

CANYON INDUSTRIAL CENTER



**RENOVATIONS
COMPLETE**

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

FOR MORE INFORMATION:

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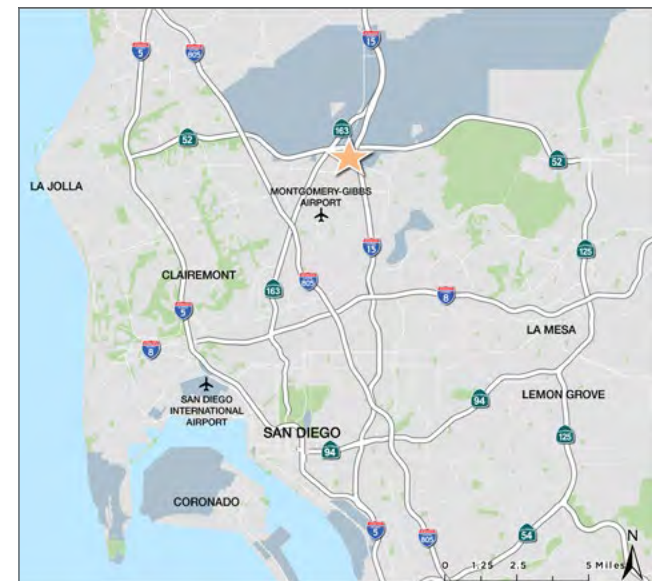
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PROPERTY FEATURES

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



FOR MORE INFORMATION

- 64 month term
- \$2.15/sf rate
- 4 months free

OCCUPIED

BLDG	SUITE	TOTAL SF	RATE	OFFICE %	COMMENTS
9434	1204	978	\$2.25/SF NNN	100%	Reception, (1) private office, open office area, (1) restroom. Available 9/1/2025.
9474	907	2,637	\$2.25/SF NNN	30%	Reception, (1) private office, (2) restrooms, storage room and warehouse with (1) grade level loading door. Available now.
9530	501	4,198	\$2.15/SF NNN	50%	Reception, (2) private offices, breakroom, (2) restrooms, and warehouse with (1) grade level door. Available 10/1/2025.
9520	601	2,033	\$2.25/SF NNN	20%	Reception, (1) private office, (1) restroom, and warehouse with (1) grade level door. Available 8/1/2025.

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PROPERTY PHOTOS

UNDER NEW OWNERSHIP



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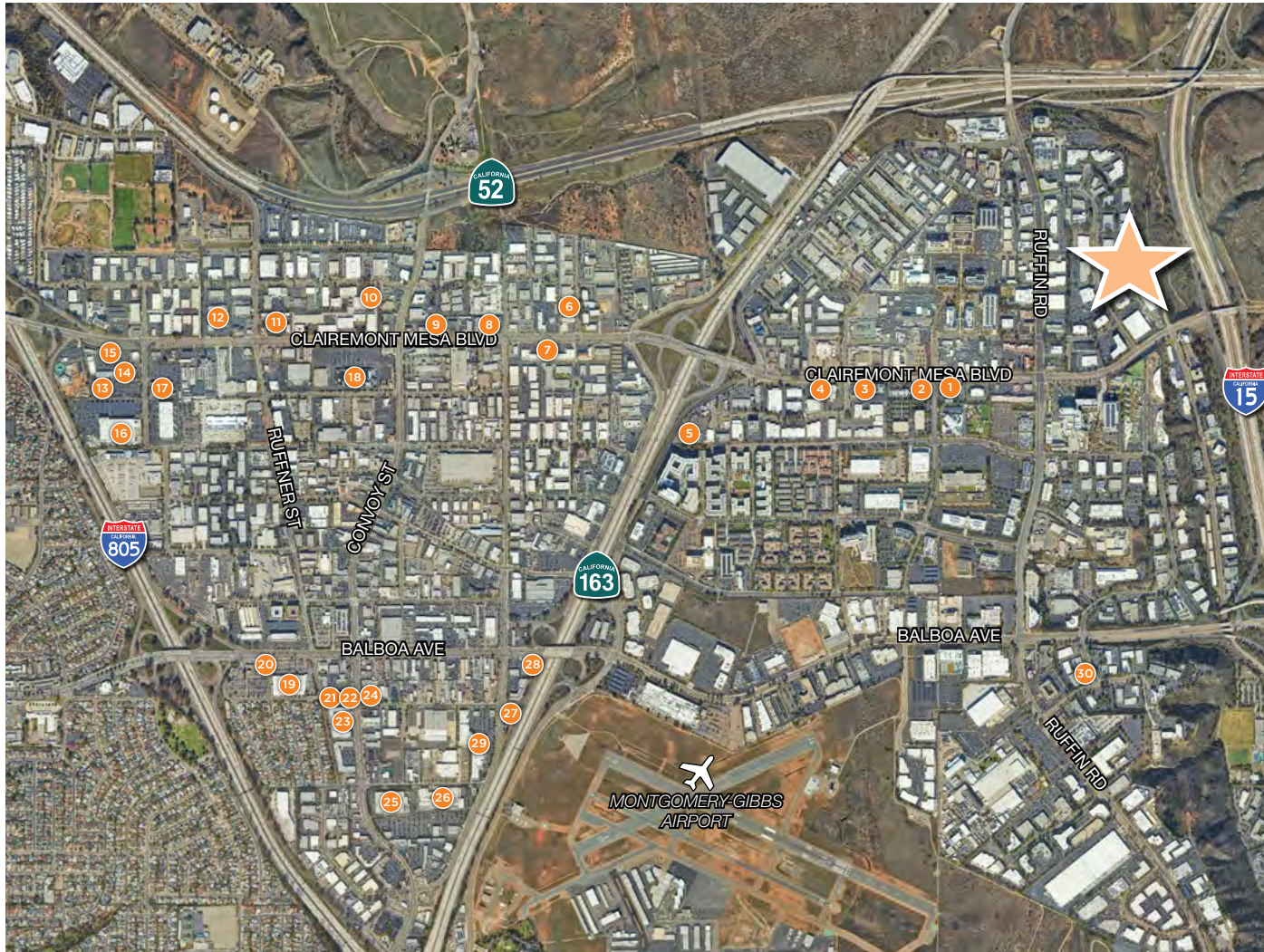
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AMENITIES

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 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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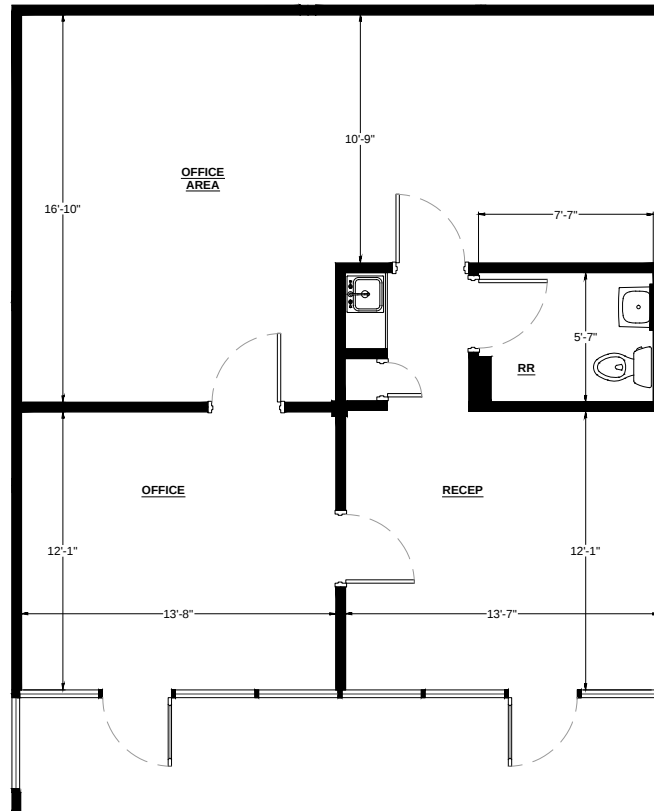
FLOOR PLAN | BLDG. 9434 | SUITE 1204

UNDER NEW OWNERSHIP



LEASING INCENTIVES

39 month term
3 months free



BLDG 9434 | SUITE 1204

- AVAILABLE SF: ±978 SF
- OFFICE SF: 100%
- AVAILABLE 9/1/2025
- \$2.25/SF NNN

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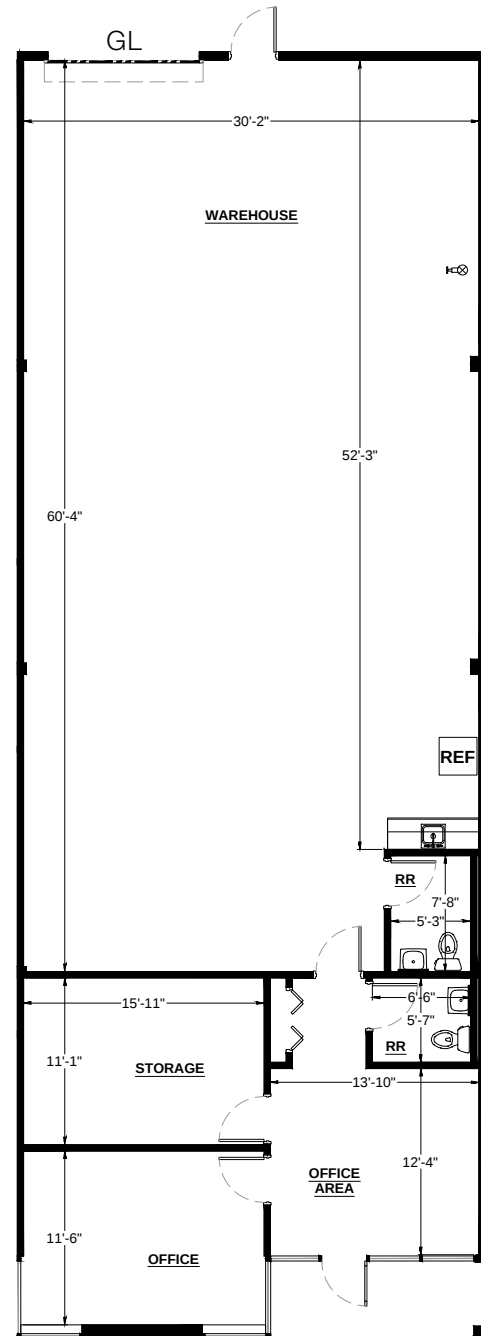
FLOOR PLAN | BLDG. 9474 | SUITE 907

UNDER NEW OWNERSHIP



LEASING INCENTIVES

39 month term
3 months free



BLDG 9474 | SUITE 907

- AVAILABLE SF: $\pm 2,637$ SF
- OFFICE SF: 801 SF
- CLEAR HEIGHT: 13'0" - 14'6"
- LOADING: (1) GL
- AVAILABLE NOW
- \$2.25/SF NNN

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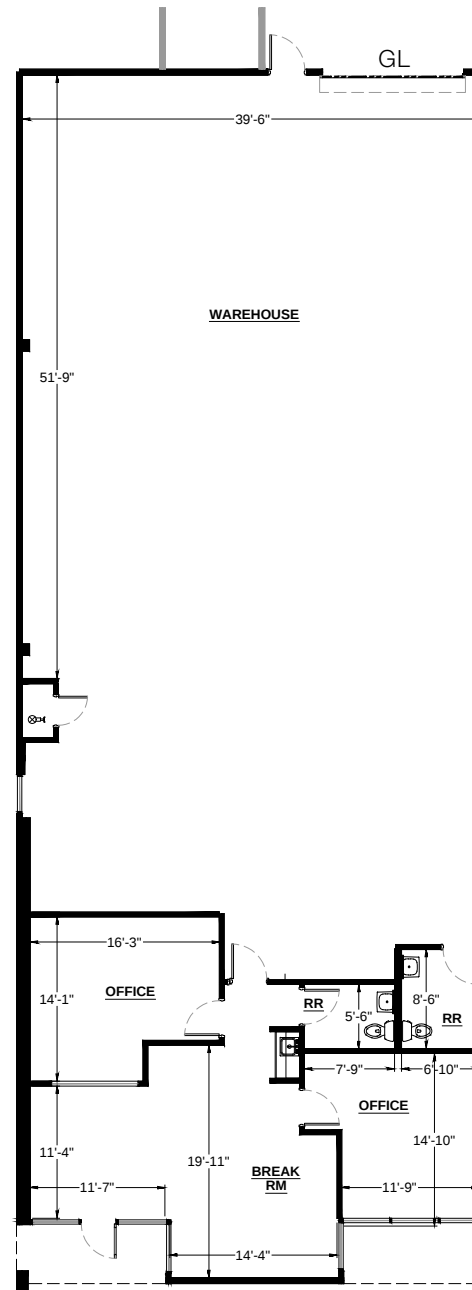
FLOOR PLAN | BLDG. 9530 | SUITE 501

UNDER NEW OWNERSHIP



LEASING INCENTIVES

39 month term
3 months free



BLDG 9530 | SUITE 501

- AVAILABLE SF: ±4,198 SF
- OFFICE SF: 50%
- CLEAR HEIGHT: 16'0" - 18'0"
- LOADING: (1) GL
- AVAILABLE 10/1/2025
- \$2.15/SF NNN

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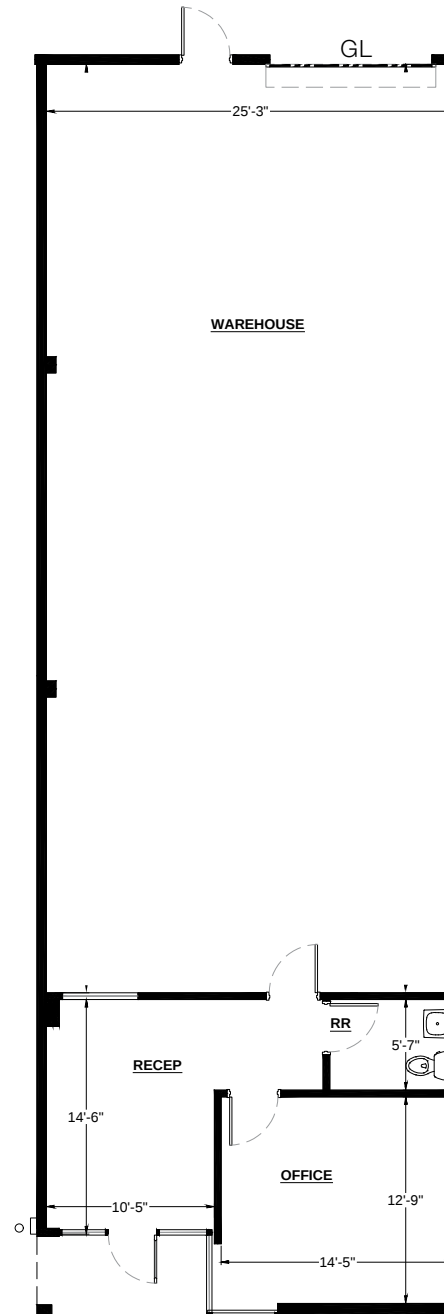
FLOOR PLAN | BLDG. 9520 | SUITE 601

UNDER NEW OWNERSHIP



LEASING INCENTIVES

39 month term
3 months free



BLDG 9520 | SUITE 601

- AVAILABLE SF: $\pm 2,033$ SF
- OFFICE SF: 20%
- CLEAR HEIGHT: 13'6" - 14'6"
- LOADING: (1) GL
- AVAILABLE 8/1/2025
- \$2.25/SF NNN

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