



CABRILLO

COMMERCE CENTER

5555-5595 MAGNATRON BLVD
5600-5644 KEARNY MESA ROAD
SAN DIEGO, CALIFORNIA 92111



INDUSTRIAL/OFFICE/FLEX SUITES FOR LEASE

4.5% BROKER COMMISSION

RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032

JACK TICE
619.500.7626
jack.tice@cushwake.com
CA LIC. 02161178

BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573



12830 El Camino Real, Suite 100, San Diego, CA 92130 | www.cushmanwakefield.com



CABRILLO

COMMERCE CENTER

SNAPSHOT OF AVAILABILITY

5600 Kearny Mesa Rd

100% Leased

5610 Kearny Mesa Rd

100% Leased

5620 Kearny Mesa Rd

100% Leased

5630 Kearny Mesa Rd

100% Leased

5640 Kearny Mesa Rd

Suite I	1,991 SF	\$2.05 NNN*	Available 5/1/2025.
---------	----------	-------------	---------------------

5644 Kearny Mesa Rd

Suite S	849 SF	\$2.10 NNN*	Available now.
---------	--------	-------------	----------------

5555 Magnatron Blvd

Suite L	2,754 SF	\$2.05 NNN*	Available now.
---------	----------	-------------	----------------

5575 Magnatron Blvd

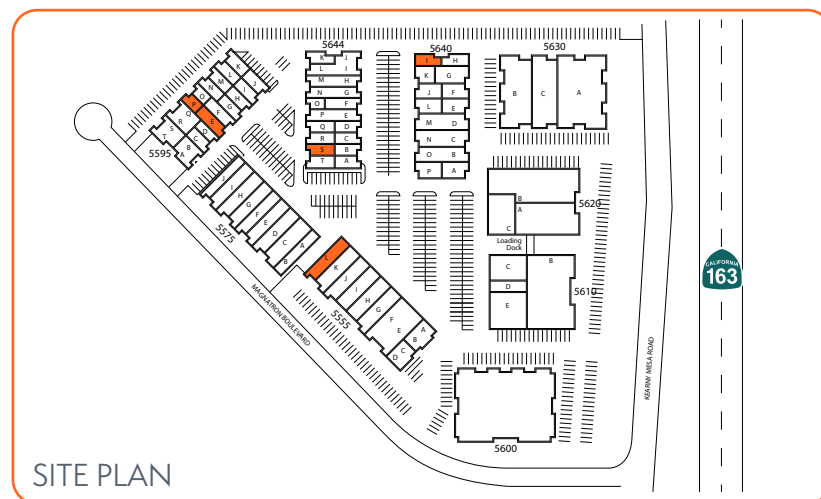
100% Leased

5595 Magnatron Blvd

Suite E	1,463 SF	\$2.05 NNN*	Available 8/1/2025.
---------	----------	-------------	---------------------

Suite P	750 SF	\$2.10 NNN*	Available now.
---------	--------	-------------	----------------

*NNNs = \$0.37 PSF



SITE PLAN

MULTI-TENANT INDUSTRIAL SUITES

Part of an approximately
214,380 Square Foot, (9)
Building Project



14' - 18'
Clear Height

Varying Suite Size
and Percentage
Build-outs

Excellent Access to
Highway 163, 52, I-5



Outstanding
Central San Diego
Location

Prominent Highway 163
Frontage and Visibility

AT&T and Time Warner
Cable connectivity



Natural gas available at
5640 Kearny Mesa Rd

On-site Deli

Security Patrol

5555-5595 MAGNATRON BLVD & 5600-5644 KEARNY MESA ROAD, SAN DIEGO, CALIFORNIA 92111

RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032

JACK TICE
619.500.7626
jack.tice@cushwake.com
CA LIC. 02161178

BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573



12830 El Camino Real, Suite 100, San Diego, CA 92130 | www.cushmanwakefield.com



CABRILLO

COMMERCE CENTER

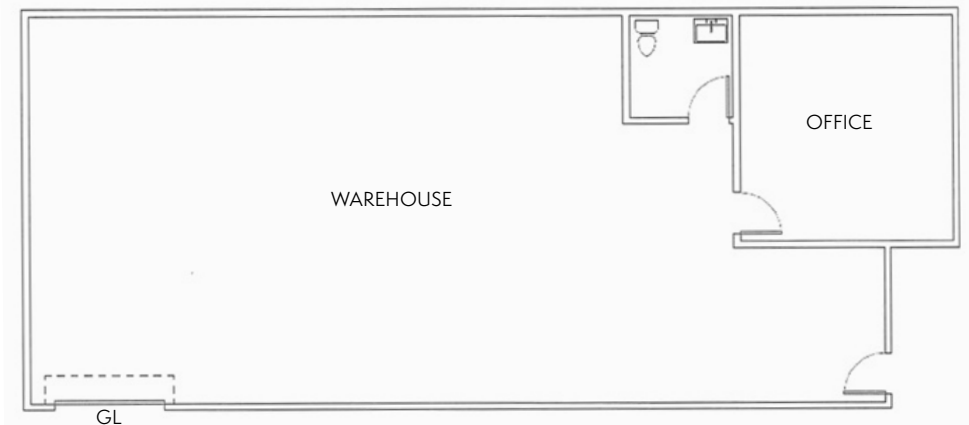
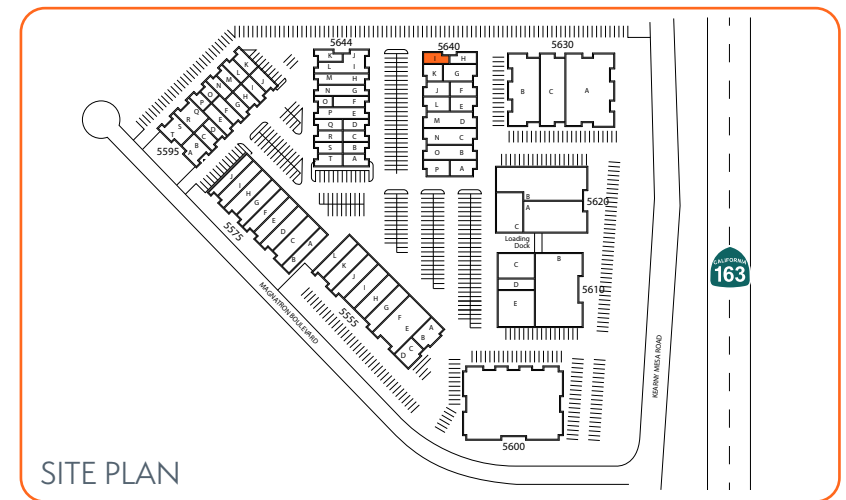
5640 KEARNY MESA RD

Suite I 1,991 SF \$2.05 PSF/Month NNN

(1) Private office, balance warehouse, (1) restroom, (1) grade level door.

Available 5/1/2025.

NNNs = \$0.37 PSF



*Floor plan to be verified

5555-5595 MAGNATRON BLVD & 5600-5644 KEARNY MESA ROAD, SAN DIEGO, CALIFORNIA 92111

RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032

JACK TICE
619.500.7626
jack.tice@cushwake.com
CA LIC. 02161178

BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573



12830 El Camino Real, Suite 100, San Diego, CA 92130 | www.cushmanwakefield.com



CABRILLO COMMERCE CENTER

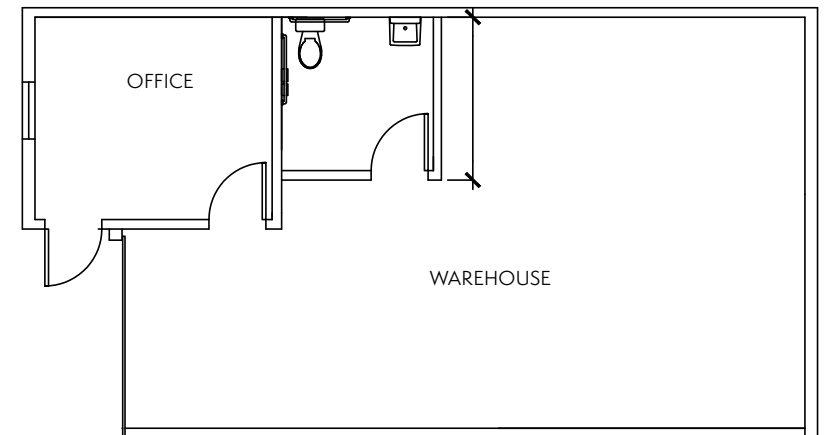
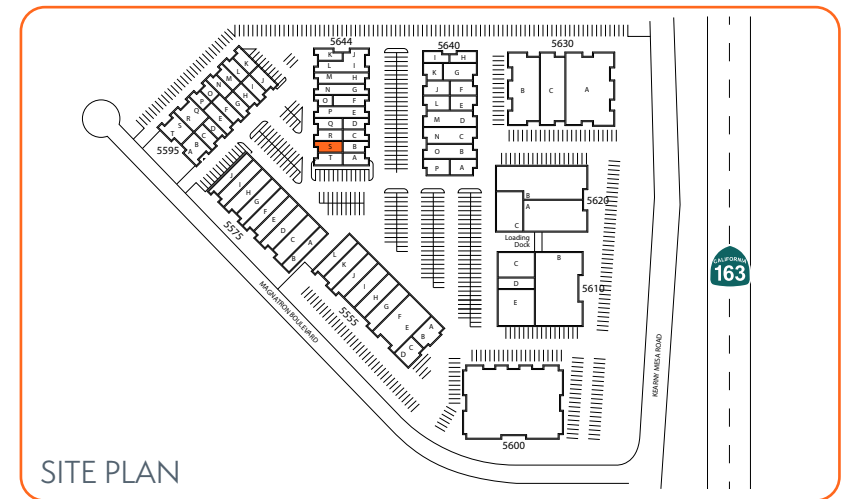
5644 KEARNY MESA RD

Suite S 849 SF \$2.10 PSF/Month NNN

(1) Private office, (1) restroom, balance warehouse.

Available now.

NNNs = \$0.37 PSF



*Floor plan to be verified

5555-5595 MAGNATRON BLVD & 5600-5644 KEARNY MESA ROAD, SAN DIEGO, CALIFORNIA 92111

RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032

JACK TICE
619.500.7626
jack.tice@cushwake.com
CA LIC. 02161178

BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573



12830 El Camino Real, Suite 100, San Diego, CA 92130 | www.cushmanwakefield.com



CABRILLO

COMMERCE CENTER

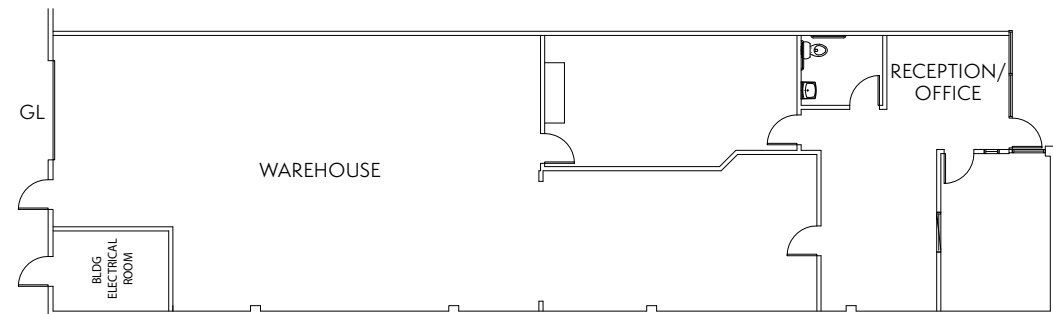
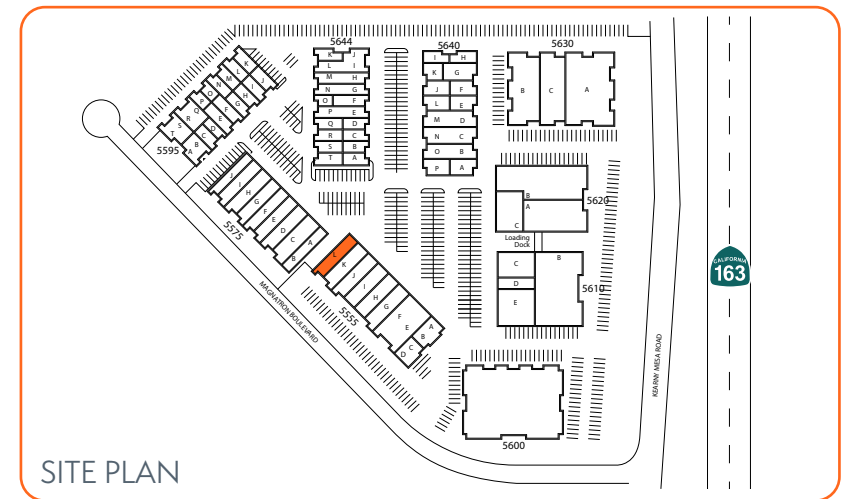
5555 MAGNATRON BLVD

Suite L 2,754 SF \$2.05 PSF/Month NNN

Open reception/office, (1) private office, balance warehouse, (1) restroom, (1) grade level door.

Available now.

NNNs = \$0.37 PSF



*Floor plan to be verified

5555-5595 MAGNATRON BLVD & 5600-5644 KEARNY MESA ROAD, SAN DIEGO, CALIFORNIA 92111

RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032

JACK TICE
619.500.7626
jack.tice@cushwake.com
CA LIC. 02161178

BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573



12830 El Camino Real, Suite 100, San Diego, CA 92130 | www.cushmanwakefield.com



CABRILLO

COMMERCE CENTER

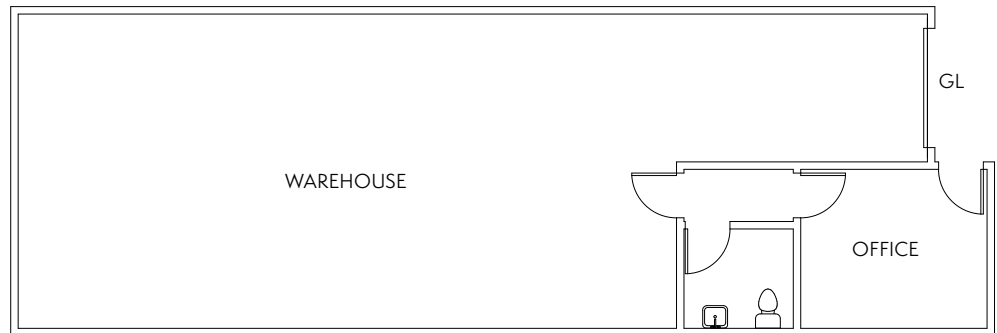
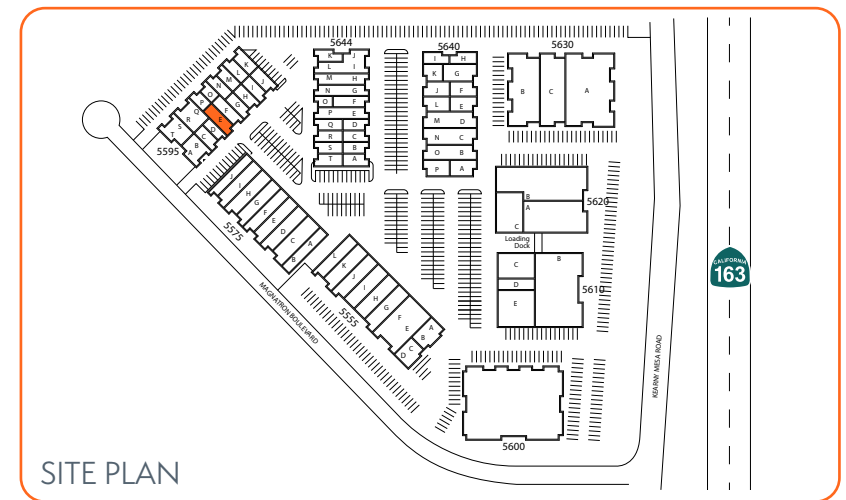
5595 MAGNATRON BLVD

Suite E 1,463 SF \$2.05 PSF/Month NNN

(1) Private office, balance warehouse, (1) restroom, (1) grade level door.

Available 8/1/2025.

NNNs = \$0.37 PSF



*Floor plan to be verified

5555-5595 MAGNATRON BLVD & 5600-5644 KEARNY MESA ROAD, SAN DIEGO, CALIFORNIA 92111

RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032

JACK TICE
619.500.7626
jack.tice@cushwake.com
CA LIC. 02161178

BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573



12830 El Camino Real, Suite 100, San Diego, CA 92130 | www.cushmanwakefield.com



CABRILLO

COMMERCE CENTER

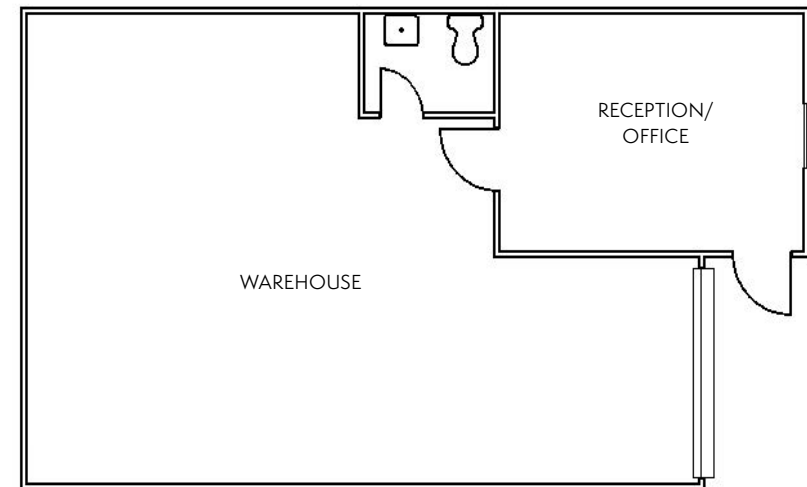
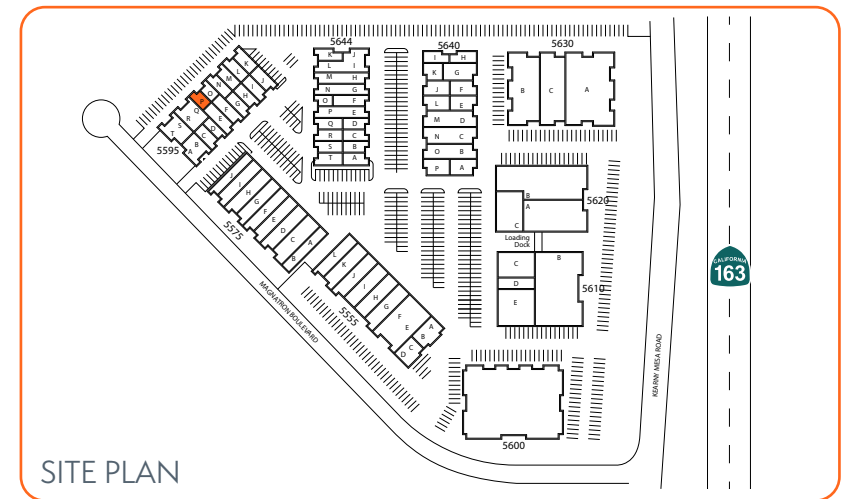
5595 MAGNATRON BLVD

Suite P 750 SF \$2.10 PSF/Month NNN

Open reception/office, balance warehouse, (1) restroom.

Available now.

NNNs = \$0.37 PSF



*Floor plan to be verified

5555-5595 MAGNATRON BLVD & 5600-5644 KEARNY MESA ROAD, SAN DIEGO, CALIFORNIA 92111

RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032

JACK TICE
619.500.7626
jack.tice@cushwake.com
CA LIC. 02161178

BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573



12830 El Camino Real, Suite 100, San Diego, CA 92130 | www.cushmanwakefield.com

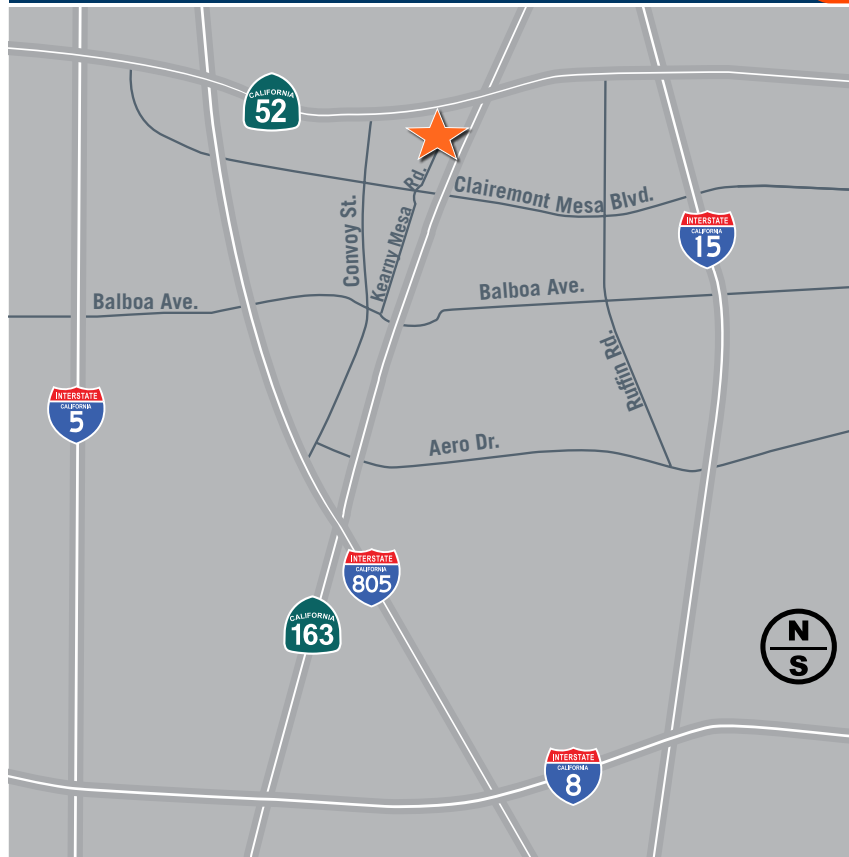


CABRILLO

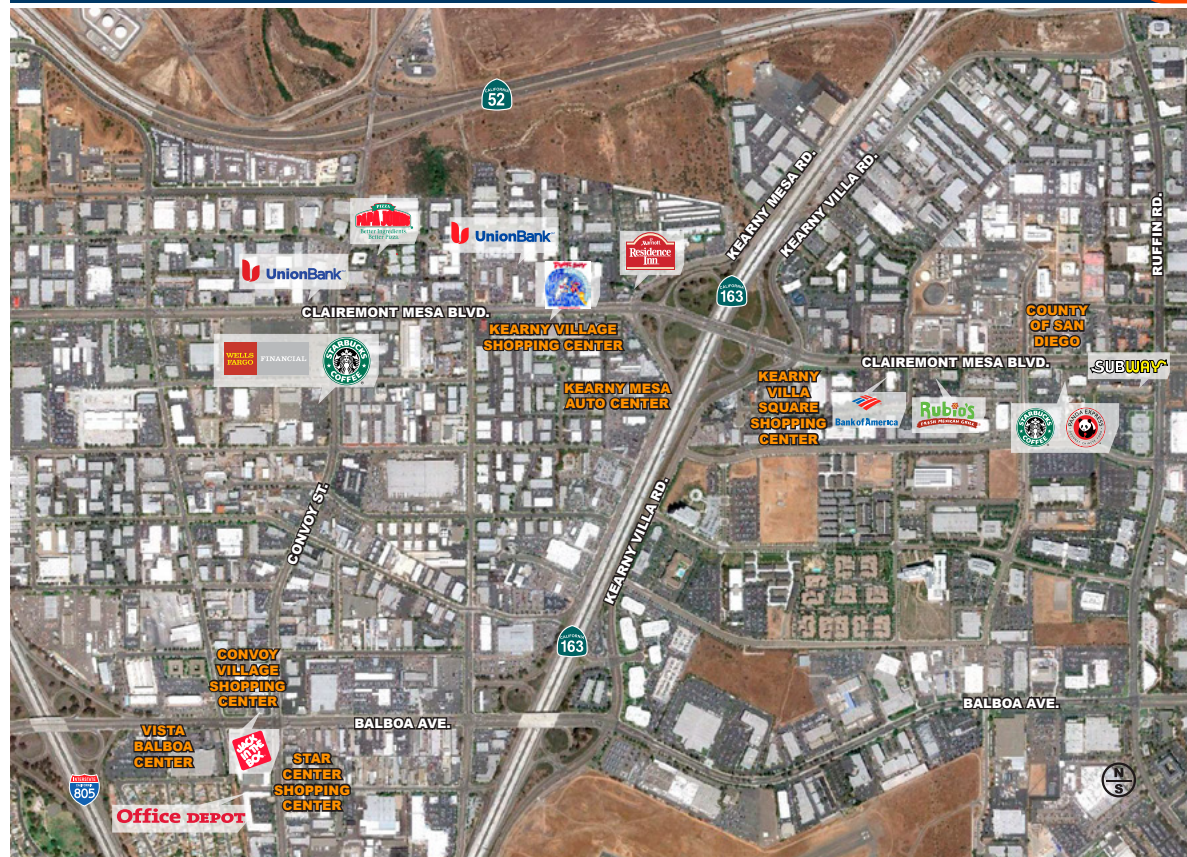
COMMERCE CENTER

©CUSHMAN & WAKEFIELD. ALL RIGHTS RESERVED. THIS INFORMATION HAS BEEN OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE BUT HAS NOT BEEN VERIFIED. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S).

LOCATOR MAP



AMENITIES



5555-5595 MAGNATRON BLVD & 5600-5644 KEARNY MESA ROAD, SAN DIEGO, CALIFORNIA 92111

RYAN DOWNING, SIOR
858.546.5416
ryan.downing@cushwake.com
CA LIC. 01955032

JACK TICE
619.500.7626
jack.tice@cushwake.com
CA LIC. 02161178

BRANT ABERG, SIOR
858.546.5464
brant.aberg@cushwake.com
CA LIC. 01773573



12830 El Camino Real, Suite 100, San Diego, CA 92130 | www.cushmanwakefield.com