



# BLACK MOUNTAIN COMMERCE PARK

9360-9420 ACTIVITY ROAD / 9580 & 9630 BLACK MOUNTAIN ROAD, SAN DIEGO, CA 92126



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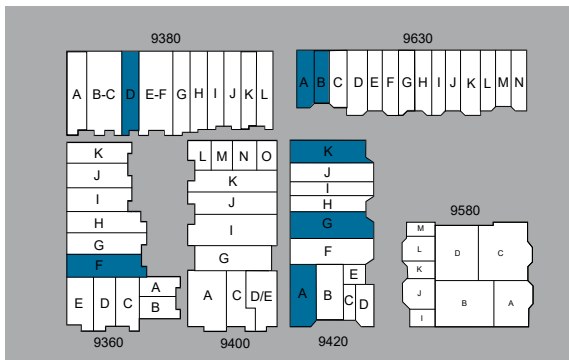
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## PROPERTY HIGHLIGHTS

- Easy access to I-15 and I-805
- Signalized intersection at Black Mountain and Activity Road
- Showroom, office, and industrial suites available
- Ample parking (ratio of 3:1,000)
- Expansion opportunities throughout the 96,000 SF, 6 building business park
- Cable Internet available
- Close proximity to restaurants, retail, and public transportation
- Very responsive and strong local ownership and property management

## INDUSTRIAL/FLEX AVAILABILITIES

ADDRESS	SF	RENT	COMMENTS
9360 Activity Rd, suite F	1,400	\$2,884/Month (\$2.06/SF) (\$1.65 NNN + \$0.41 opex)	Reception, 3 private offices, 1 restroom, balance warehouse, 1 GL door. Available 6/1/2026.
9380 Activity Rd, Suite D	1,800	\$3,708/Month (\$2.06/SF) (\$1.65 NNN + \$0.41 opex)	Reception, 1 private office, 1 restroom, balance warehouse. 1 GL door. Available Now.
9420 Activity Rd, Suite A	1,200	\$2,472/Month (\$2.06/SF) (\$1.65 NNN + \$0.41 opex)	Reception, 2 private offices, open office area, 1 restroom, balance warehouse. 1 GL door. Available Now.
9420 Activity Rd, Suite G	1,620	\$3,337/Month (\$2.06/SF) (\$1.65 NNN + \$0.41 opex)	Reception/open office, 1 restroom, balance warehouse. 1 GL door. Available Now.
9420 Activity Rd, Suite K	1,340	\$2,760/Month (\$2.06/SF) (\$1.65 NNN + \$0.41 opex)	Reception, 2 open offices, 1 restroom, 1 private office, HVAC production room, balance warehouse. 1 GL door. Available Now.
9630 Black Mountain Rd Suite A&B	2,840	\$5,282/Month (\$1.86/SF) (\$1.45 NNN + \$0.41 opex)	Reception, 2 private offices, 2 restrooms, balance warehouse. 2 GL doors. Available Now.



 = WAREHOUSE SPACE  = OFFICE SPACE

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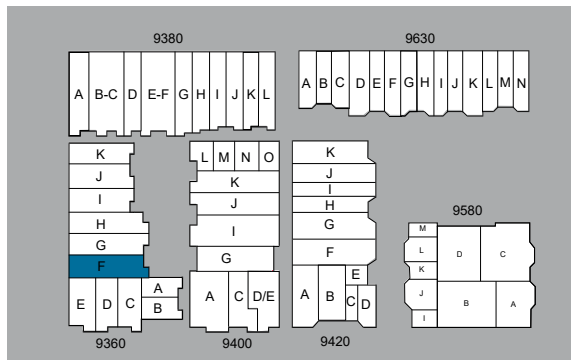
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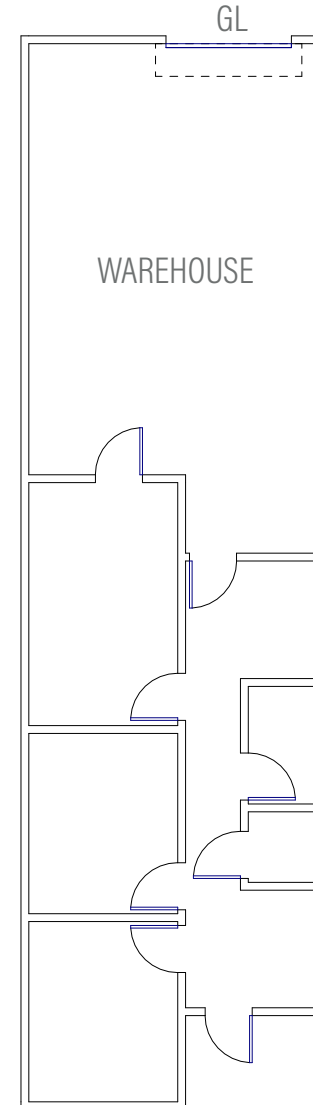
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## 9360 ACTIVITY RD, SUITE F

- 1,400 square feet
- Reception, 3 private offices, 1 restroom, balance warehouse, 1 GL door
- \$2,884/Month (\$1.65 NNN + \$0.41 opex)
- Available 6/1/2026



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\*FLOOR PLAN TO BE VERIFIED

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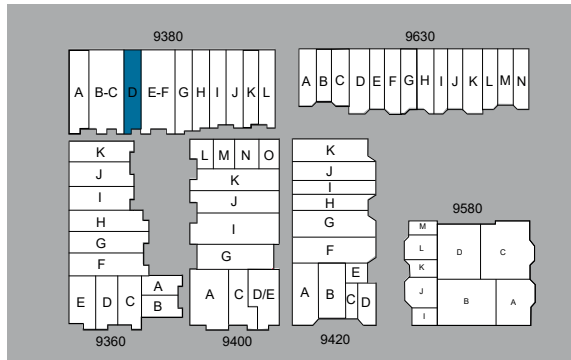
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## 9380 ACTIVITY RD, SUITE D

- 1,800 square feet
- Reception, 1 private office, 1 restroom, balance warehouse, 1 GL door
- \$3,708/Month (\$1.65 NNN + \$0.41 opex)
- Available Now



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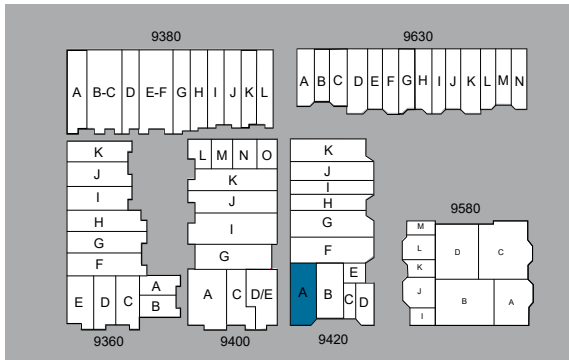
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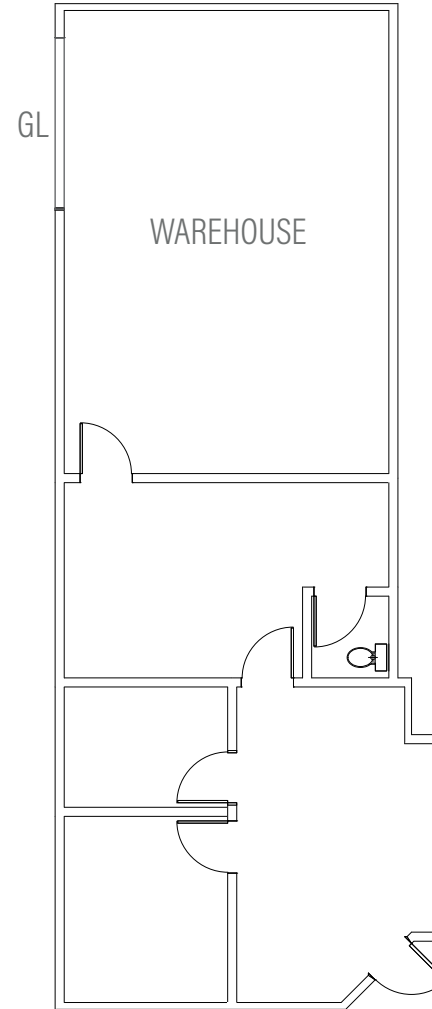
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## 9420 ACTIVITY RD, SUITE A

- 1,200 square feet
- Reception, 2 private offices, open office area, 1 restroom, balance warehouse, 1 GL door
- \$2,472/Month (\$1.65 NNN + \$0.41 opex)
- Available Now



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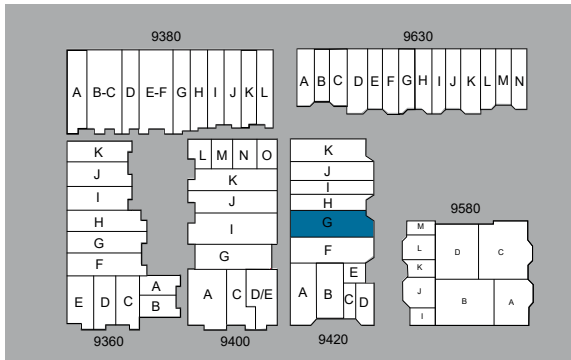
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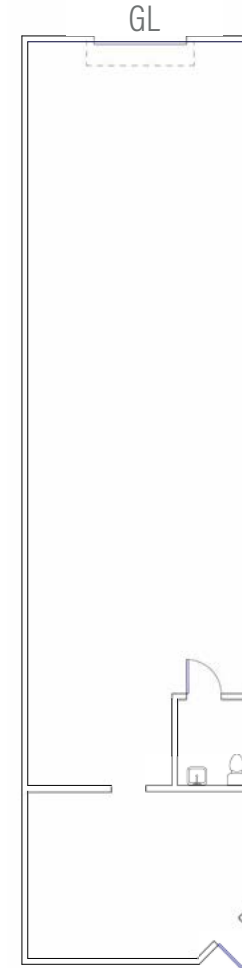
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## 9420 ACTIVITY RD, SUITE G

- 1,620 square feet
- Reception/open office, 1 restroom, balance warehouse, 1 GL door
- \$3,337/Month (\$1.65 NNN + \$0.41 opex)
- Available Now



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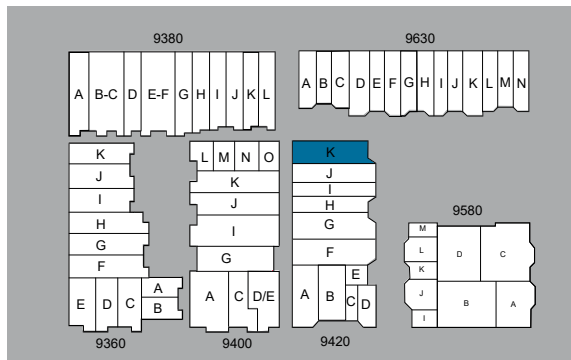
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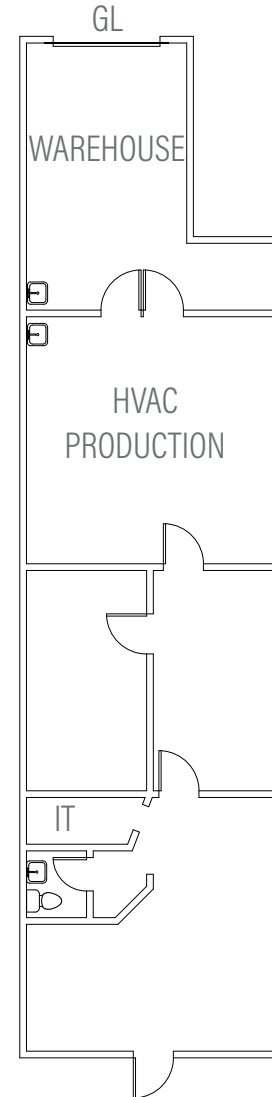
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## 9420 ACTIVITY RD, SUITE K

- 1,340 square feet
- Reception, 2 open offices, 1 restroom, 1 private office, HVAC production room, balance warehouse, 1 GL door
- \$2,760/Month (\$1.65 NNN + \$0.41 opex)
- Available Now



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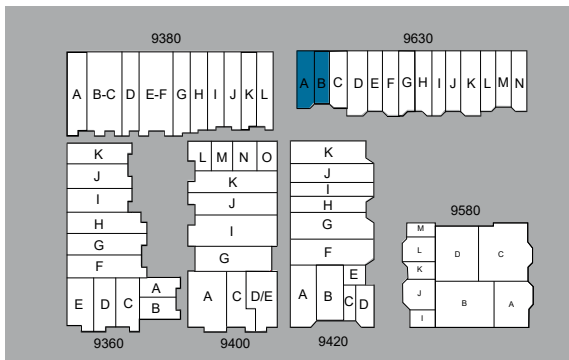
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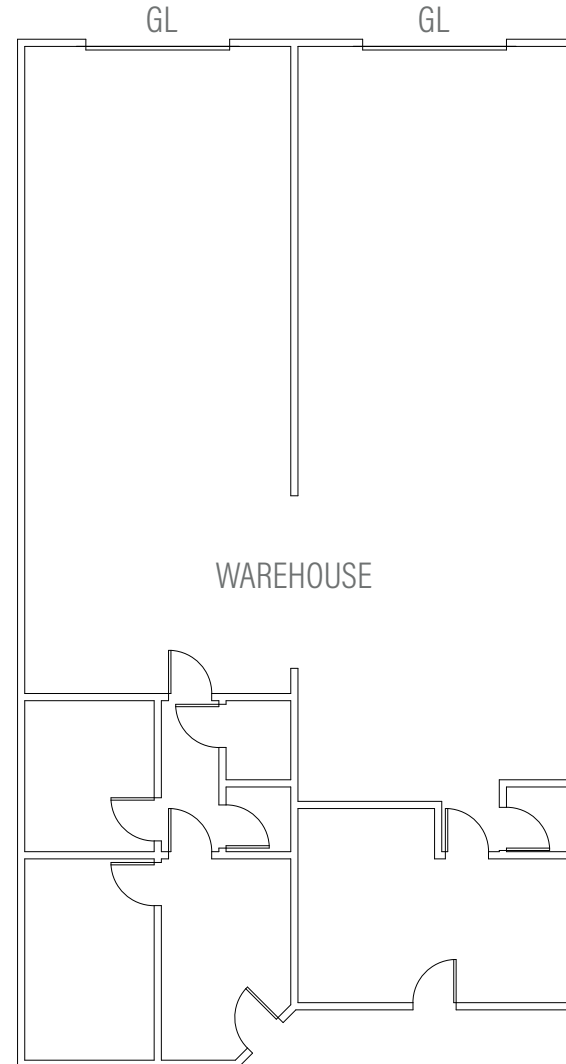
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## 9630 BLACK MOUNTAIN RD, SUITE A&B

- 2,840 square feet
- Reception, 2 private offices, 2 restrooms, balance warehouse. 2 GL doors.
- \$5,282/Month (\$1.45 NNN + \$0.41 opex)
- Available Now



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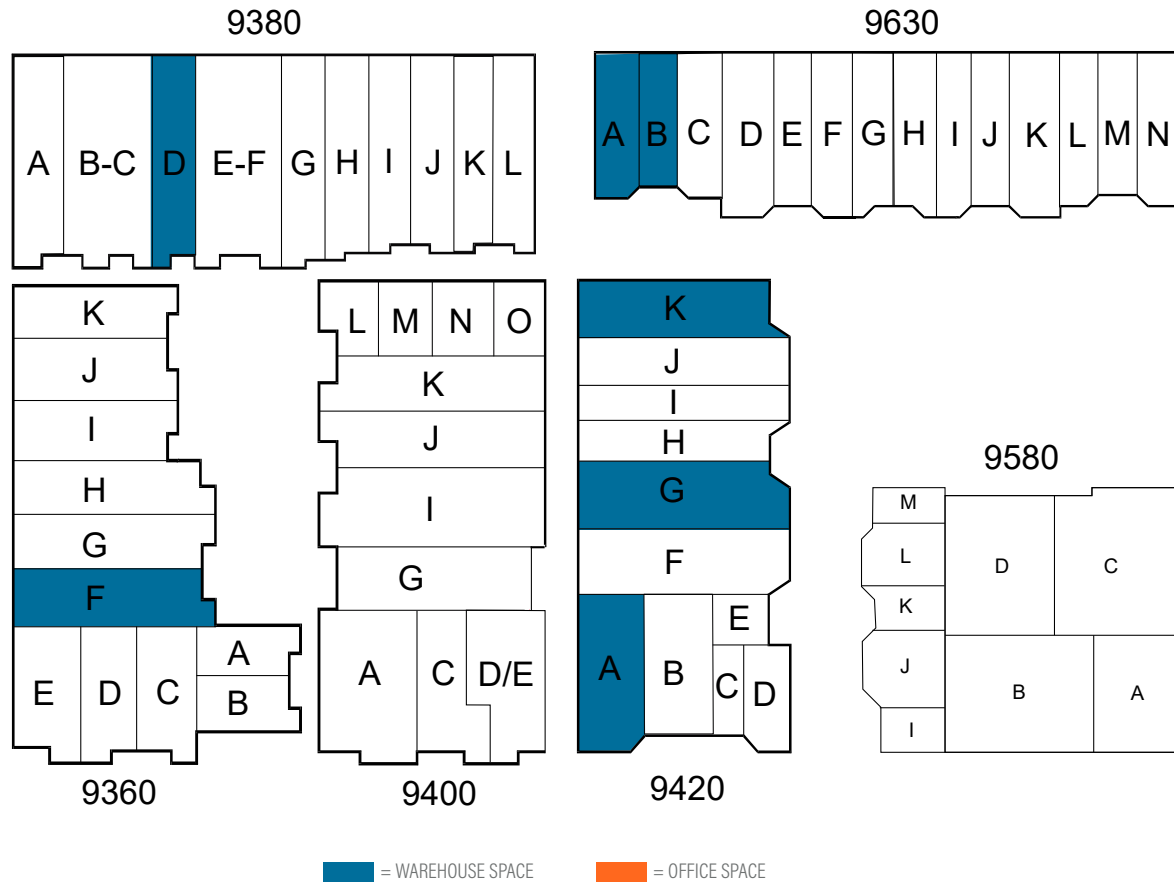
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## SITE PLAN



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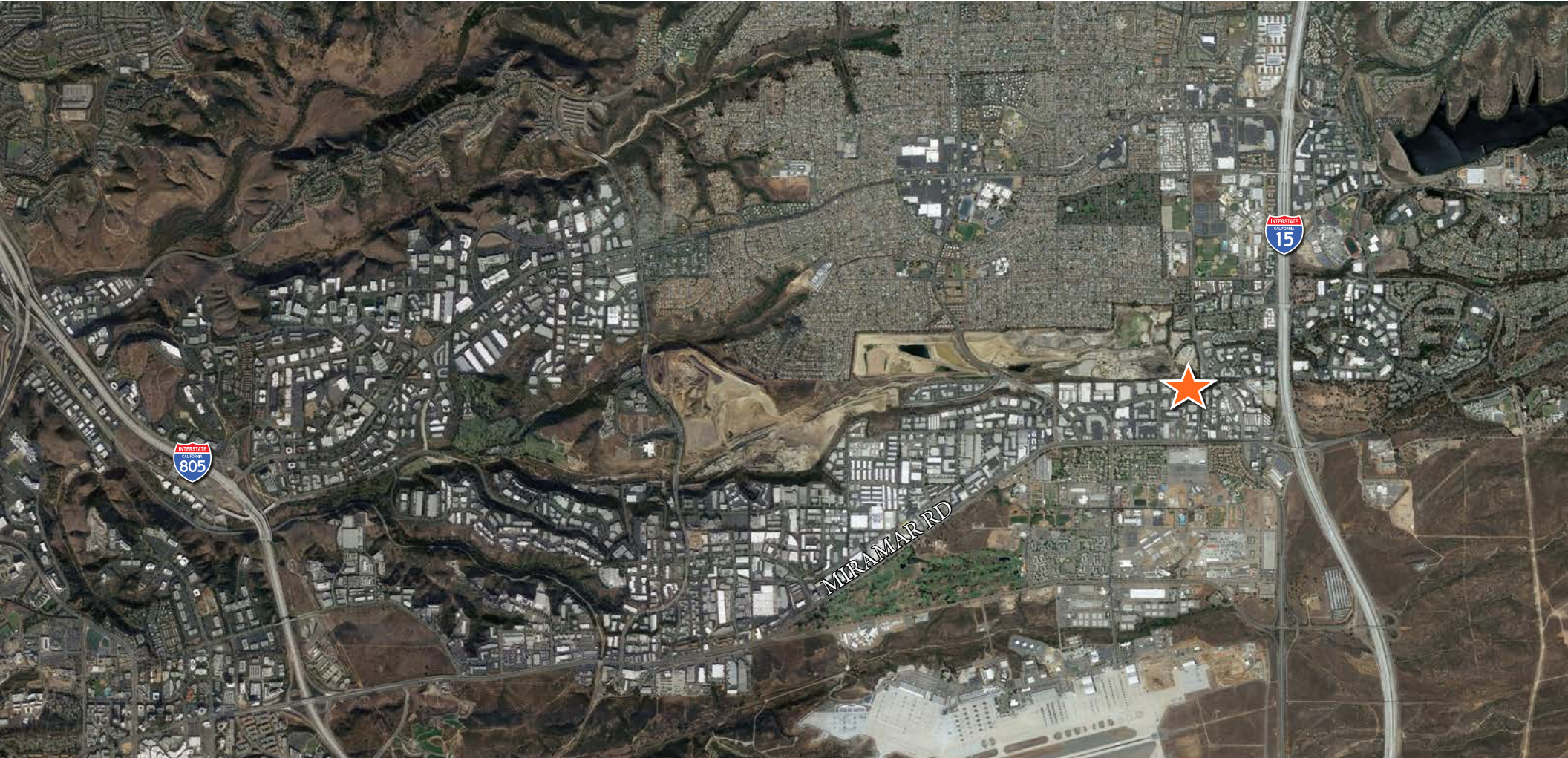
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