

FOR LEASE



4,000 - 6,000 SF FLEX / OFFICE OPPORTUNITY

**10637 SCRIPPS SUMMIT COURT**  
**SAN DIEGO, CA 92131**



LOCATED IN THE HIGHLY DESIRABLE SCRIPPS RANCH SUBMARKET



SCRIPPS  
RANCH

# 10637 SCRIPPS SUMMIT COURT

- ✓ 4,000 - 6,000 SF FLEX SPACE AVAILABLE
- ✓ RECENT RENOVATIONS
- ✓ PARTIAL BULLPEN & PRIVATE OFFICES

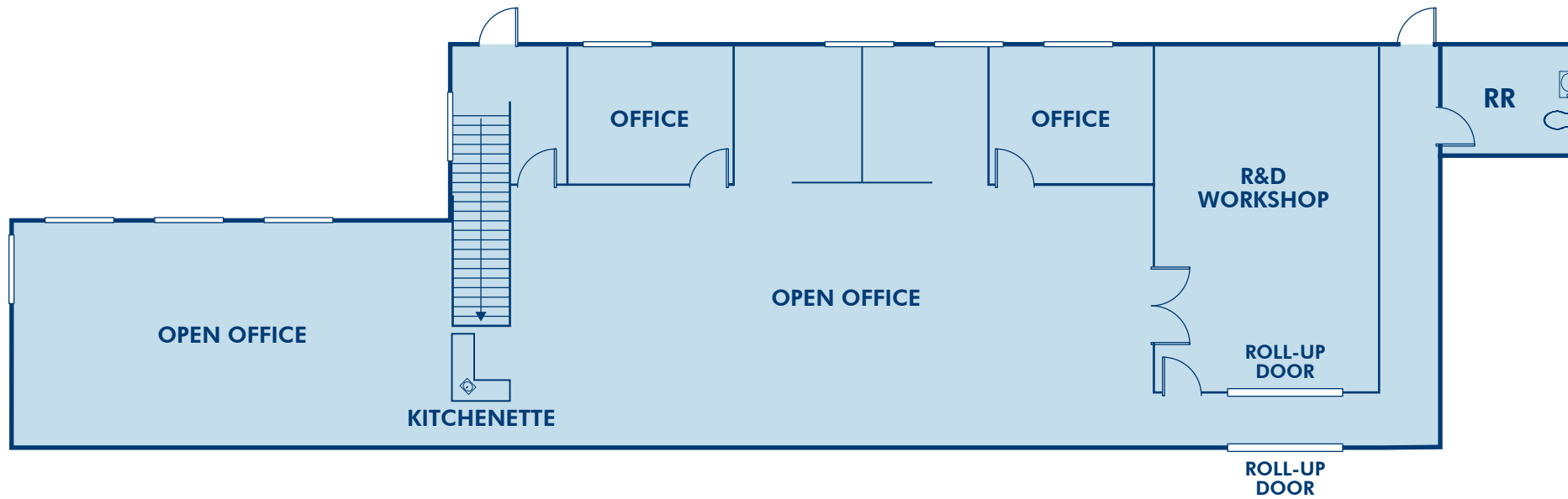
- ✓ UNIQUE HORIZONTAL LAYOUT
- ✓ GROUND FLOOR OFFICE WITH ZERO CORE FACTOR
- ✓ RESTROOM LOCATED WITHIN SUITE

LEASE RATE: \$1.95 / SF GROSS + ELECTRIC





- ✓ R&D WORKSHOP
- ✓ ROLL-UP DOOR
- ✓ 2 OPEN OFFICE AREAS
- ✓ 2 PRIVATE OFFICES
- ✓ KITCHENETTE
- ✓ RESTROOM



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**4,000 - 6,000 SF GROUND FLOOR FLEX OPPORTUNITY**

Floorplan not to scale, for reference only.



CENTRAL SAN DIEGO LOCATION | ABUNDANCE OF RESTAURANTS & RETAIL AMENITIES | EASY ACCESS TO INTERSTATE-15

# SCRIPPS RANCH SAN DIEGO

This beautiful community of eucalyptus trees and hiking trails surrounds Miramar Lake and is immediately east of Mira Mesa. Scripps Miramar Ranch and Miramar Ranch North are the two communities that make up the Scripps Ranch Community which was established in the 1890s and continues to proudly maintain its community motto, "Scripps Ranch - Country Living." Scripps Ranch is also home to some of the city's most scenic parks, beautiful community facilities, landscaped neighborhoods and business centers.

**134,502**

—  
2023 POPULATION  
3 MILE RADIUS

**37,201**

—  
DAYTIME EMPLOYEES  
3 MILE RADIUS

**\$2.05B**

—  
CONSUMER SPENDING  
3 MILE RADIUS

**\$119,886**

—  
MEDIAN HH INCOME  
3 MILE RADIUS

**39.4**

—  
MEDIAN AGE  
3 MILE RADIUS

**\$742,604**

—  
MEDIAN HOME VALUE  
3 MILE RADIUS



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## SAN DIEGO, CA 92131

For more information or tour, please contact:

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