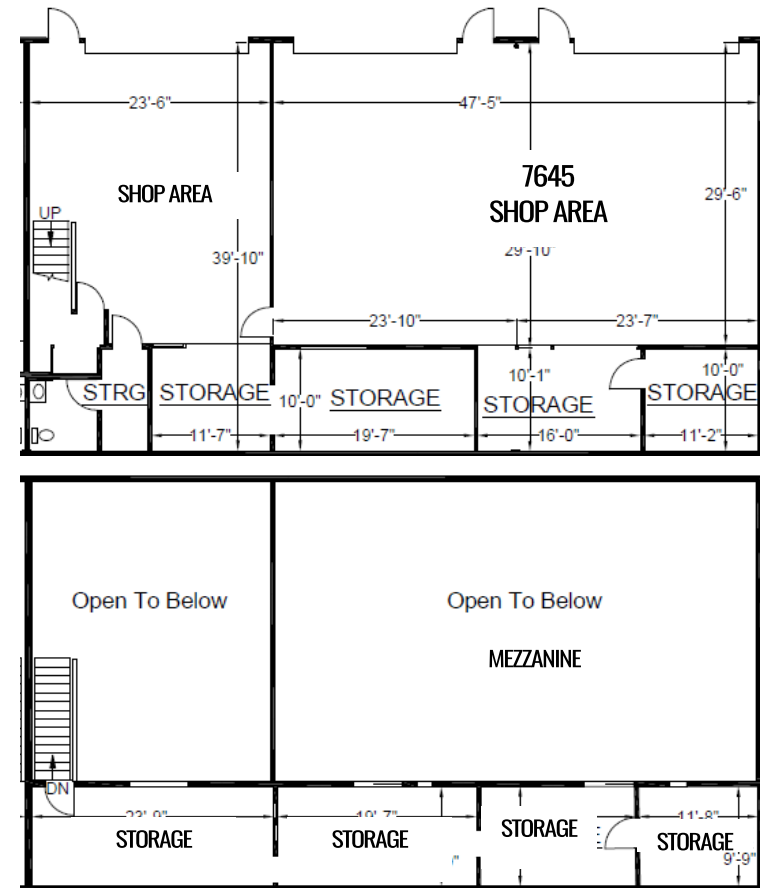
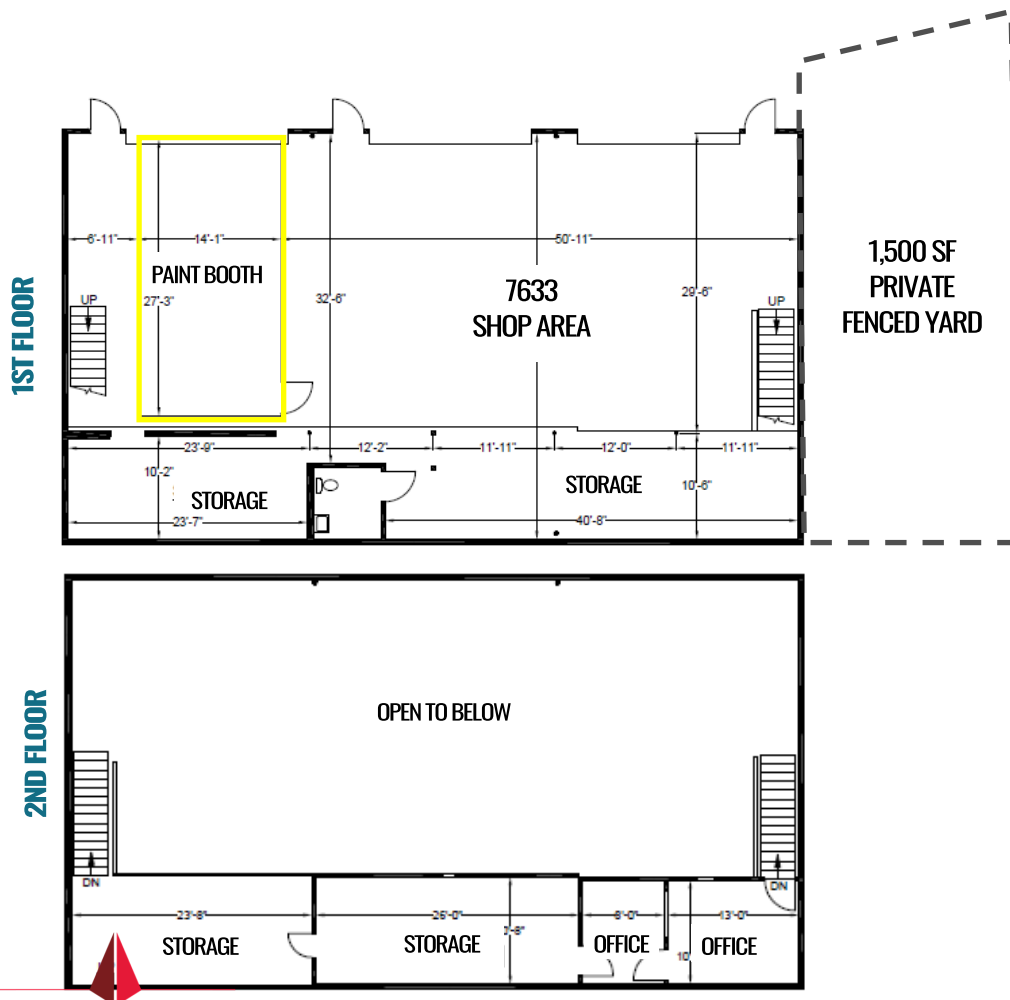
ADDRESS	7629-45 Carroll Road San Diego, CA 92121
PROJECT TYPE	Multi-Tenant Automotive Repair
PROJECT NAME	Pyramid Auto Center
PROPERTY SIZE	+/- 39,836 SF
ZONING	City of San Diego, IL-2-1 (Link)
ACCESS	Easy Freeway Access via Miramar Rd.
CEILING HEIGHT	+/- 19'
FEATURES	Oversized Overhead Doors Skylights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



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. 2nd floor storage/office mezzanine area.
- 7645 # 5: 3-bay frame straightening shop to be leased with body shop next door. 7 reserved parking spaces. 2nd floor storage/office mezzanine areas.
- Lease Rate, Availability & Showing Instructions: Contact Agent
- Do Not Disturb Existing Tenant



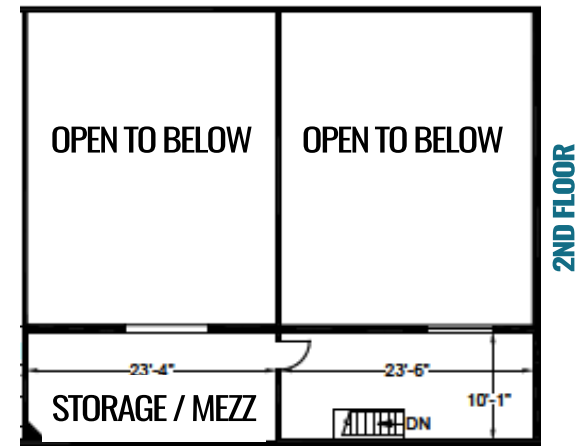
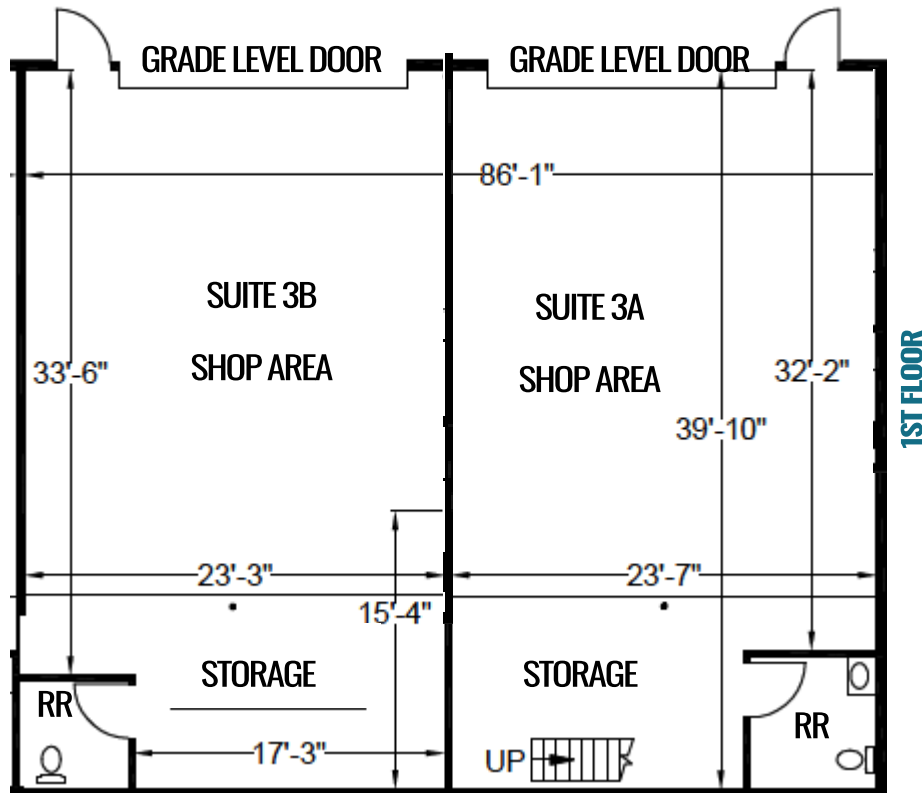
AVAILABILITY

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

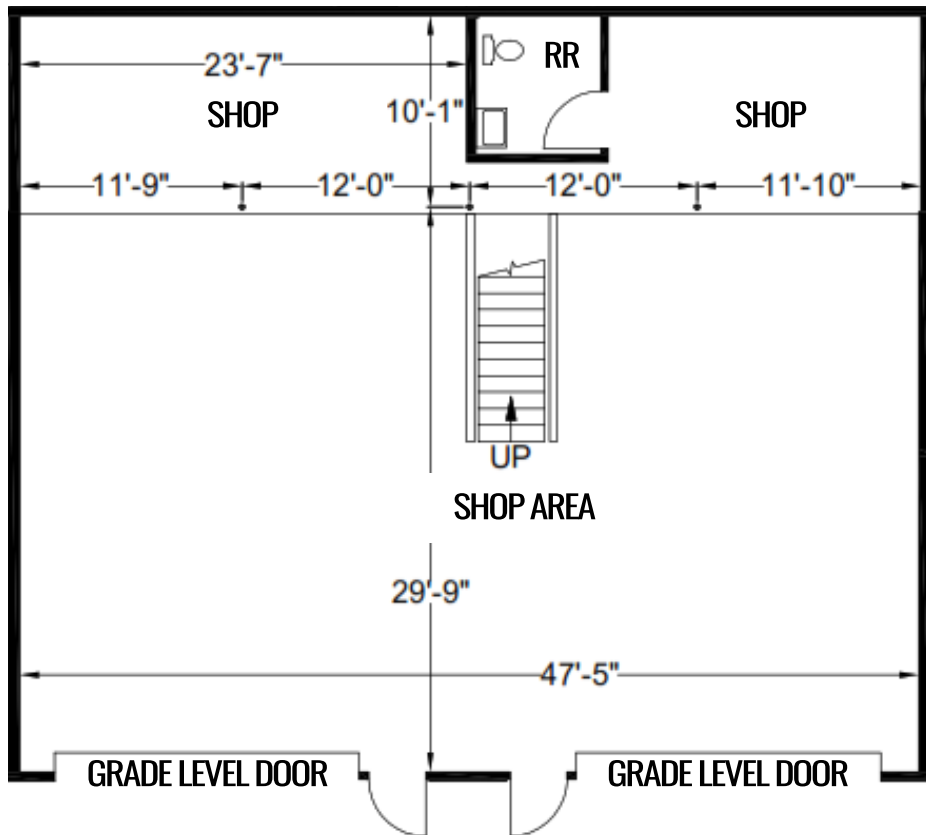
- Contiguous with Suite 8 for +/- 4,964 SF

Occupancy: 30 - 60 Days Notice

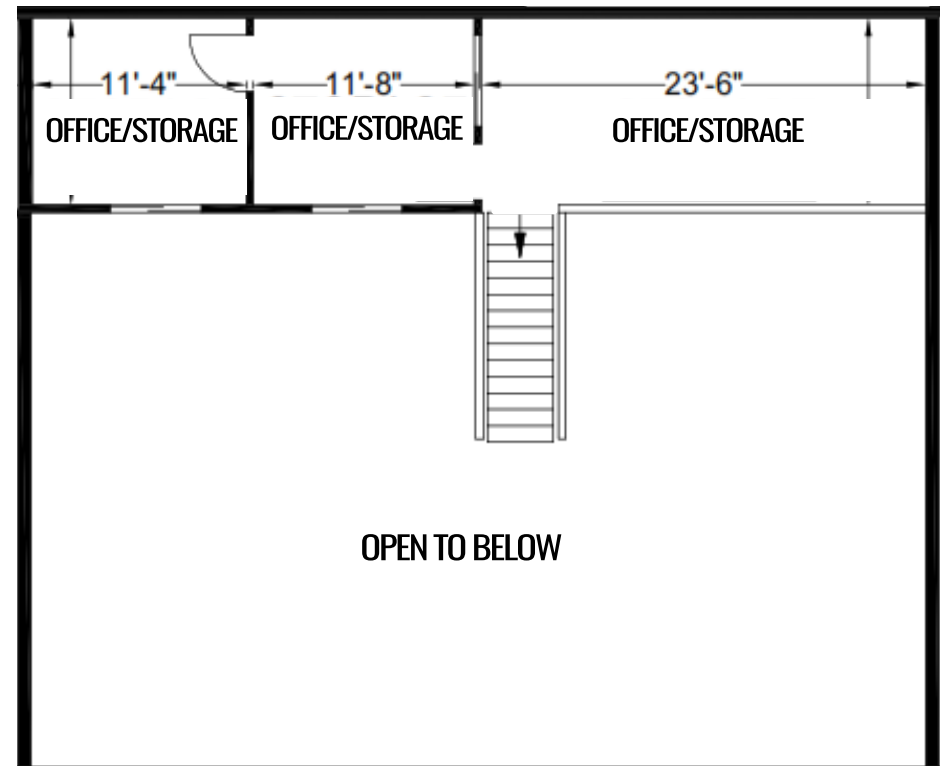
- Two 16' W x 12' H Grade Level Roll-Up Doors,

Lease Rate, Availability & Showing Instructions: Contact Agent

1ST FLOOR

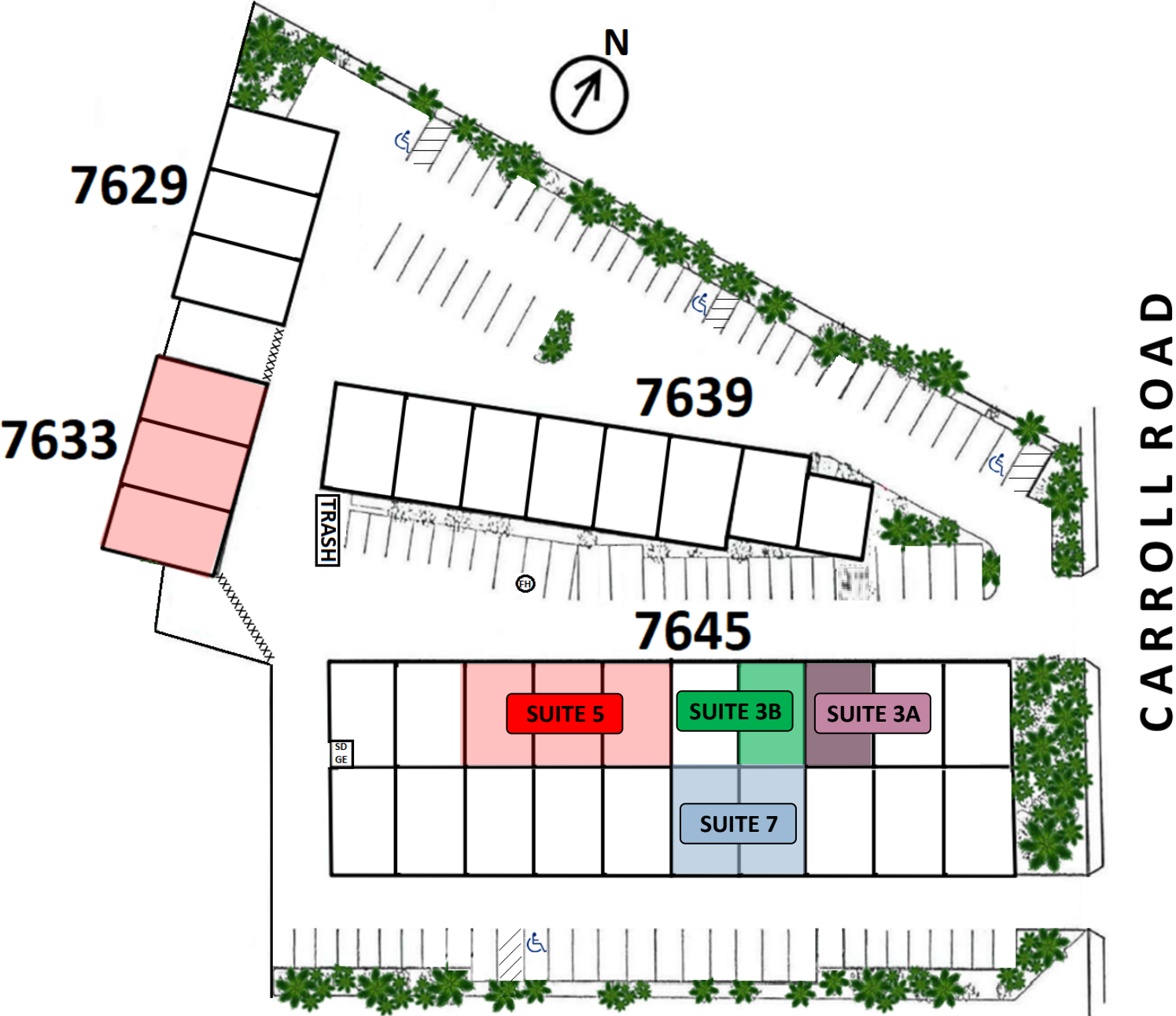


2ND FLOOR - MEZZANINE



REPRESENTATIVE PHOTOS OF SUITE 7 POST RENOVATIONS





PROPERTY PHOTOS



SURROUNDING RETAIL

PYRAMID AUTO CENTER

