

\$1.00 PSF BROKER BONUS!

Minimum 3-year qualified lease term signed by 4/30/26 for all project vacancies

ROSE CANYON

BUSINESS PARK

ROSE CANYON BUSINESS PARK



4901 - 4907 MORENA BLVD, SAN DIEGO, CA 92111





234,287 SF
TOTAL

ANCHORED IN OPPORTUNITY

15-BUILDING
BUSINESS PARK

Strategically located near the scenic San Diego coast, Rose Canyon Business Park is a 15-building, multi-tenant industrial campus offering exceptional access to public transportation and major freeways. Spanning 38 acres, the park combines functionality with flexibility, making it ideal for a wide range of business needs. Planned improvements to the property include renovating the central tenant courtyard area “Rose Canyon Tenant Park”, exterior painting of the buildings, monument signage, and wayfinding to enhance the overall property aesthetics and provide a better tenant experience. Positioned for growth in a vibrant coastal setting, Rose Canyon Business Park is where business potential meets lifestyle convenience.



**On-site Fitness Room,
Pickleball Court & Deli**
(Renovation Planned)

**Extensive Renovations &
Project Enhancements
Planned**

24 Hour Access

**Close to Major Freeways
I-5, I-805, & Highway 52**

**Quick access to UCSD &
Public Transportation**

STRATEGIC
SPACE

COASTAL
ADVANTAGE



PROPERTY FEATURES

Year Built / Renovated :
1976-88/2001

Property Size :
38 acres

Total Square Feet :
234,287 SF

Number of Buildings :
15 buildings

Clear Height :
15'-16'

Parking Auto Stalls :
618

Grade Level Loading Doors :
99

Parking Ratio :
2.65/1,000 SF

Single Story (Building 200-1400)
Office Space (Building 100)

Only IMT Project with
Secured Parking

Industrial Park Zoning

Variety of Floor Plans Offered

Concrete Tilt-up

Growth Opportunities



SITE PLAN





AMENITY PLAN

CONCEPT 'C'

LEGEND	
SYMBOL	DESCRIPTION
①	CONCRETE NATURAL GRAY WITH G3 TOPCAST FINISH
②	PLANTER SEAT WALL AND SEAT WALL SMOOTH STUCCO FINISH, CONCRETE CAP
③	EXISTING COURT TO REMAIN
④	SHADE STRUCTURE TREX- PREFABRICATED ALUMINUM KIT
⑤	ARTIFICIAL TURF
⑥	ROLL UP GYM DOOR
⑦	SIGNAGE GABION WALL STYLE
⑧	BAR STYLE COURT VIEWING AREA TREX COMPOSITE DECKING
⑨	ALUMINUM UMBRELLAS
⑩	DECOMPOSED GRANITE
⑪	DECORATIVE ROCK COBBLE



PLANT PALETTE



GYM RENDERINGS



SPEC SUITE PHOTOS



INDUSTRIAL AVAILABILITY

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SUITE	SIZE	DESCRIPTION	RATE	
304	1,976	Reception/open office, 2 private offices, 1 restroom, balance warehouse, 1 GL door. Available Now.	Neg.	CLICK FOR FLOOR PLAN
311	1,634 SF	Reception, 1 restroom, balance warehouse, 1 GL door. Available Now.	Neg.	CLICK FOR FLOOR PLAN
321	1,222 SF	Reception, 1 restroom, balance warehouse. Available Now.	Neg.	CLICK FOR FLOOR PLAN
701	5,006 SF	Reception, 12 private offices, 1 restroom, 2 break rooms, conference room, open office, balance warehouse, 1 GL door. Can be delivered with 400 amps at 120/208V. 100% climate controlled. Available Now.	\$2.05 NNN	CLICK FOR FLOOR PLAN
807	1,862 SF	Reception, 2 private offices, 1 restroom, balance warehouse, 1 GL door. Available Now. Spec ready work completed.	\$2.05 NNN	CLICK FOR FLOOR PLAN CLICK FOR VIRTUAL TOUR
809	1,686 SF	Reception, 1 private office, 1 restroom, balance warehouse, 1 GL door. Available Now. Spec ready work completed.	\$2.05 NNN	CLICK FOR FLOOR PLAN
811	1,702 SF	Reception/open office, 2 private offices, 1 restroom, balance warehouse, 1 GL door. Available Now.	\$2.05 NNN	CLICK FOR FLOOR PLAN
906	2,329 SF	Reception/open office, 2 private offices, 2 restrooms, balance warehouse, 1 GL door. Available Now.	\$2.05 NNN	CLICK FOR FLOOR PLAN
1000 & 1001	3,247 SF	2 Receptions, 6 private office, 4 restrooms, 2 balance warehouses, 2 GL door. Available Now. *Suite 1000 Divisible to 1,635 SF *Suite 1001 Divisible to 1,612 SF Spec ready work completed.	\$2.05 NNN	CLICK FOR FLOOR PLAN CLICK FOR VIRTUAL TOUR

NNN = \$0.65 PSF

INDUSTRIAL AVAILABILITY

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SUITE	SIZE	DESCRIPTION	RATE	
1102	1,032 SF	Reception, 1 private office, 1 restroom, balance warehouse, 1 GL door. Available Now.	\$2.05 NNN	CLICK FOR FLOOR PLAN
1105	2,377 SF	Reception, balance warehouse, 1 GL door. Available Now. Spec ready work completed.	\$2.05 NNN	CLICK FOR FLOOR PLAN CLICK FOR VIRTUAL TOUR
1107	2,505 SF	Reception, 4 private offices, 2 restrooms, balance warehouse, 1 GL door. Available Now. Spec ready work completed.	\$2.05 NNN	CLICK FOR FLOOR PLAN CLICK FOR VIRTUAL TOUR
1202	1,899 SF	Reception, 1 restroom, balance warehouse, 1 GL door. Available Now. Spec ready work completed.	\$2.05 NNN	CLICK FOR FLOOR PLAN
1305	1,382 SF	Reception, 1 restroom, balance warehouse, 1 GL door. Available Now.	\$2.05 NNN	CLICK FOR FLOOR PLAN
1307	1,417 SF	Reception, 1 restroom, balance warehouse, 1 GL door. Available Now.	\$2.05 NNN	CLICK FOR FLOOR PLAN
1310	1,716 SF	Details Pending. Available Now.	\$2.05 NNN	CLICK FOR FLOOR PLAN
1401	2,287 SF	Reception, 1 private office, 1 restroom, balance warehouse, 1 GL door. Available Now. Spec ready work completed.	\$2.10 NNN	CLICK FOR FLOOR PLAN
1402	2,861 SF	Reception, 3 private offices, 2 restrooms, balance warehouse, 1 GL door. Available Now. Spec ready work completed.	\$2.10 NNN	CLICK FOR FLOOR PLAN
1403	2,869 SF	Reception/open office, 2 private offices, 1 restroom, balance warehouse, 1 GL door. Available Now. Spec ready work completed.	\$2.10 NNN	CLICK FOR FLOOR PLAN
1405	1,443 SF	Reception, 1 restroom, balance warehouse, 1 GL door. Available Now. Spec ready work completed.	\$2.10 NNN	CLICK FOR FLOOR PLAN

NNN = \$0.65 PSF

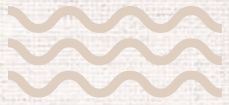
OFFICE AVAILABILITY

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SUITE	SIZE	DESCRIPTION	RATE	
101	653 SF	Reception, 2 private offices. Available Now.	\$1.70 NNN	CLICK FOR FLOOR PLAN
105	660 SF	Reception, 1 private office. Available Now.	\$1.70 NNN	CLICK FOR FLOOR PLAN
123	579 SF	Reception, 2 private offices. Available Now.	\$1.70 NNN	CLICK FOR FLOOR PLAN
124	1,042 SF	Reception, 3 private offices. Available Now.	\$1.70 NNN	CLICK FOR FLOOR PLAN
125	580 SF	Reception, 1 private office. Available Now.	\$1.70 NNN	CLICK FOR FLOOR PLAN
127	579 SF	Reception, 1 private office. Available Now.	\$1.70 NNN	CLICK FOR FLOOR PLAN
128	481 SF	Reception, 1 private office. Available Now.	\$1.70 NNN	CLICK FOR FLOOR PLAN
130	583 SF	Reception, 2 private offices. Available Now.	\$1.70 NNN	CLICK FOR FLOOR PLAN
131	525 SF	Reception, 3 private offices. Available Now.	\$1.70 NNN	CLICK FOR FLOOR PLAN
132	841 SF	Reception, 4 private offices. Available Now.	\$1.70 NNN	CLICK FOR FLOOR PLAN
901	929 SF	Reception, 3 private offices. Available Now.	\$1.70 NNN	CLICK FOR FLOOR PLAN
1110	1,339 SF	Reception, 3 private offices. Available Now.	\$1.70 NNN	CLICK FOR FLOOR PLAN

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COASTAL CONVENIENCE

Rose Canyon Business Park offers convenient access to I-5, I-805, and Highway 52.
(all less than 5 minutes)

Location	Distance	Drive Time from Project
San Diego International Airport	±7 miles	16 minutes
Cross Border Express (CBX)	±25 miles	34 minutes
San Ysidro Port of Entry	±23 miles	30 minutes
Downtown San Diego	±8 miles	15 minutes
Kearny Mesa	±4 miles	14 minutes
Miramar	±4 miles	17 minutes
Carlsbad	±17 miles	30 minutes





EXPLORE OUR COASTAL HAVEN

LOCAL AMENITIES

1. Clairemont Town Square (±8 minutes)

- Burlington Coat Factory
- Nordstrom Rack
- Vons
- Dollar Tree
- Ross Dress for Less
- The UPS Store
- Michaels
- Bank of America
- Jersey Mike's
- Petco
- Wells Fargo
- AAA

2. Morena Plaza (±2 minutes)

- Costco
- Price Self Storage
- Harley-Davidson Motor Company

3. Latchkey Brewing (±2 minutes)

4. Talitha Coffee, Chef Jun, & Lazy Eye Coffee (±2 minutes)

5. TopBuild (±2 minutes)

6. IN-N-OUT, Starbucks, Cali Bahn Mi, Nibble Chocolate, & McDonald's (±6 minutes)





 CUSHMAN &
WAKEFIELD

 PARALLEL
CAPITAL PARTNERS

ROSE CANYON BUSINESS PARK



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