

CANYON INDUSTRIAL CENTER

Q3 LEASING INCENTIVES

64 month term

4 months free

\$1/sf moving allowance

UNDER NEW
OWNERSHIP

RENOVATIONS
COMPLETE

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

FOR MORE INFORMATION:

Brant Aberg, SIOR
o. 858.546.5464
brant.aberg@cushwake.com
CA Lic. 01773573

Sean Williams, SIOR
o. 858.546.4625
sean.williams@cbre.com
CA Lic. 01475415

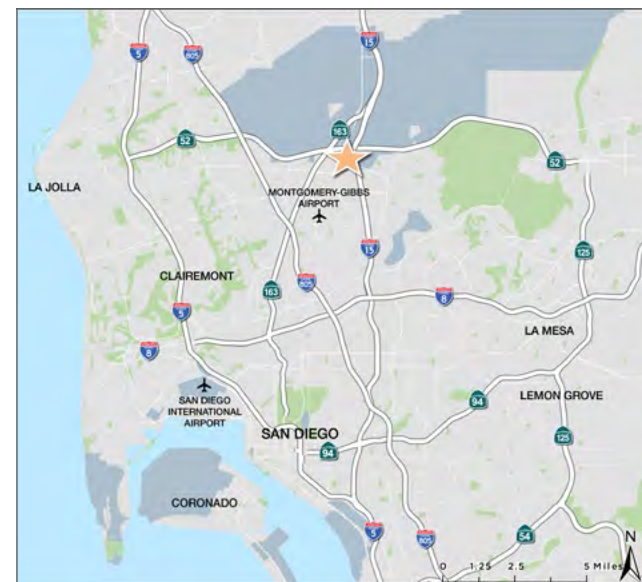
Ryan Downing, SIOR
o. 858.546.5416
ryan.downing@cushwake.com
CA Lic. 01955032

Ryan Sparks, SIOR
o. 858.546.2606
ryan.sparks@cbre.com
CA Lic. 01784736



PROPERTY FEATURES

- High image business park
- Dock and grade level loading
- Warehouse clear height of approx. 15'2" - 19'0"
- 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

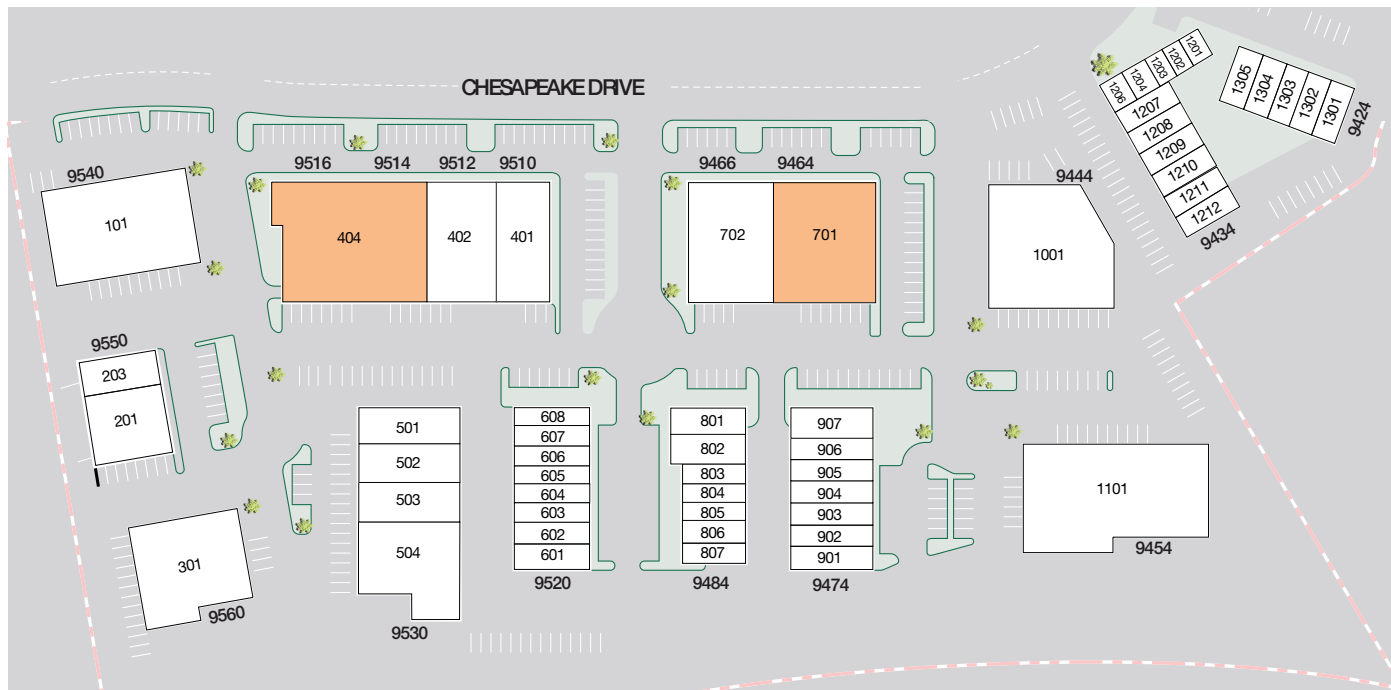


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

CANYON INDUSTRIAL CENTER

SITE PLAN

UNDER NEW OWNERSHIP



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Q3 LEASING INCENTIVES

Suite 404

- 64 month term
- \$2.05/sf rate
- 4 months free
- \$1/sf moving allowance

Suite 701

- 64 month term
- \$2.10/sf rate
- 4 months free
- \$1/sf moving allowance

AVAILABILITIES

AVAILABLE



OCCUPIED

BLDG	SUITE	TOTAL SF	RATE	OFFICE %	COMMENTS
9464-9466	701	13,183	\$2.10/SF NNN	10%	Reception, (1) private office, conference room, breakroom, IT, (3) restrooms and warehouse with (2) grade level loading doors. Available 1/1/2026.
9510-9516	404	18,692	\$2.05/SF NNN	7%	Open office, (2) private offices, (2) restrooms, break room and warehouse with (1) dock high and (2) grade level loading doors. Make ready work complete. Available Now.

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CANYON INDUSTRIAL CENTER

EXTERIOR PHOTOS

UNDER NEW OWNERSHIP



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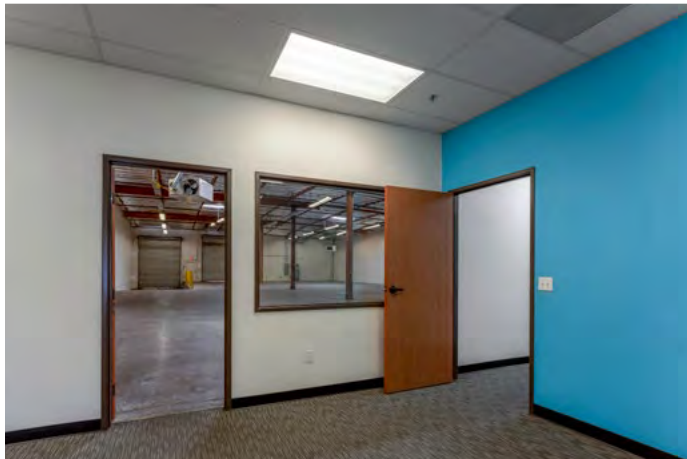
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CANYON INDUSTRIAL CENTER

INTERIOR PHOTOS

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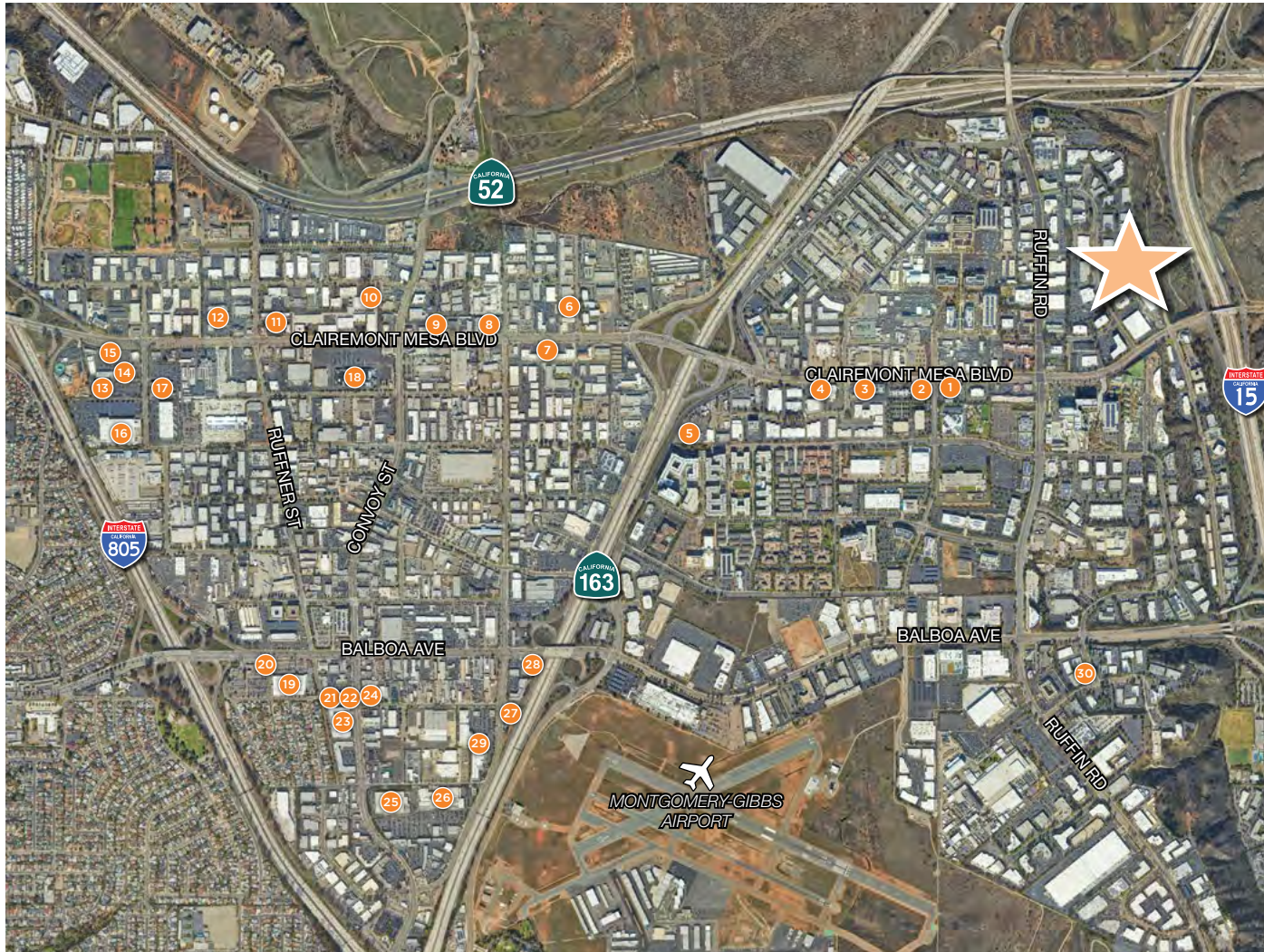
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CANYON INDUSTRIAL CENTER

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 Hopnonyous 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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CANYON INDUSTRIAL CENTER

FLOOR PLAN | BLDG. 9464-9466 | SUITE 701

UNDER NEW OWNERSHIP



LEASING INCENTIVES

Suite 701

- 64 month term
- \$2.10/sf rate
- 4 months free
- \$1/sf moving allowance

BLDG 9464-66 | SUITE 701

- AVAILABLE SF: ±13,183 SF
- OFFICE SF: 1,231 SF
- CLEAR HEIGHT: 15'8" - 19'6"
- LOADING: (2) GL
- AVAILABLE 1/1/2026
- \$2.10/SF NNN

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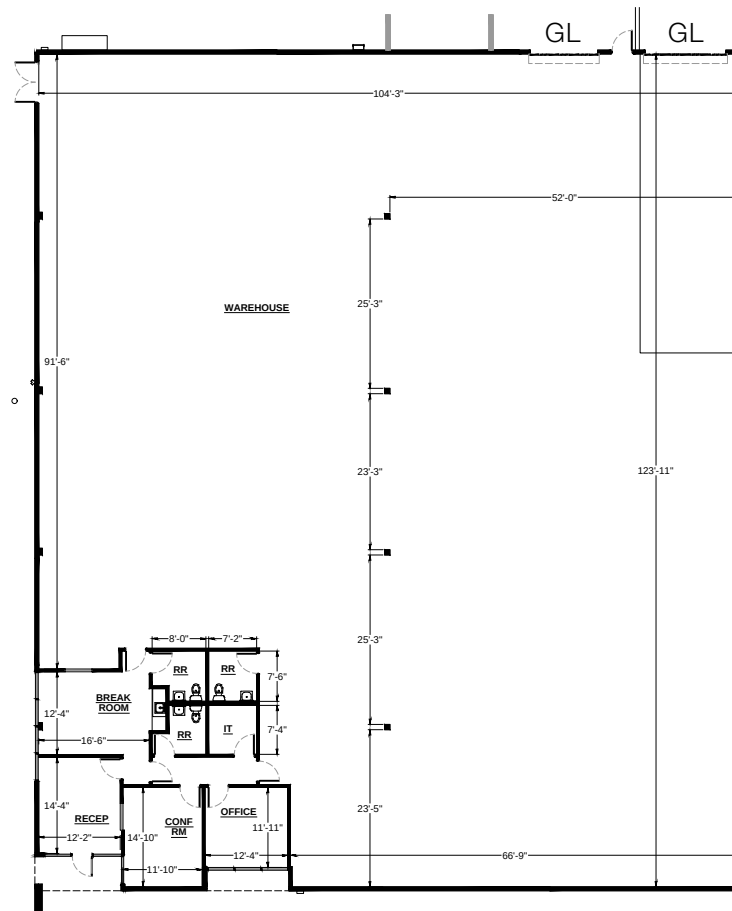
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CANYON INDUSTRIAL CENTER

FLOOR PLAN | BLDG. 9510-9516 | SUITE 404

UNDER NEW OWNERSHIP



LEASING INCENTIVES

Suite 404

- 64 month term
- \$2.05/sf rate
- 4 months free
- \$1/sf moving allowance

BLDG 9510-9516 | SUITE 404

- AVAILABLE SF: ±18,692 SF
- OFFICE SF: 1,405 SF
- CLEAR HEIGHT: 15'2" - 19'0"
- LOADING: (2) GL, (1) DH
- AVAILABLE NOW. MAKE READY WORK COMPLETE.
- \$2.05/SF NNN

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