

CANYON INDUSTRIAL CENTER



2026 LEASING INCENTIVES

39 - 64 month terms
3 - 4 months free

RENOVATIONS COMPLETE

9424-9560 CHESAPEAKE DRIVE | SAN DIEGO | CA | 92123

FOR MORE INFORMATION:

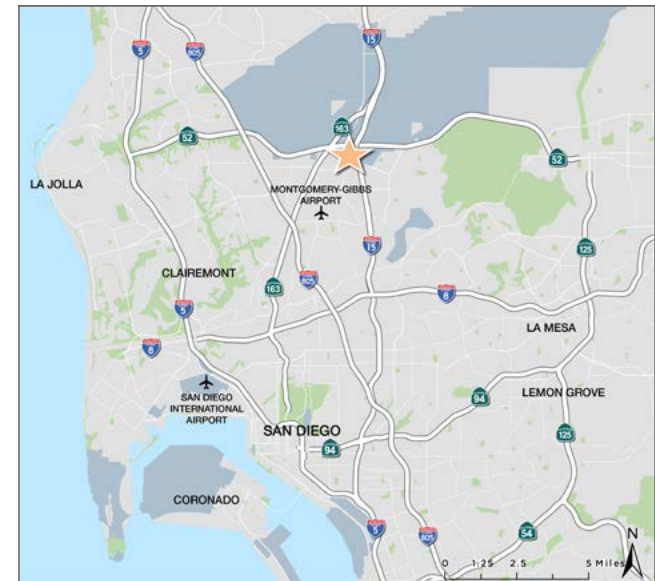
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PROPERTY FEATURES

- High image business park
- Dock and grade level loading
- Warehouse clear height of approx. 15'-17'
- Time Warner Cable service available
- Buildings are fire sprinklered
- 1 block West of 1-15 via Clairemont Mesa Blvd
- 1 block South of Hwy 52 via Ruffin Rd
- Parking ratio of approx. 2.46/1,000 SF
- Gas potentially available
- Building signage available



The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

SITE PLAN

UNDER NEW OWNERSHIP



2026 LEASING INCENTIVES

- 64 month term
- \$2.10/sf rate
- 4 months free

OCCUPIED

BLDG	SUITE	TOTAL SF	RATE	OFFICE %	COMMENTS
9424	1302	1,529	\$2.10/SF NNN	33%	Reception, (1) private office, (1) restroom, and warehouse with (1) grade level loading door. Available now.
9434	1211	1,395	\$2.10/SF NNN	32%	Reception, (1) private office, (1) restroom, and warehouse with (1) grade level loading door. Available 1/1/2027.
9474	905	1,887	\$2.10/SF NNN	24%	Reception, (1) private office, (1) restroom, and warehouse with (1) grade level loading door. Available now.
9484	805	1,300	\$2.10/SF NNN	30%	Reception, (1) private office, (1) restroom, breakroom, and warehouse with (1) grade level loading door. Available now.
9520	608	1,560	\$2.10/SF NNN	26%	Reception, (1) private office, (1) restroom, and warehouse with (1) grade level loading door. Available now.
9550	203	2,826	\$2.10/SF NNN	31%	Reception, (1) private office, (2) restrooms, office area and warehouse with (1) grade level loading door. Available now.

SAN DIEGO, CA 92123



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PROPERTY PHOTOS

UNDER NEW OWNERSHIP



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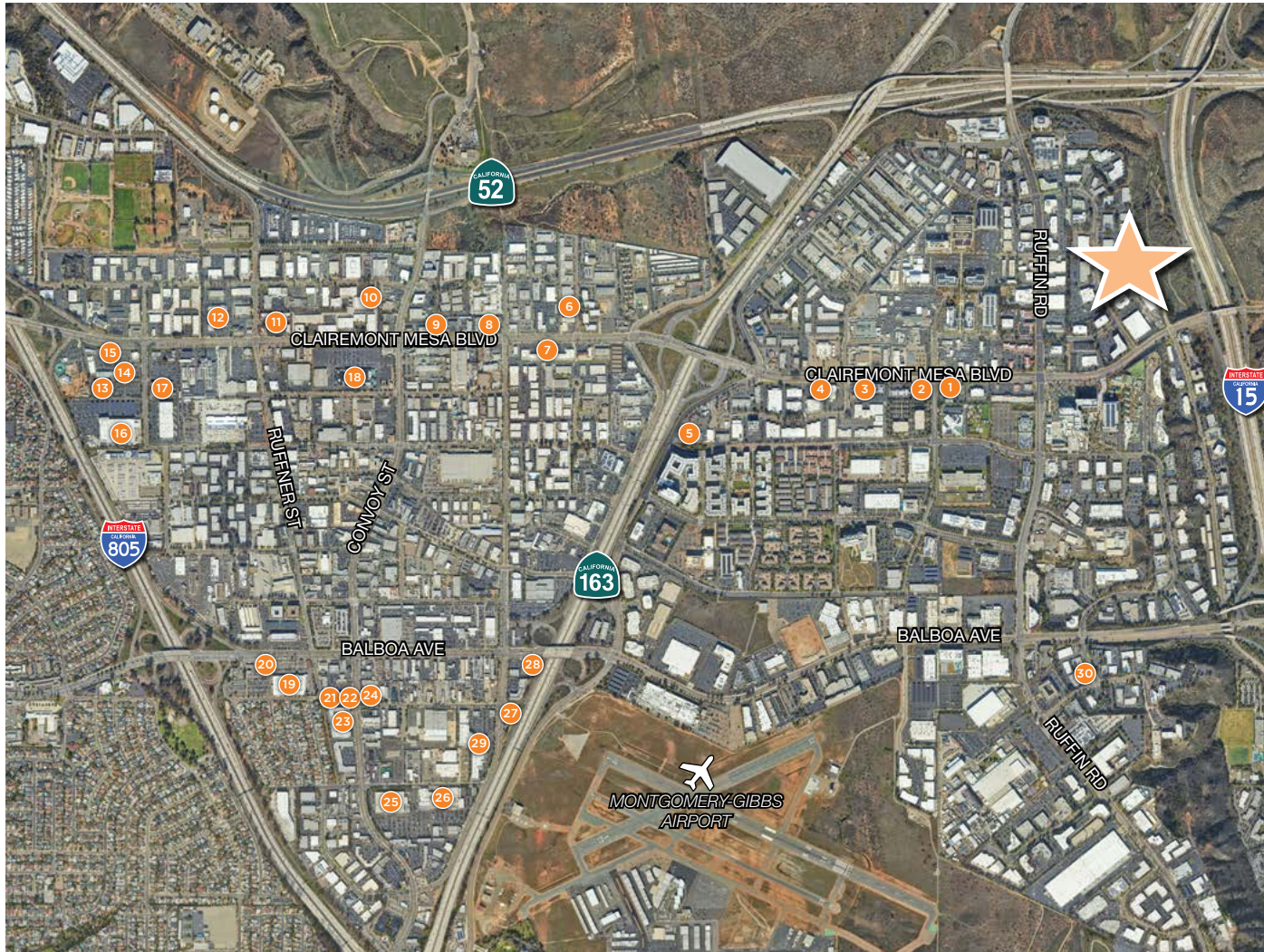
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AMENITIES

UNDER NEW OWNERSHIP



1 Starbucks	2 Firehouse Subs	3 Panera Bread	4 McDonalds	5 Sonic Drive-In	6 Societe Brewing Co.	7 Kearny Plaza	8 Mercury Village SC	9 The Godfather	10 Hopponymous Brewing Co.
11 Rubios	12 99 Ranch Market	13 LA Fitness	14 Chipotle	15 McDonalds	16 Walmart	17 Food 4 Less	18 Zion Market	19 H Mart	20 Applebee's
21 Coco Ichibanya	22 Manna BBQ	23 Convoy Village SC	24 Cross Street Chicken	25 Costco	26 Target	27 In-N-Out	28 Marukai	29 Hawthorne Crossings	30 Bud's Louisiana Cafe

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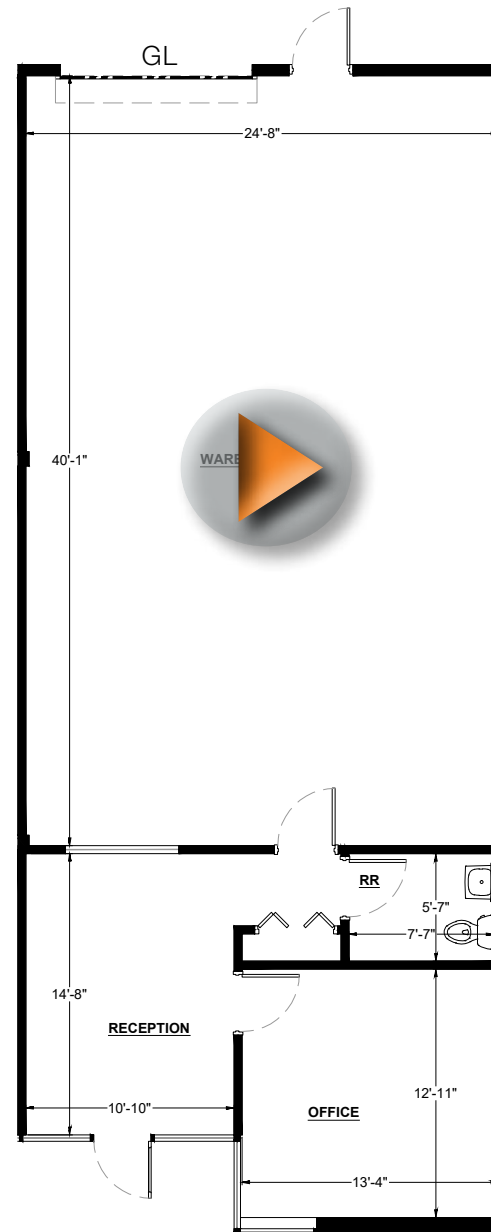
FLOOR PLAN | BLDG. 9424 | SUITE 1302

UNDER NEW OWNERSHIP



LEASING INCENTIVES

39 month term
3 months free



BLDG 9424 | SUITE 1302

- AVAILABLE SF: ±1,529 SF
- OFFICE SF: 505 SF
- CLEAR HEIGHT: 13'8" - 14'4"
- LOADING: (1) GL
- AVAILABLE NOW
- \$2.10/SF NNN

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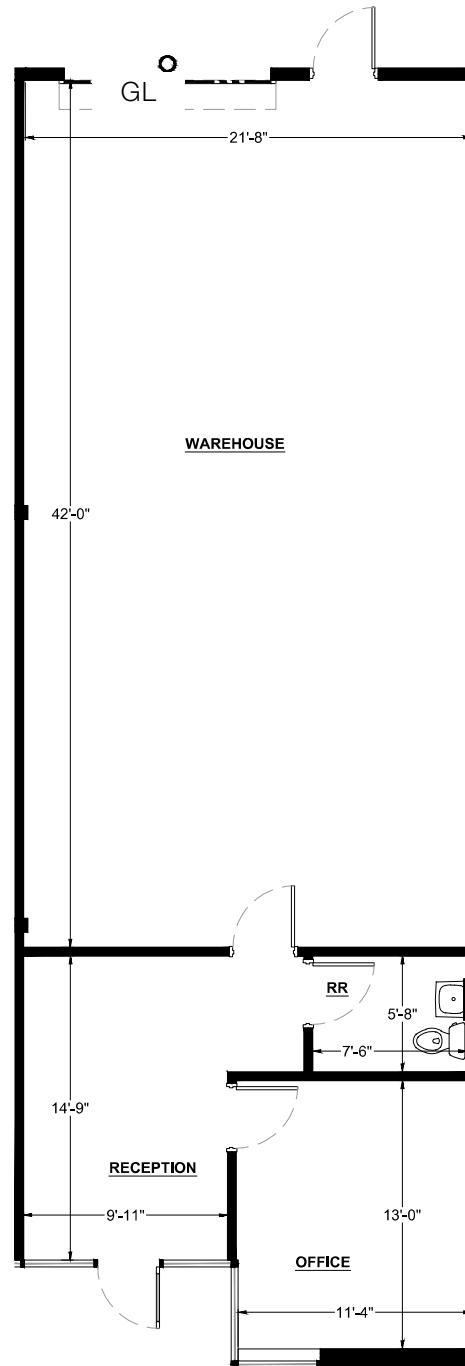
FLOOR PLAN | BLDG. 9434 | SUITE 1211

UNDER NEW OWNERSHIP



LEASING INCENTIVES

39 month term
3 months free



BLDG 9434 | SUITE 1211

- AVAILABLE SF: $\pm 1,395$ SF
- OFFICE SF: 448 SF
- CLEAR HEIGHT: 13'6" - 14'4"
- LOADING: (1) GL
- AVAILABLE 1/1/2027
- \$2.10/SF NNN

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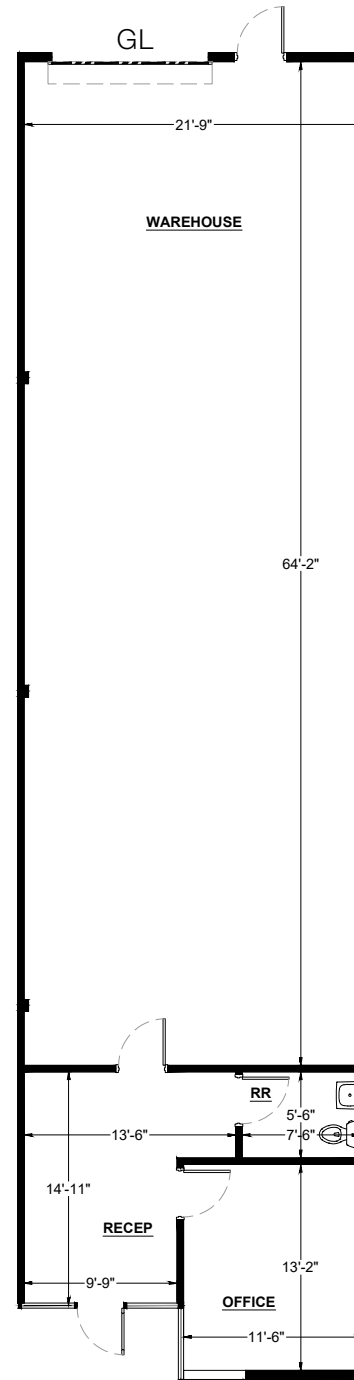


CANYON INDUSTRIAL CENTER

FLOOR PLAN | BLDG. 9474 | SUITE 905

LEASING INCENTIVES

39 month term
3 months free



UNDER NEW OWNERSHIP



BLDG 9474 | SUITE 905

- AVAILABLE SF: ±1,887 SF
- OFFICE SF: 449 SF
- CLEAR HEIGHT: 13'0" - 14'6"
- LOADING: (1) GL
- AVAILABLE NOW
- \$2.10/SF NNN

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CUSHMAN &
WAKEFIELD

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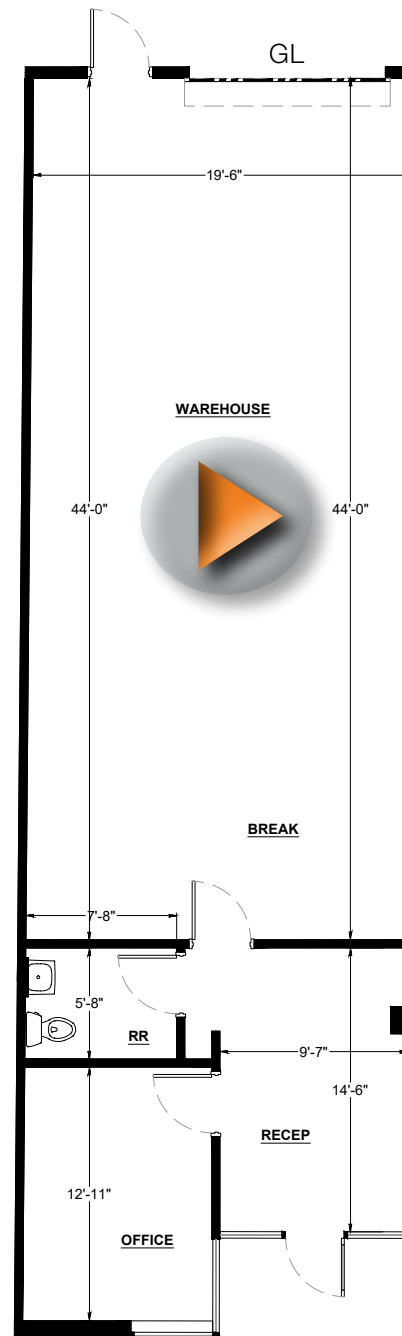
FLOOR PLAN | BLDG. 9484 | SUITE 805

UNDER NEW OWNERSHIP



LEASING INCENTIVES

39 month term
3 months free



BLDG 9484 | SUITE 805

- AVAILABLE SF: $\pm 1,300$ SF
- OFFICE SF: 405 SF
- CLEAR HEIGHT: 13'4" - 14'3"
- LOADING: (1) GL
- AVAILABLE NOW
- \$2.10/SF NNN

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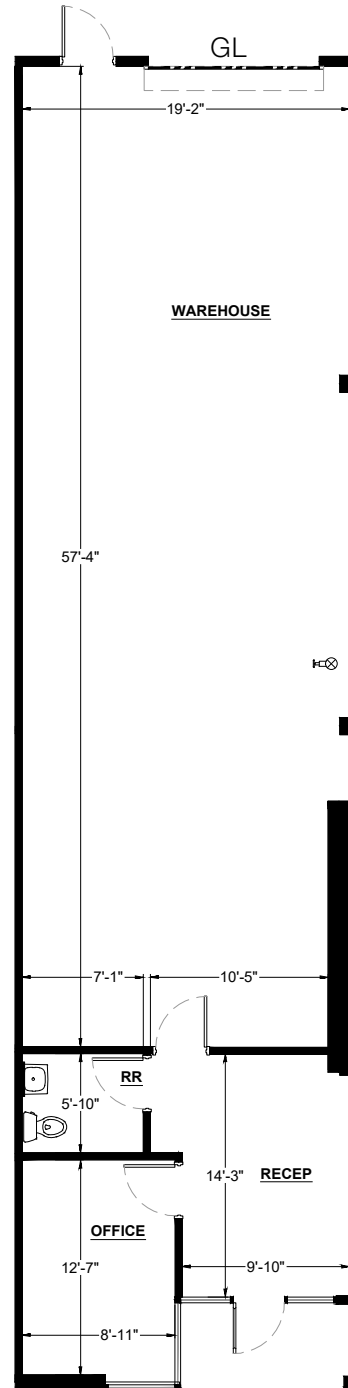
FLOOR PLAN | BLDG. 9520 | SUITE 608

UNDER NEW OWNERSHIP



LEASING INCENTIVES

39 month term
3 months free



BLDG 9520 | SUITE 608

- AVAILABLE SF: ±1,560 SF
- OFFICE SF: 399 SF
- CLEAR HEIGHT: 13'2" - 14'6"
- LOADING: (1) GL
- AVAILABLE NOW
- \$2.10/SF NNN

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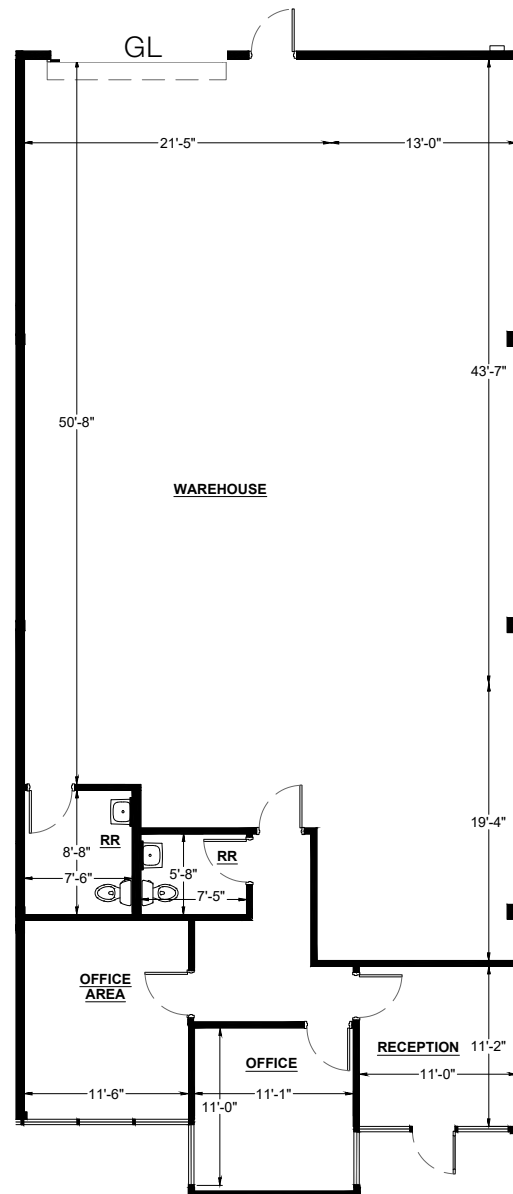
FLOOR PLAN | BLDG. 9550 | SUITE 203

UNDER NEW OWNERSHIP



LEASING INCENTIVES

39 month term
3 months free



BLDG 9550 | SUITE 203

- AVAILABLE SF: ±2,826 SF
- OFFICE SF: 880 SF
- CLEAR HEIGHT: 15'4" - 16'8"
- LOADING: (1) GL
- AVAILABLE NOW
- \$2.10/SF NNN

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