



BLACK MOUNTAIN COMMERCE PARK

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



\$1.45 PSF NNN
Year 1 Rent Promo
9580 Black Mountain Rd
Suite A

RYAN DOWNING, SIOR

858 546 5416

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CA LIC. 01313484

TRINITY CARSON

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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



■ = WAREHOUSE SPACE

■ = OFFICE SPACE

INDUSTRIAL/FLEX AVAILABILITIES

ADDRESS	SF	RENT	COMMENTS
9360 Activity Rd, Suite J	1,200	\$2,472/Month (\$2.06/SF) (\$1.65 NNN + \$0.41 opex)	Reception/open office, 1 private office, 1 restroom, balance warehouse. 1 GL door. Available Now.
9380 Activity Rd, Suite B&C	3,600	\$7,416/Month (\$2.06/SF) (\$1.65 NNN + \$0.41 opex)	Reception/open office, 2 restrooms, balance warehouse. 2 GL doors. Available with 30 day's notice. *Divisible into two 1,800 SF suites
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.
9400 Activity Rd, Suite K	1,400	\$2,884/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 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 with 30 day's notice.
9630 Black Mountain Rd Suite A&B	2,840	\$5,566/Month (\$1.96/SF) (\$1.55 NNN + \$0.41 opex)	Reception, 2 private offices, 2 restrooms, balance warehouse. 2 GL doors. Available Now.

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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

OFFICE AVAILABILITIES

ADDRESS	SF	RENT	COMMENTS
9400 Activity Rd, Suite O	600	\$1,266/Month (\$2.11/SF) (\$1.70 NNN + \$0.41 opex)	100% office, 1 restroom. Available Now.
9580 Black Mountain Rd Suite A	1,716	\$3,449/Month (\$2.01/SF) (\$1.60 NNN + \$0.41 opex)	100% Office, 3 private offices, large bullpen area. Corner suite with signage on Activity Rd. and Black Mountain Rd. Available Now. *Year 1 Rent Promo - \$1.45 NNN



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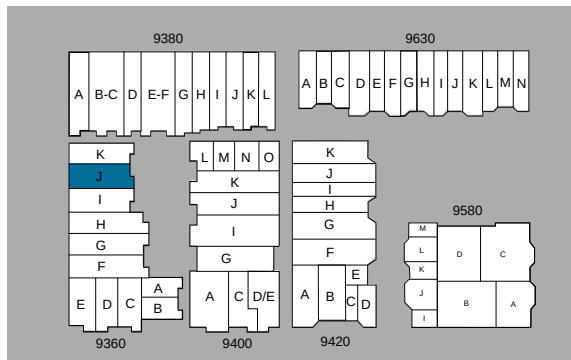
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9360 ACTIVITY RD, SUITE J

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



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*FLOOR PLAN TO BE VERIFIED

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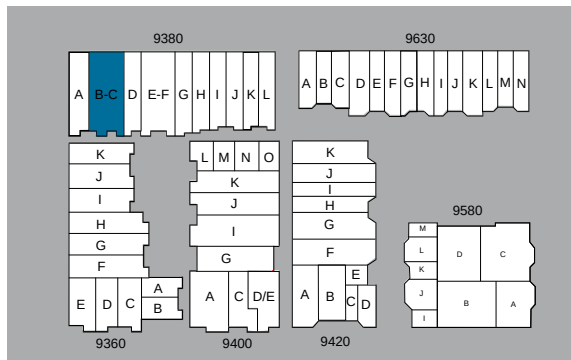
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9380 ACTIVITY RD, SUITE B&C

- 3,600 square feet
- Reception/open office, 2 restrooms, balance warehouse, 2 GL doors
- \$7,416/Month (\$1.65 NNN + \$0.41 opex)
- Available with 30 day's notice
- Divisible into two 1,800 SF suites



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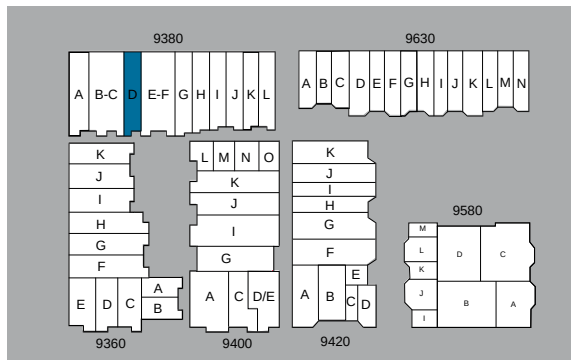
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9380 ACTIVITY RD, SUITE D

- 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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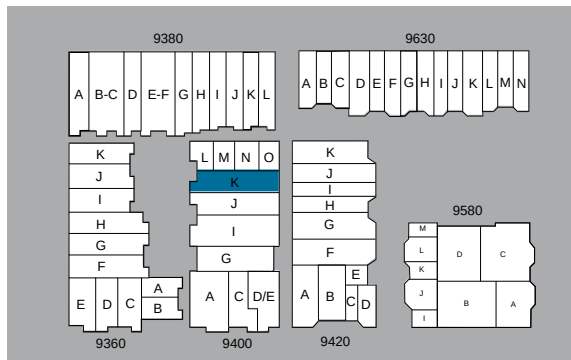
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9400 ACTIVITY RD, SUITE K

- 1,400 square feet
- Reception, 2 private offices, open office area, 1 restroom, balance warehouse, 1 GL door.
- \$2,884/Month (\$1.65 NNN + \$0.41 opex)
- Available Now



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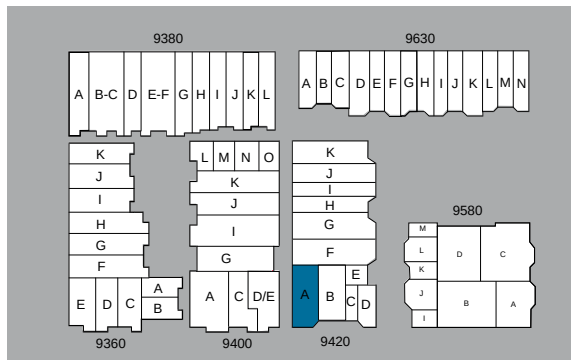
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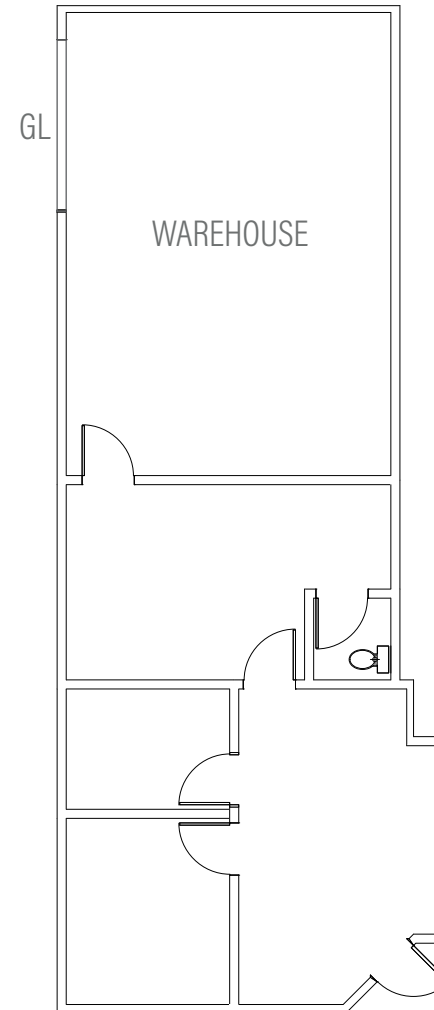
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9420 ACTIVITY RD, SUITE A

- 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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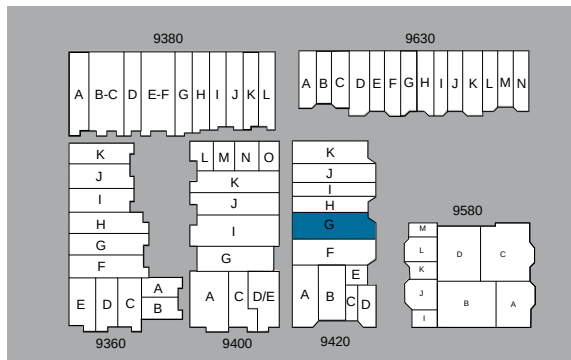
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9420 ACTIVITY RD, SUITE G

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



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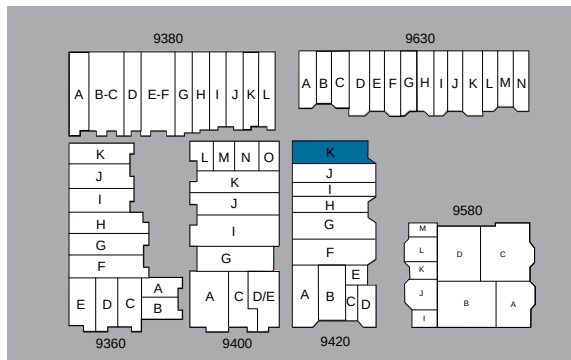
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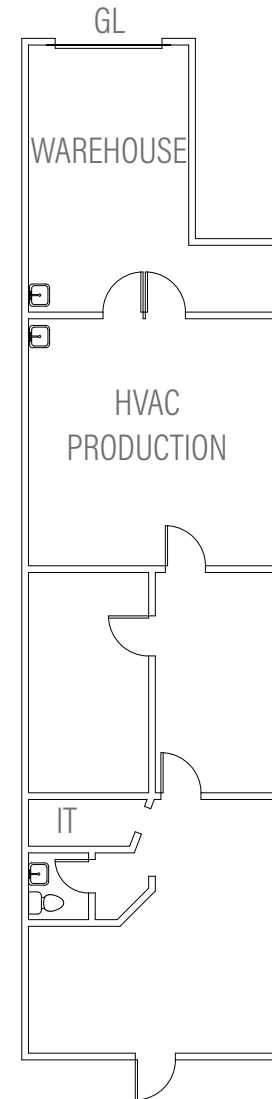
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9420 ACTIVITY RD, SUITE K

- 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 with 30 day's notice



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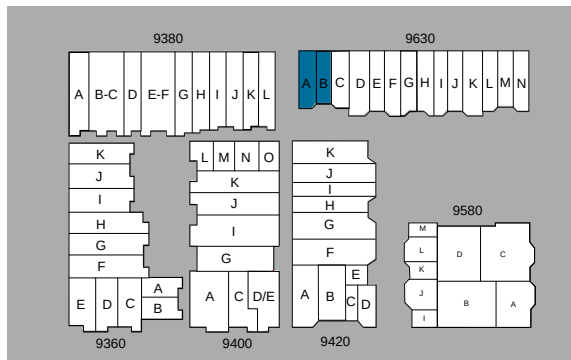
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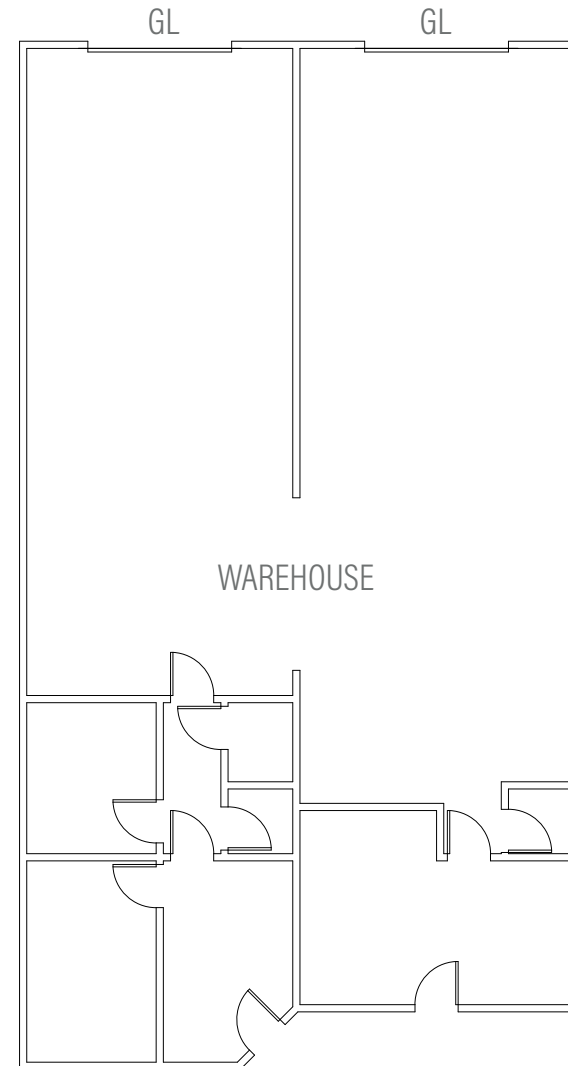
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9630 BLACK MOUNTAIN RD, SUITE A&B

- 2,840 square feet
- Reception, 2 private offices, 2 restrooms, balance warehouse. 2 GL doors.
- \$5,566/Month (\$1.55 NNN + \$0.41 opex)
- Available Now



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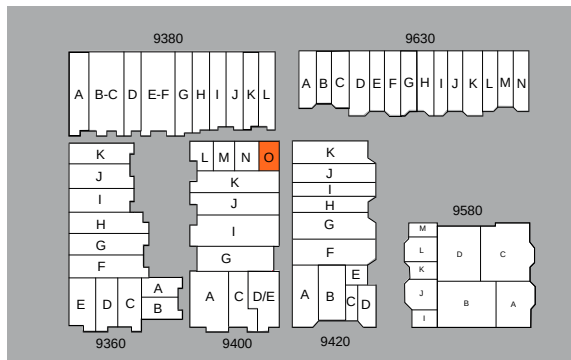
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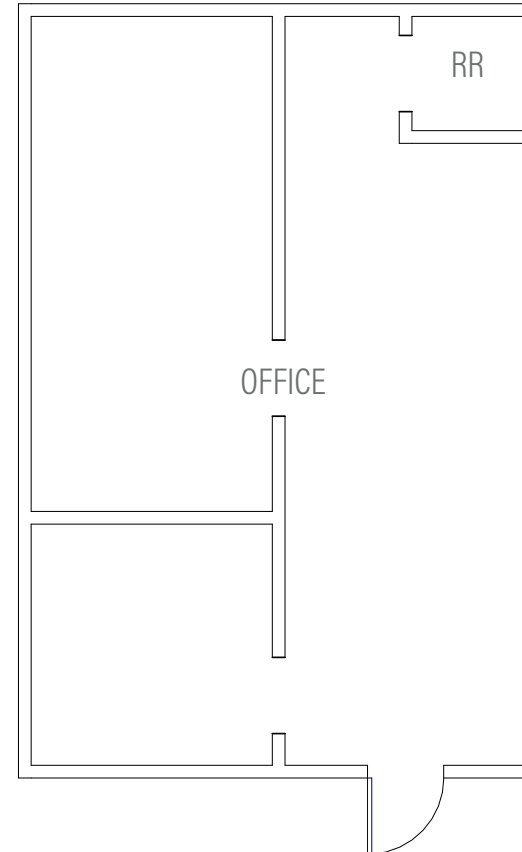
9400 ACTIVITY RD, SUITE O

- 600 square feet
- 100% office, 1 restroom
- \$1,266/Month (\$1.70 NNN + \$0.41 opex)
- Available Now



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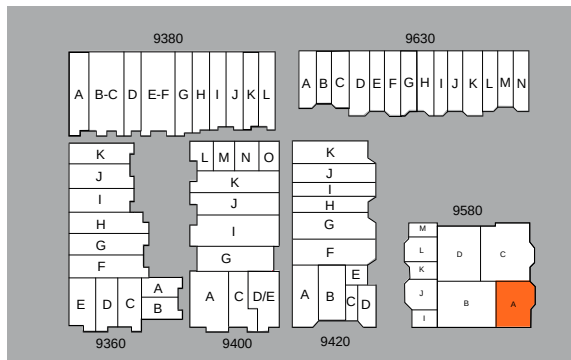
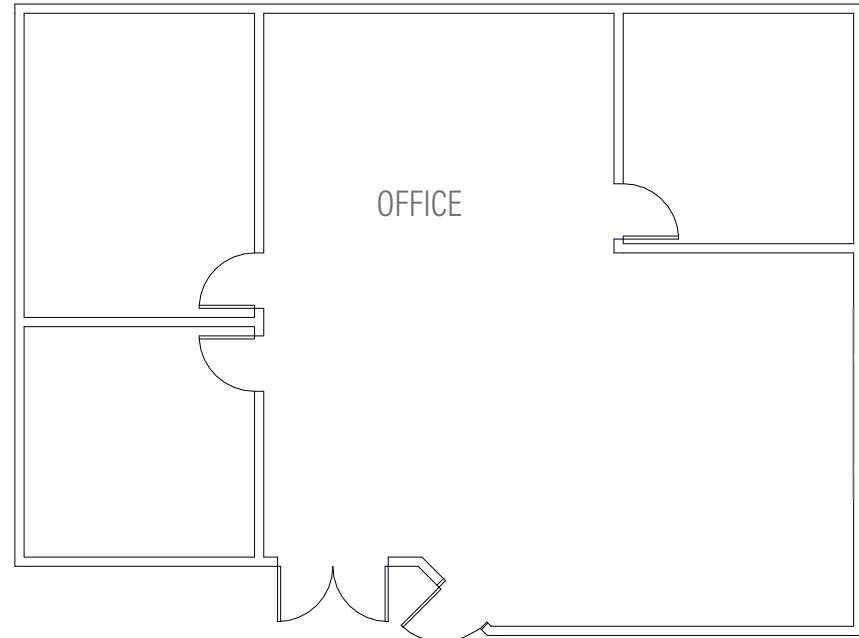
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BLACK MOUNTAIN COMMERCE PARK

9580 BLACK MOUNTAIN RD, SUITE A

- 1,716 square feet
- 100% Office, 3 private offices, large bullpen area.
- Corner suite with signage on Activity Rd and Black Mountain Rd.
- \$3,449/Month (\$1.60 NNN + \$0.41 opex)
- Available Now

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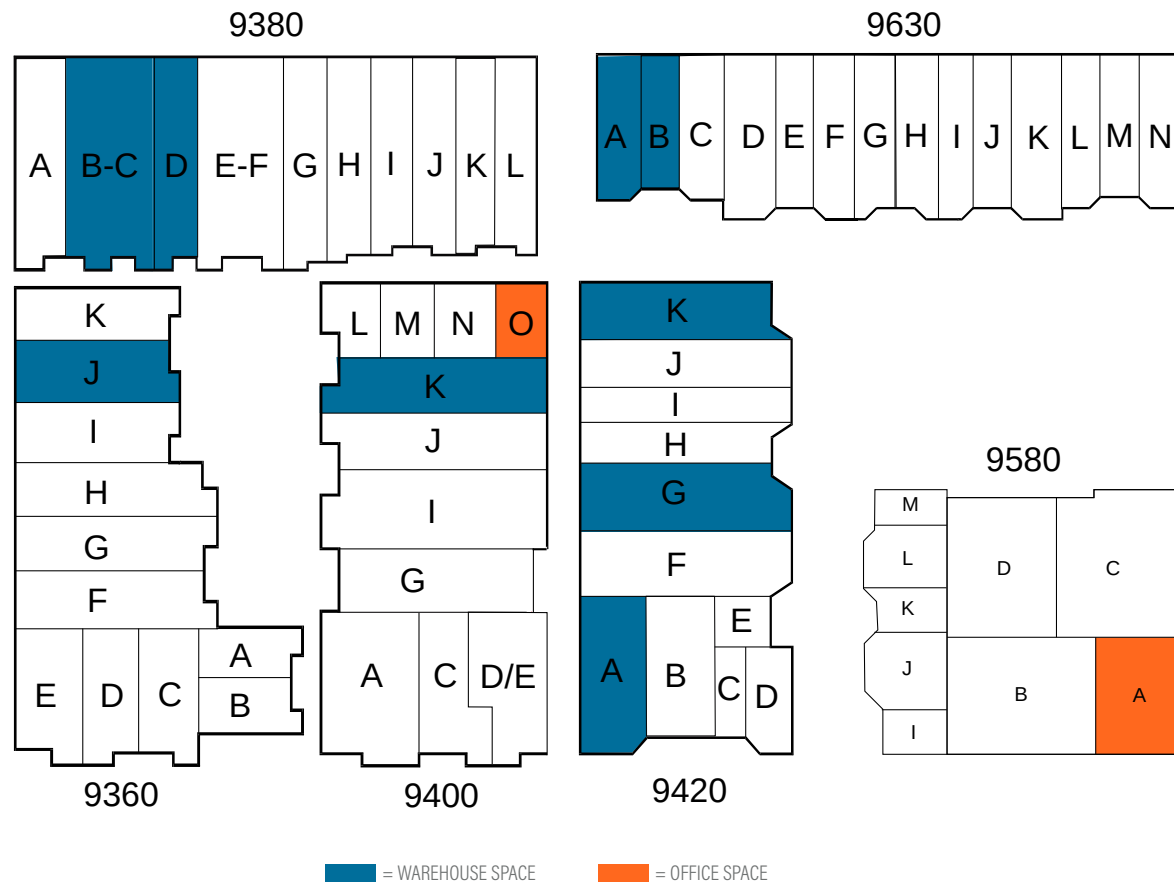
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SITE PLAN



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