



PROPERTY  
VIDEO

±21,400 SF OFFICE / FLEX BUILDING ON ±1.10 ACRES

SCRIPPS RANCH

FOR SALE

# 10065 OLD GROVE ROAD

SAN DIEGO, CA 92131

10065

For more information or tours, please contact:

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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

SCRIPPS RANCH

# 10065

## OLD GROVE ROAD

- ±21,400 SF OFFICE / FLEX BUILDING
- ±1.10 ACRES PARCEL (±47,916 SF)
- ELEVATOR SERVED
- PRIVACY
- EXTENSIVE WINDOWLINE
- ±73 SURFACE PARKING SPACES
- MATURE & WELL MAINTAINED LANDSCAPING
- PROMINENT MONUMENT SIGNAGE

**OFFERED AT:**  
**\$7,490,000 (\$350 / SF)**

HIGH IMAGE OFFICE / FLEX BUILDING



CENTRAL SAN DIEGO LOCATION | FREEWAY PROXIMATE | NEAR MANY RETAIL / RESTAURANT AMENITIES

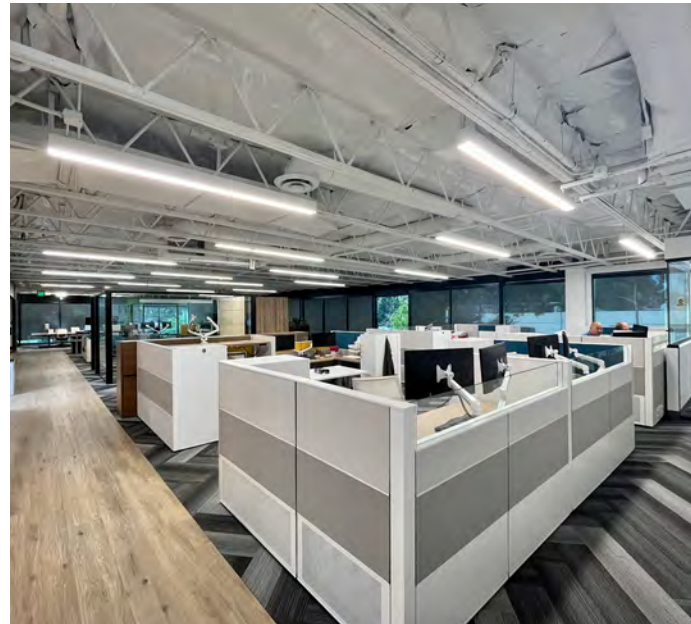


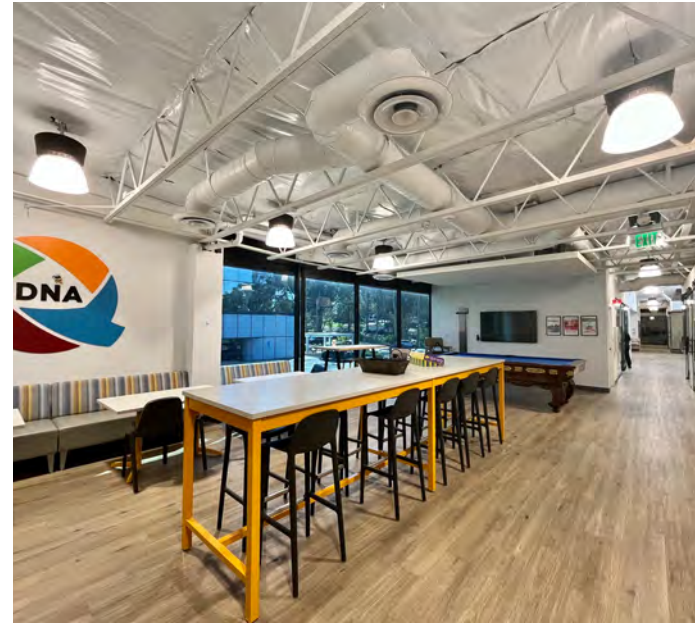
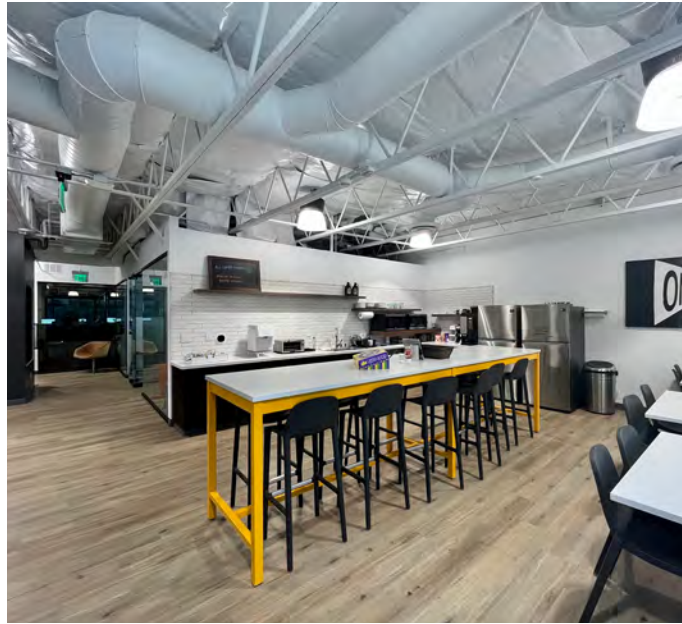


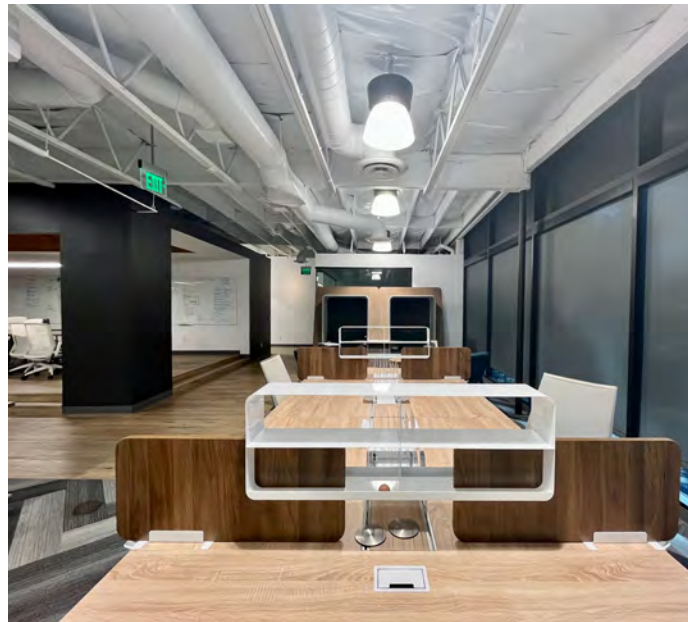
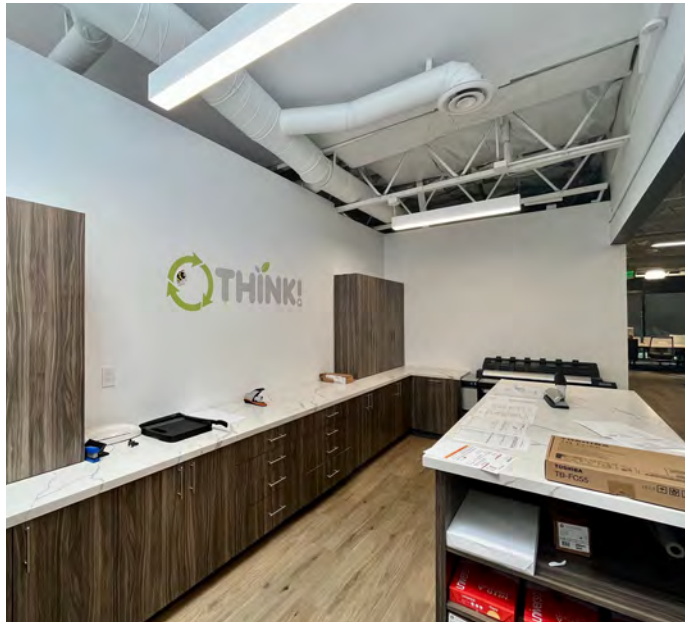
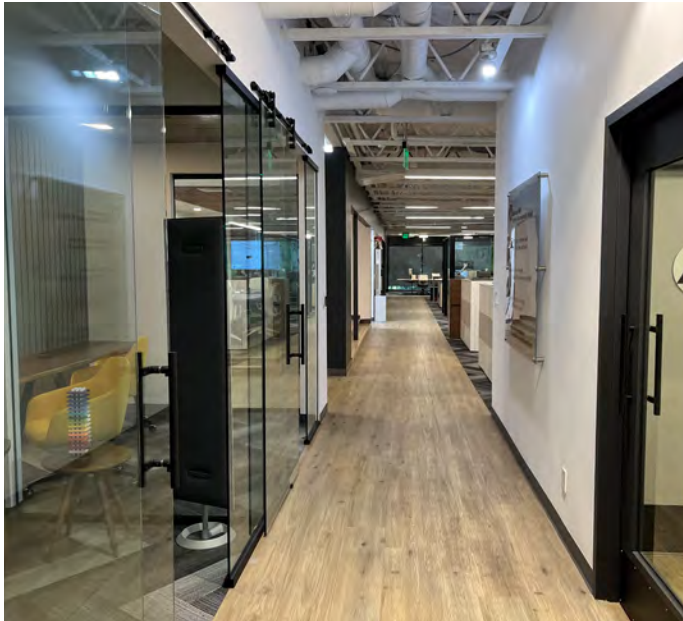
Property line is for reference purposes only.

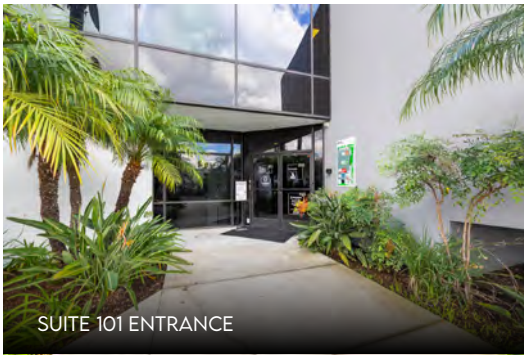


10065 OLD GROVE ROAD | ±21,400 SF OFFICE / FLEX BUILDING ON ±1.10 ACRES

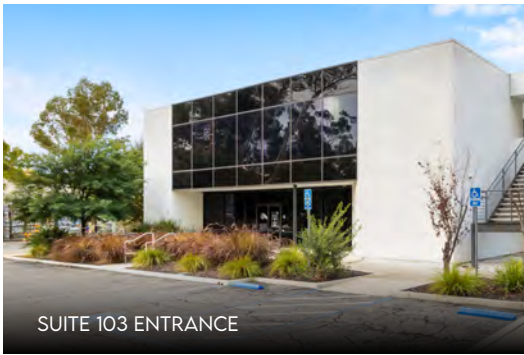








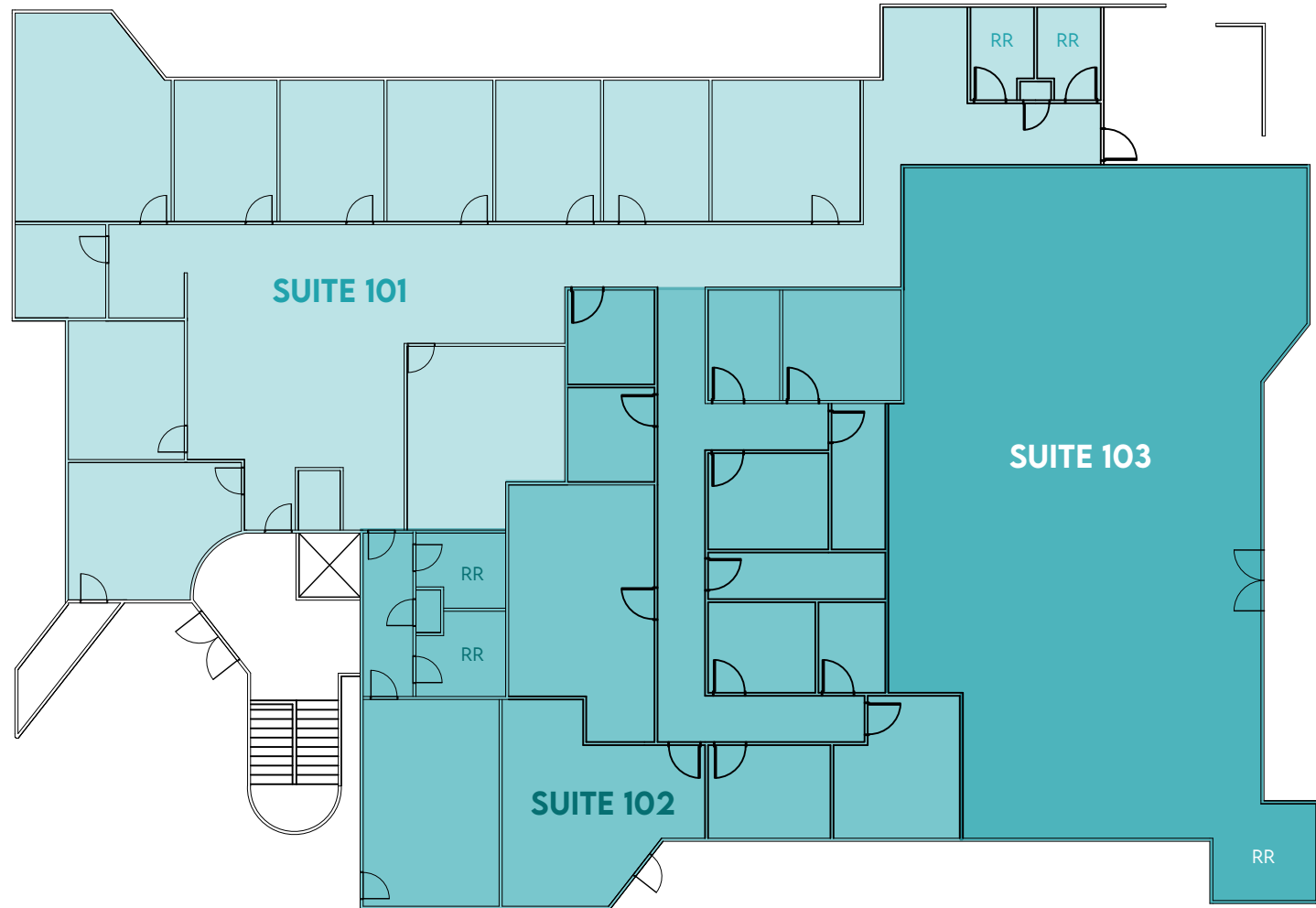
SUITE 101 ENTRANCE



SUITE 103 ENTRANCE

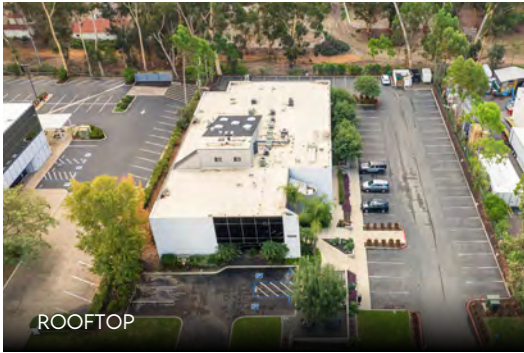
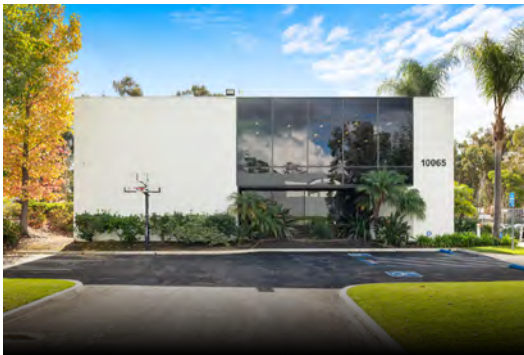
## 1ST FLOOR

- ±10,370 SF OFFICE / FLEX SUITES
- MONTH TO MONTH TENANTS - POTENTIAL FOR LONGER TERM LEASES, CONTACT BROKER FOR DETAILS
- OPEN FLOORPLANS
- EXTENSIVE WINDOWLINE
- PRIVATE OFFICES
- FIVE TOTAL RESTROOMS



Floorplan not to scale, for reference only.

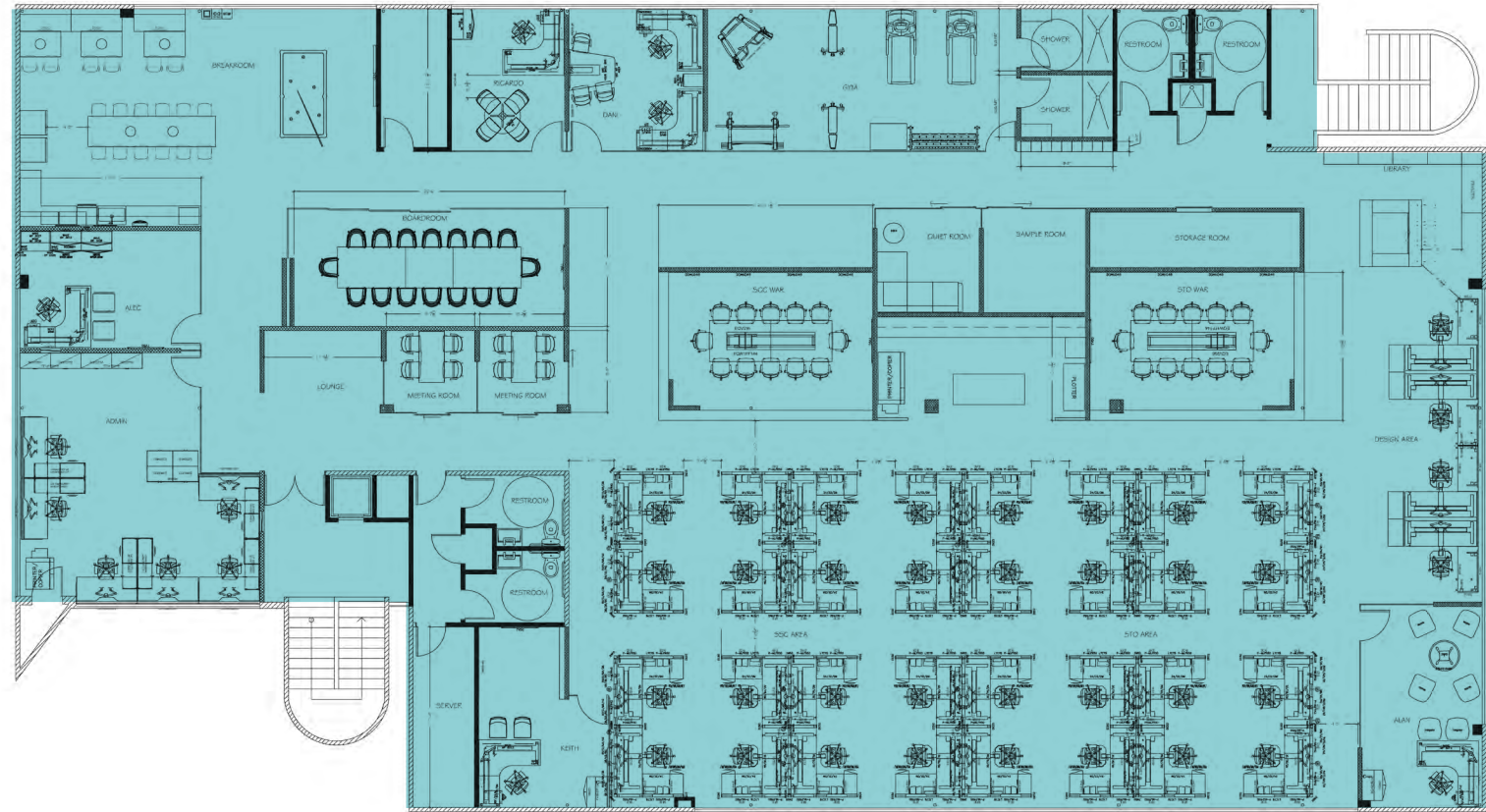




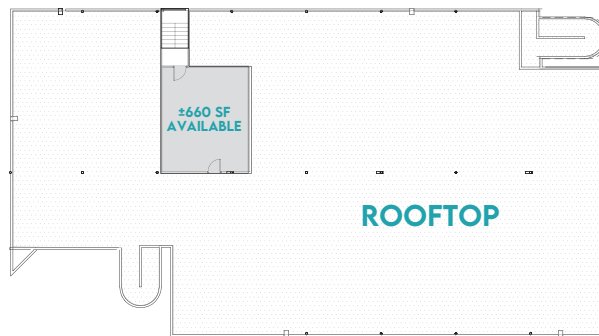
ROOFTOP

## 2ND FLOOR + ROOFTOP

- ±10,370 SF OFFICE / FLEX SPACE
- ±660 SF ROOFTOP SPACE
- AVAILABLE
- OPEN FLOORPLAN
- EXTENSIVE WINDOWLINE
- FOUR TOTAL RESTROOMS



AVAILABLE



Floorplan not to scale, for reference only.

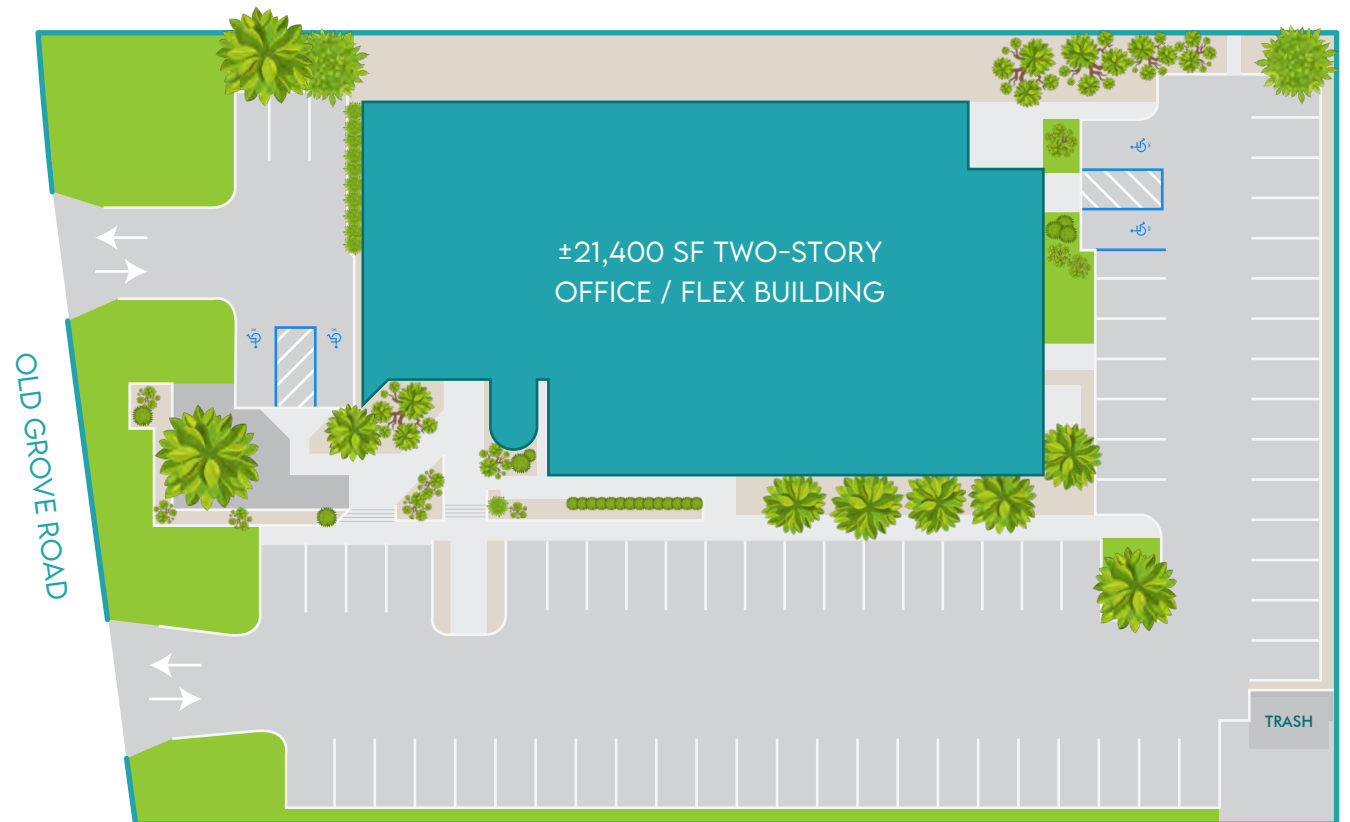
# 10065

OLD GROVE ROAD



- ±21,400 SF OFFICE / FLEX BUILDING
- ±1.10 ACRES PARCEL
- ±73 SURFACE PARKING SPACES
- ELEVATOR SERVED
- EXTENSIVE WINDOWLINE
- MATURE & ATTRACTIVE LANDSCAPING
- OUTDOOR LOUNGE AREA IN PARK-LIKE SETTING
- INGRESS/EGRESS FROM TWO SEPARATE PARKING LOTS

SCRIPPS RANCH



Site plan not to scale, for reference only.

SITE PLAN





10065  
OLD GROVE  
ROAD

SORRENTO VALLEY

MIRA MESA

MIRAMAR

JUNCTION BAR & GRILL

STARBUCKS

EMILIANA'S MEXICAN & DELI

NEWTPIA CIDER

MEANLEY PARK



EVOLVE FIT STUDIO

CARL'S JR.

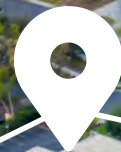
TODO SUSHI

HARLAND BREWING CO.

SCRIPPS RANCH

BUSINESSPARK AVE

JUNESHINE BREWERY



WILLOW CREEK ROAD

OLD GROVE ROAD

EASY ACCESS TO I-15 | CENTRAL TO MIRAMAR, SORRENTO VALLEY & MIRA MESA | WALKING DISTANCE TO PUBLIC TRANSIT | RETAIL / RESTAURANT AMENITIES NEARBY



# SCRIPPS RANCH

Scripps Ranch is located along Interstate-15 north of Downtown San Diego, and its largest employers are a cross-section of STEM and healthcare industries, including Sharp Rees-Stealy, MedImpact Healthcare Systems, and Intel. This area is also on the radar of life sciences firms and could benefit further from the high rents in areas such as Torrey Pines and Sorrento Mesa that push tenants into this submarket.

The rolling geography of this submarket tends to limit large campuses, thus standalone buildings are often the office product of choice here. The majority of inventory is clustered along Interstate 15, with very little stock positioned east of Lake Miramar. With the SR-56 connecting with the I-15 just north of the submarket, employers here are generally an easy commute from densely populated north and central San Diego County. The submarket's employers help support a local demographic with household incomes among the highest in the metro—north of \$120,000—and almost two-thirds of residents hold a bachelor's or graduate degree.

**171,123**

2023 POPULATION  
3 MILE RADIUS

**42,254**

DAYTIME EMPLOYEES  
3 MILE RADIUS

**\$1.3B**

CONSUMER SPENDING  
3 MILE RADIUS

**\$139,468**

AVERAGE HH INCOME  
3 MILE RADIUS

**38.3**

MEDIAN AGE  
3 MILE RADIUS

**\$715,017**

MEDIAN HOME VALUE  
3 MILE RADIUS

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