

TURN-KEY BREWERY OPPORTUNITY



FOR SUBLEASE

Scripps Ranch Industrial Building

10051 Old Grove Road, San Diego, CA 92131



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**±24,497 SF
Building Size**

**1.09 Acres
Lot Size**

**Contact Broker
For Sublease Rate**

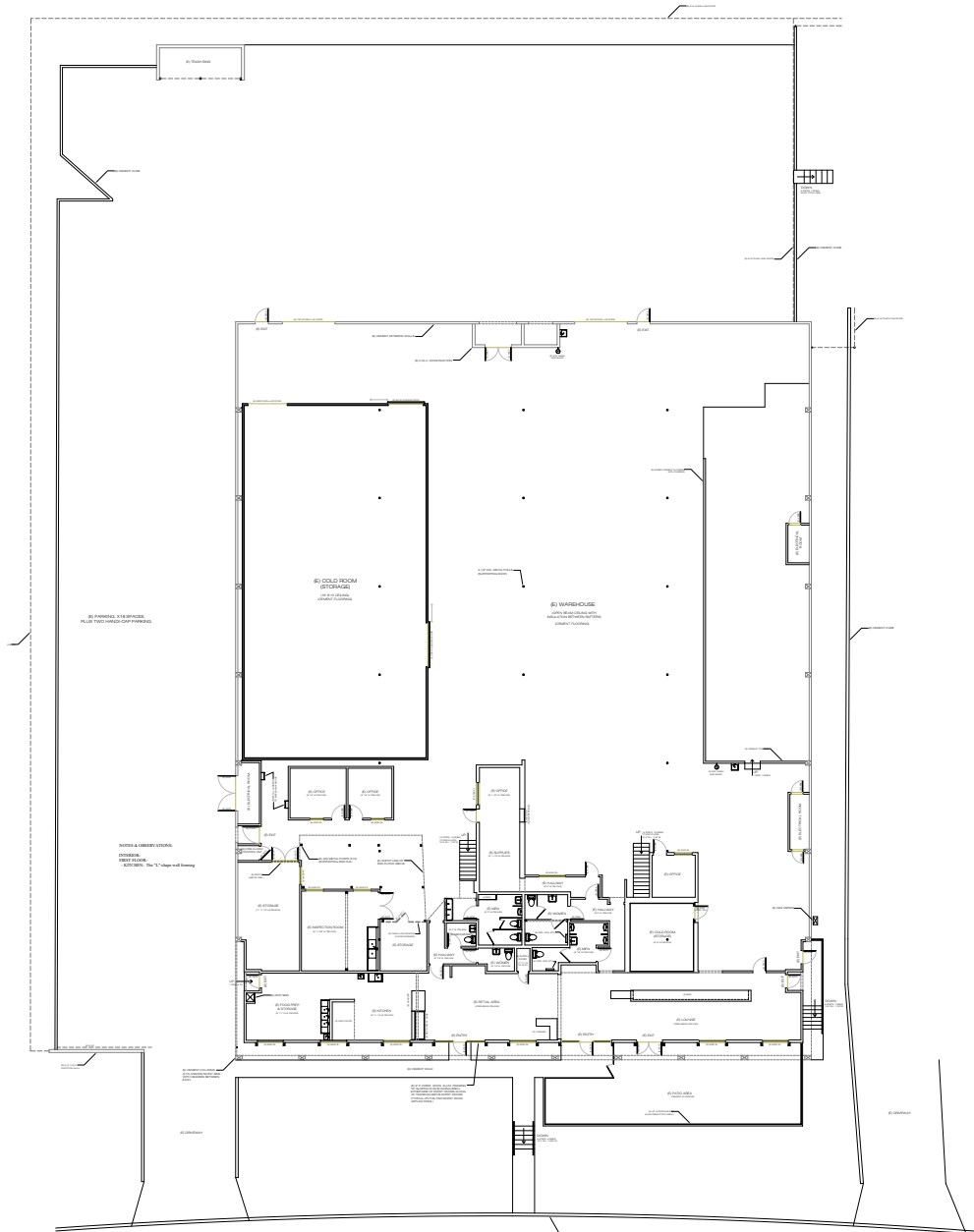
PROPERTY HIGHLIGHTS

- ±24,497 SF freestanding building
- Two grade-level doors
- 20' clear height
- ±3,500 SF cooler
- 3,200 amps (tenant to verify)
- Turn-key brewery opportunity
Equipment list available upon request
- Prime Scripps Ranch location
- <5 minutes to I-15 via Pomerado Rd
- Sublease through May 2029
(Longer-term direct lease available)
- Do not disturb tenant
(Contact broker to schedule tour)

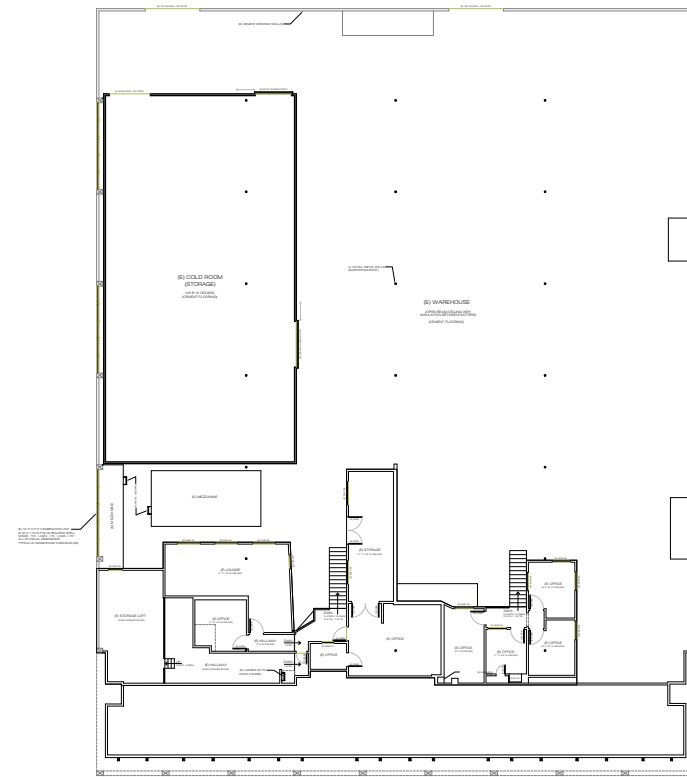


Site Plan

10051 Old Grove Road, San Diego, CA 92131



FIRST FLOOR



SECOND FLOOR

Exterior Building Photos

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Warehouse Photos

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Tasting Room Photos

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Corporate Neighbors & Access

10051 Old Grove Road, San Diego, CA 92131



Mesa Shopping Center

- Sherwin-Williams
- Leslies
- Popeyes
- McDonald's
- Discount Tire

Mira Mesa Market Center

- The Home Depot
- Smart & Final
- Regal
- Laboy
- Barnes & Noble
- Verizon
- Tillys
- Ross Dress For Less
- Bath & Body Works
- Jamba
- Ulta
- Starbucks
- Panera
- CVS
- Old Navy
- Planet Fitness
- Cold Stone

Miramar Commerce Center

- San Diego Medical Waste Services, LLC
- DeMar Wholesale Flooring
- Pacific Signaling
- Remsey Learning
- GG Tile & Design
- SmartDay

San Diego Miramar College

Miramar Center

- FSRISIGHT
- Design Synthesis
- Cyth Systems
- ARCO
- Network Titan
- babmar
- Pacific Safety Centers
- Network Titan

SITE

- STERIS
- Prologis
- Carbon
- Enterprise
- Land Rover
- Subway
- McX
- GNC
- McGees Marine Corps
- Drady Plus
- Best Buy
- Auto Glass Center
- My Islam Shop
- Bodyfix Thai Massage
- Binding Site
- babmar
- Network Titan
- Public Storage
- Starbucks
- Comfort Inn
- Courtyard
- Best Western
- Fire Merch Around
- Applied
- Green Tech
- Bodyfix
- San Didi Vegetarian Cuisine
- Arshar
- Black Mountain Collision
- Health Hand
- Advantage
- Mobil
- Starbucks
- Comfort Inn
- Courtyard
- Best Western

- Trader Joe's
- Chuck & Cheese
- Auto Fraud
- Prime Networks
- Awesome Movers
- Rocky Mountain Recreation
- Regus
- Carvo
- Scripps Ranch High School
- Aetna
- Mission Fed
- Gafcon
- Miramar Ranch Elementary School
- Wells Fargo
- Chase
- Vons

- Teledyne API
- National University
- Delta Group
- Everon
- Innotech
- Forté
- Position
- Excelsior
- Verfen
- WD-40
- Excelsior
- FedEx
- Human Touch
- TriMark
- NHERI

Drive Times

10051 Old Grove Road, San Diego, CA 92131



SAN DIEGO COUNTY MAP

4 Minutes
To I-15

20 Minutes
To I-5

25 Minutes
To Downtown San Diego

30 Minutes
To San Diego International Airport

45 Minutes
To US/Mexico Border

45 Minutes
To Riverside County

65 Minutes
To Orange County





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