

CANYON INDUSTRIAL CENTER

Q1 LEASING INCENTIVES

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

UNDER NEW
OWNERSHIP

RENOVATIONS
COMPLETE

9512-9516 CHESAPEAKE DRIVE, SUITE 402-404 | SAN DIEGO | CA | 92123

FOR MORE INFORMATION:

Brant Aberg, SIOR
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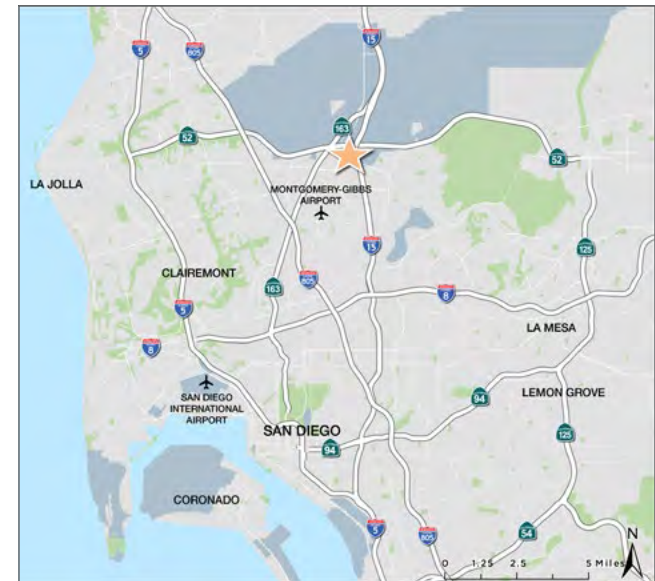
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PROPERTY FEATURES

- 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.



SITE PLAN

UNDER NEW OWNERSHIP



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

AVAILABLE ☐ OCCUPIED ☐

BLDG	SUITE	TOTAL SF	RATE	OFFICE %	COMMENTS
9510-9516	402-404	27,467	\$2.05/SF NNN	12%	Open office, (6) private offices, (4) restrooms, break room and warehouse with (2) dock high and (3) grade level loading doors. Can be demised to 8,775 & 18,692 SF. Available now.
9510-9516	402	8,775	\$2.10/SF NNN	22%	Reception, (4) private offices, (1) open office, (2) restrooms, break room, and warehouse with (1) dock high and (1) grade level door. Available now.
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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EXTERIOR PHOTOS

UNDER NEW OWNERSHIP



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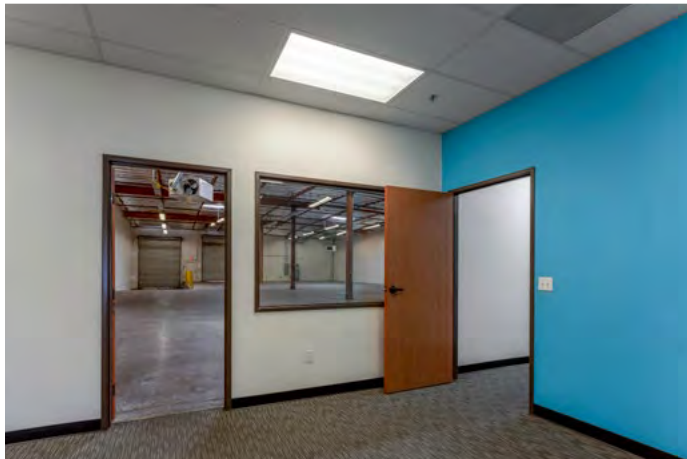
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INTERIOR PHOTOS

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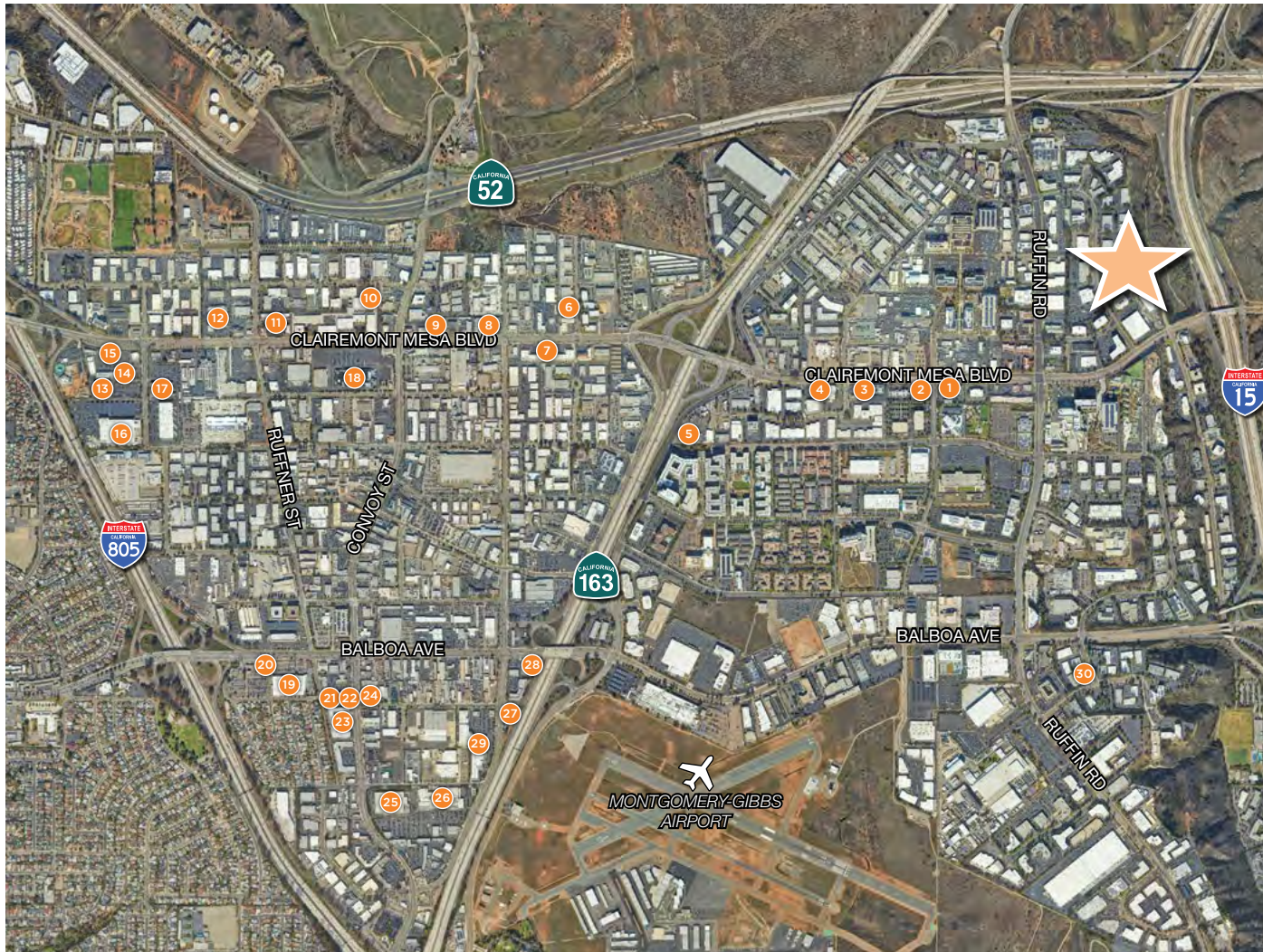
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AMENITIES

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 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. 9510-9516 | SUITE 402-404

UNDER NEW OWNERSHIP



Q1 LEASING INCENTIVES

Suite 402-404

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

BLDG 9510-9516 | STE 402-404

- AVAILABLE SF: ±27,467 SF
- OFFICE SF: 3,366 SF
- CLEAR HEIGHT: 15'2" - 19'0"
- LOADING: (3) GL, (2) DH
- CAN BE DEMISED TO 8,775 & 18,692 SF
- AVAILABLE NOW
- \$2.05/SF NNN

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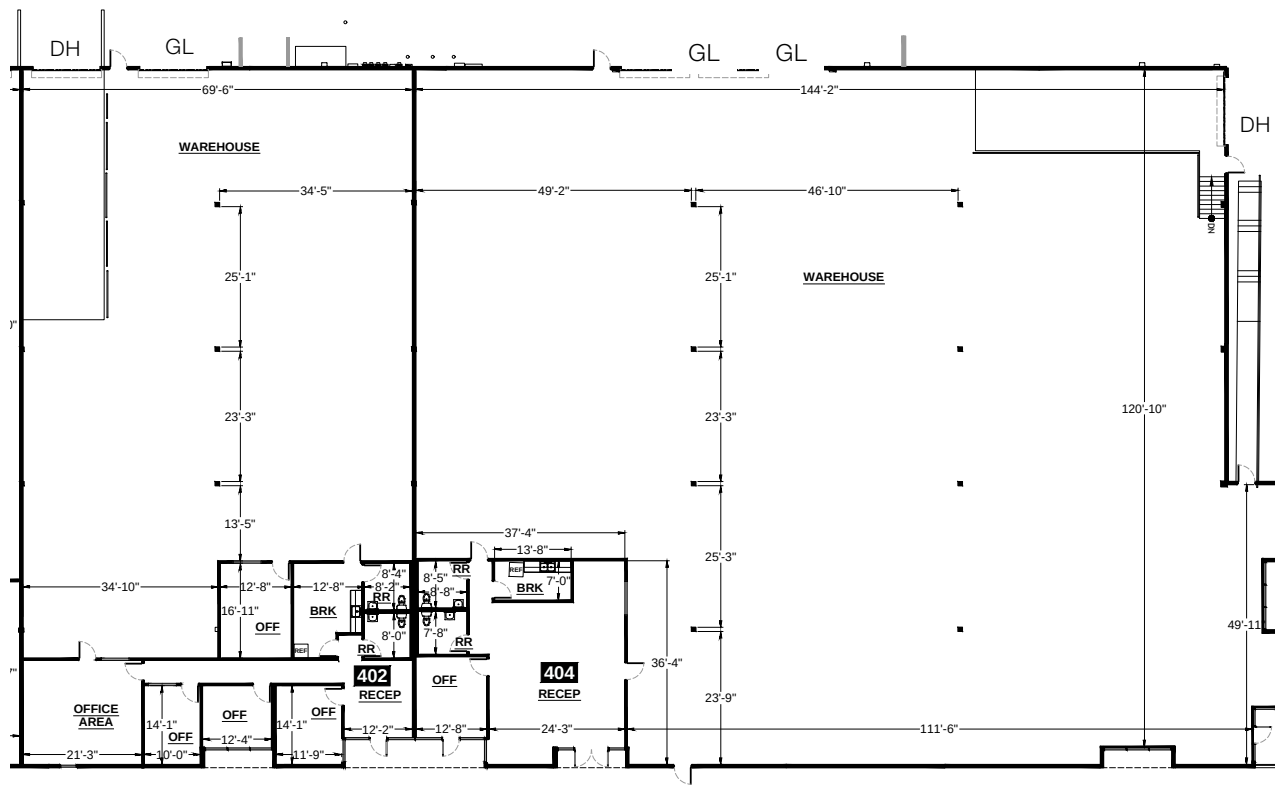
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CANYON INDUSTRIAL CENTER

FLOOR PLAN | BLDG. 9510-9516 | SUITE 402

UNDER NEW OWNERSHIP



Q1 LEASING INCENTIVES

Suite 402

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

BLDG 9510-9516 | SUITE 402

- AVAILABLE SF: ±8,775 SF
- OFFICE SF: 1,961 SF
- CLEAR HEIGHT: 15'2" - 19'0"
- LOADING: (1) GL, (1) DH
- AVAILABLE 1/1/2025
- \$2.10/SF NNN

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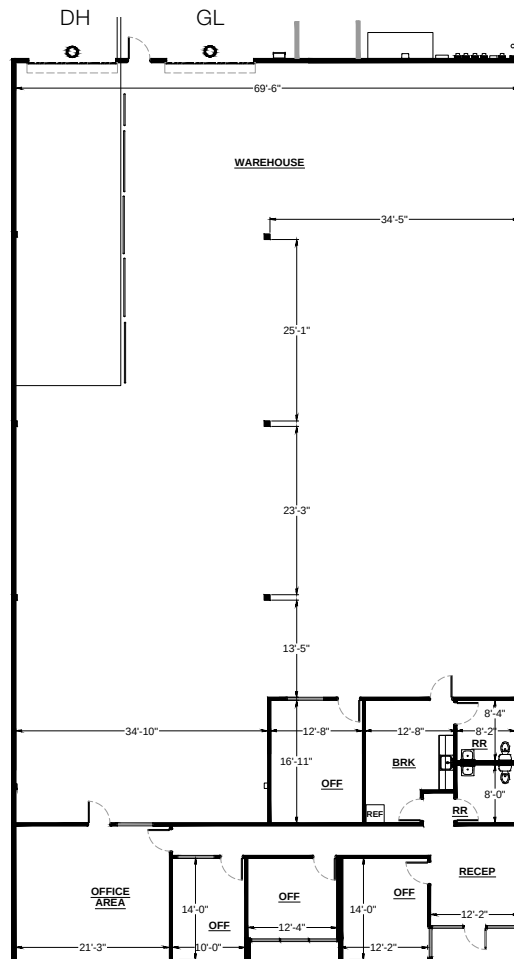
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CANYON INDUSTRIAL CENTER

FLOOR PLAN | BLDG. 9510-9516 | SUITE 404

UNDER NEW OWNERSHIP



Q1 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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