

SCRIPPS RANCH

Business Center



10103 & 10109 CARROLL CANYON ROAD
SAN DIEGO CALIFORNIA 92131

FOR LEASE

±18,732 - 24,211 - 42,943 SF
Freestanding Industrial/Flex Buildings
Available Separately or Together

H.G. FENTON COMPANY

CBRE

Project Highlights

High Demand Submarket

Located in a premier submarket that is virtually entirely occupied, Scripps Ranch Business Center is well situated in one of the most attractive business park environments in San Diego County.

Excellent Location

With immediate access to Interstate 15 and Highway 56, Scripps Ranch Business Center is in close proximity to an abundance of business services, retail, restaurants and hotels.

World Class Ownership

Scripps Ranch Business Center is owned by H.G. Fenton Company, a stable and accommodating ownership entity. H.G. Fenton currently owns and self-manages over 4.5 million square feet in San Diego. "Trust, Service and Tradition Since 1906".

**SCRIPPS
RANCH**
Business
Center



Site Plan



10103 Building Features



10103 Carroll Canyon Road, San Diego, CA 92131



±24,211 SF Freestanding



Approximately 30% office/70% HVAC warehouse
(100% HVAC)



(2) Grade level loading doors with potential for
covered dock high loading



Warehouse clear height approximately 16'-17'



Potential for fenced parking in the rear of the
building



Fire sprinklers



Switchgear rated for 2,000 Amps @ 277/480v power
(Tenant must verify)



Approximately 3/1,000 parking ratio



Monument and building signage available



Premier Central San Diego location with immediate
access to Interstate 15



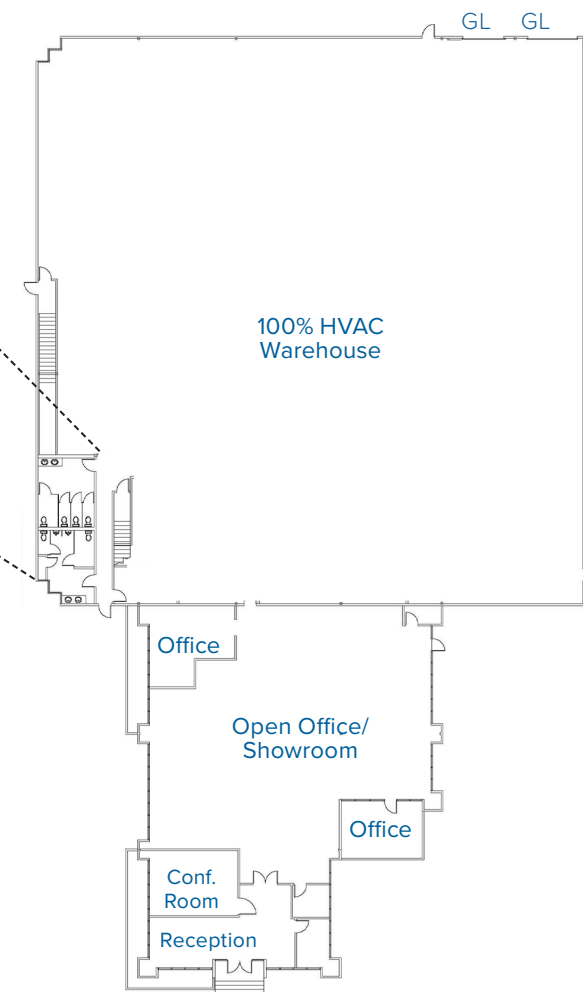
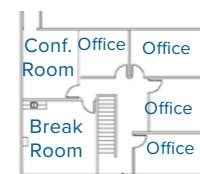
Available March 1, 2027



Lease Rate: \$1.70/SF/Mo. Net of Expenses
(NNNs = ±\$0.33/SF/Mo.)



Mezzanine



GL - Grade level loading door

Main Entry

10109 Building Features



10109 Carroll Canyon Road, San Diego, CA 92131



±18,732 SF Freestanding building



100% HVAC - 40% improved office space



(3) Grade level loading doors



(2) Balconies and outdoor patio



Warehouse clear height approximately 16'-18'



Fully sprinklered



2,000 Amps @ 120/208v power (Tenant must verify)



Approximately 3/1,000 parking ratio



Premier Central San Diego location with immediate access to Interstate 15



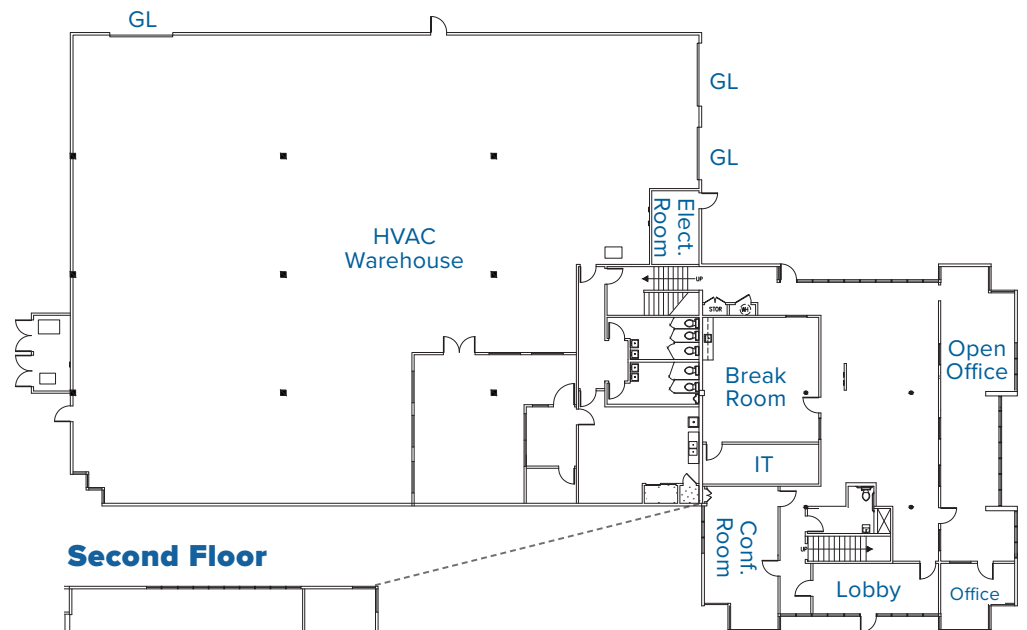
Available March 1, 2027



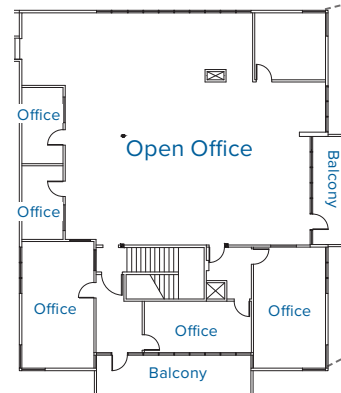
Lease Rate: \$1.70/SF/Mo. Net of Expenses
(NNN's = ±\$0.30/SF/Mo.)



First Floor



Second Floor



GL - Grade level loading door
*Not to scale

Aerial Locator Map



PACIFIC OCEAN

DEL MAR

SORRENTO
MESA

RANCHO
BERNARDO

SCRIPPS RANCH
Business Center



UTC
MIRAMAR

← KEARNY
MESA

WILLOW CREEK RD

CARROLL CANYON RD

10103

10109



APPALOOSA RD

Drive Time Map

CENTRAL CONVENIENCE

DRIVE TIMES:

< 5 MIN



I-15, Scripps Ranch, & Miramar

< 10 MIN



Hwy 56, Hwy 52 & Hwy 163,
Mira Mesa, & Kearny Mesa

< 15 MIN



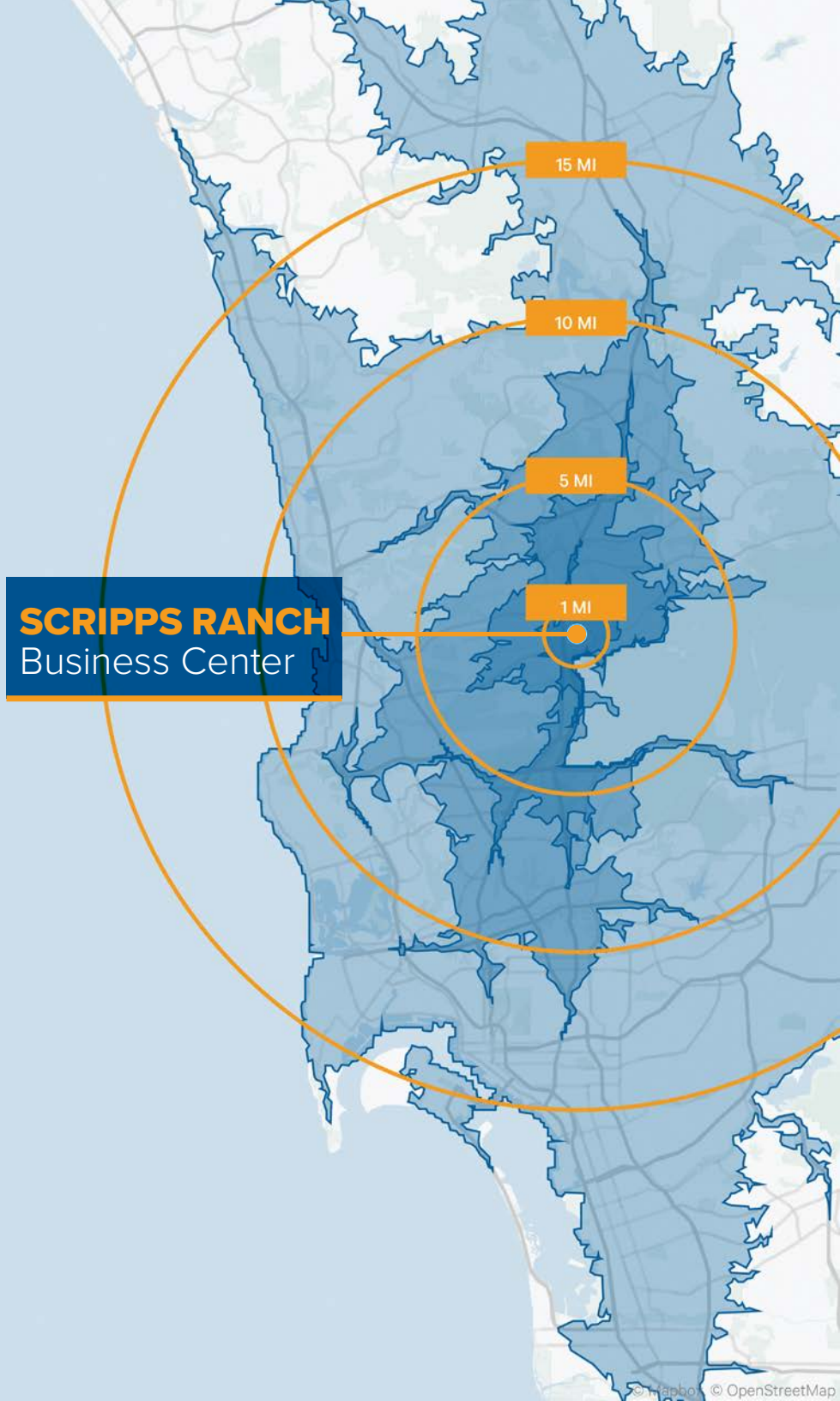
I-5, I-805, Mission Gorge, Poway,
Rancho Bernardo, Carmel Mountain
Ranch, Sorrento Mesa, Sorrento
Valley, UTC, Mission Valley

< 30 MIN



Hwy 78, Escondido, San Marcos, Del
Mar, Morena, La Jolla, Sports Arena, San
Diego Int'l Airport, La Mesa, Santee, El
Cajon, National City, Chula Vista, US-
Mexico border

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