



BLACK MOUNTAIN COMMERCE PARK

9360-9420 ACTIVITY ROAD / 9580 & 9630 BLACK MOUNTAIN ROAD, SAN DIEGO, CA 92126



RYAN DOWNING, SIOR

858 546 5416

ryan.downing@cushwake.com

CA LIC. 01313484

TRINITY CARSON

602 489 4876

trinity.carson@cushwake.com

CA LIC. 02343245

BRANT ABERG, SIOR

858 546 5464

brant.aberg@cushwake.com

CA LIC. 01773573

12830 El Camino Real
Suite 100

San Diego, CA 92130

T: +1 858 546 5400

F: +1 858 630 6320

www.cushmanwakefield.com



BLACK MOUNTAIN COMMERCE PARK

9360-9420 ACTIVITY ROAD / 9580 & 9630 BLACK MOUNTAIN ROAD, SAN DIEGO, CA 92126



RYAN DOWNING, SIOR

858 546 5416

ryan.downing@cushwake.com

CA LIC. 01313484

TRINITY CARSON

602 489 4876

trinity.carson@cushwake.com

CA LIC. 02343245

BRANT ABERG, SIOR

858 546 5464

brant.aberg@cushwake.com

CA LIC. 01773573

12830 El Camino Real
Suite 100

San Diego, CA 92130

T: +1 858 546 5400

F: +1 858 630 6320

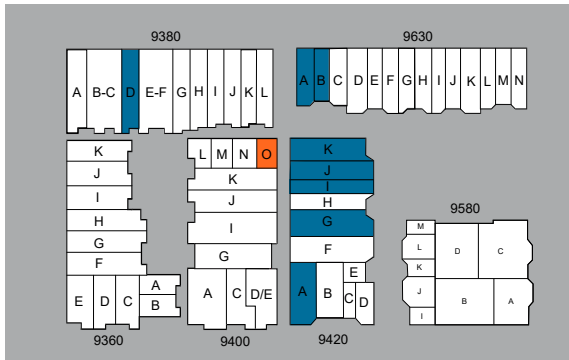
www.cushmanwakefield.com

BLACK MOUNTAIN COMMERCE PARK

9360-9420 ACTIVITY ROAD / 9580 & 9630 BLACK MOUNTAIN ROAD, SAN DIEGO, CA 92126

PROPERTY HIGHLIGHTS

- Easy access to I-15 and I-805
- Signalized intersection at Black Mountain and Activity Road
- Showroom, office, and industrial suites available
- Ample parking (ratio of 3:1,000)
- Expansion opportunities throughout the 96,000 SF, 6 building business park
- Cable Internet available
- Close proximity to restaurants, retail, and public transportation
- Very responsive and strong local ownership and property management



 = WAREHOUSE SPACE

 = OFFICE SPACE

INDUSTRIAL/FLEX AVAILABILITIES

ADDRESS	SF	RENT	COMMENTS
9380 Activity Rd, Suite D	1,800	\$3,708/Month (\$2.06/SF) (\$1.65 NNN + \$0.41 opex)	Reception, 1 private office, 1 restroom, balance warehouse. 1 GL door. Available Now.
9420 Activity Rd, Suite A	1,200	\$2,472/Month (\$2.06/SF) (\$1.65 NNN + \$0.41 opex)	Reception, 2 private offices, open office area, 1 restroom, balance warehouse. 1 GL door. Available Now.
9420 Activity Rd, Suite G	1,620	\$3,337/Month (\$2.06/SF) (\$1.65 NNN + \$0.41 opex)	Reception/open office, 1 restroom, balance warehouse. 1 GL door. Available Now.
9420 Activity Rd, Suite I	1,600	\$3,296/Month (\$2.06/SF) (\$1.65 NNN + \$0.41 opex)	Reception/open office, 1 restroom, balance warehouse. 1 GL door. Available Now.
9420 Activity Rd, Suite J	1,600	\$3,296/Month (\$2.06/SF) (\$1.65 NNN + \$0.41 opex)	Reception/open office, 1 private office, 1 restroom, balance warehouse. 1 GL door. Available Now.
9420 Activity Rd, Suite K	1,340	\$2,760/Month (\$2.06/SF) (\$1.65 NNN + \$0.41 opex)	Reception, 2 open offices, 1 restroom, 1 private office, HVAC production room, balance warehouse. 1 GL door. Available with 30 day's notice.
9630 Black Mountain Rd Suite A&B	2,840	\$5,282/Month (\$1.86/SF) (\$1.45 NNN + \$0.41 opex)	Reception, 2 private offices, 2 restrooms, balance warehouse. 2 GL doors. Available Now.

RYAN DOWNING, SIOR

858 546 5416

ryan.downing@cushwake.com

CA LIC. 01313484

TRINITY CARSON

602 489 4876

trinity.carson@cushwake.com

CA LIC. 02343245

BRANT ABERG, SIOR

858 546 5464

brant.aberg@cushwake.com

CA LIC. 01773573

12830 El Camino Real
Suite 100

San Diego, CA 92130

T: +1 858 546 5400

F: +1 858 630 6320

www.cushmanwakefield.com

BLACK MOUNTAIN COMMERCE PARK

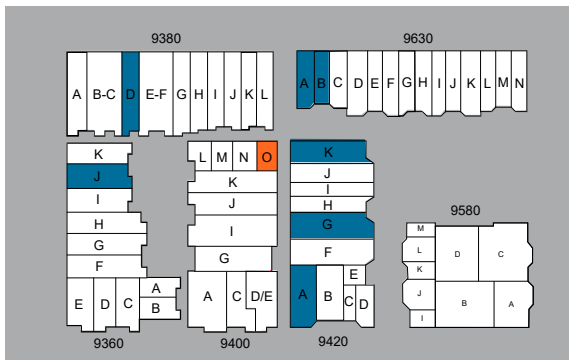
9360-9420 ACTIVITY ROAD / 9580 & 9630 BLACK MOUNTAIN ROAD, SAN DIEGO, CA 92126

PROPERTY HIGHLIGHTS

- Easy access to I-15 and I-805
- Signalized intersection at Black Mountain and Activity Road
- Showroom, office, and industrial suites available
- Ample parking (ratio of 3:1,000)
- Expansion opportunities throughout the 96,000 SF, 6 building business park
- Cable Internet available
- Close proximity to restaurants, retail, and public transportation
- Very responsive and strong local ownership and property management

OFFICE AVAILABILITIES

ADDRESS	SF	RENT	COMMENTS
9400 Activity Rd, Suite 0	600	\$1,266/Month (\$2.11/SF) (\$1.70 NNN + \$0.41 opex)	100% office, 1 restroom. Available Now.



■ = WAREHOUSE SPACE ■ = OFFICE SPACE

RYAN DOWNING, SIOB

858 546 5416

ryan.downing@cushwake.com

CA LIC. 01313484

TRINITY CARSON

602 489 4876

trinity.carson@cushwake.com

CA LIC. 02343245

BRANT ABERG, SIOB

858 546 5464

brant.aberg@cushwake.com

CA LIC. 01773573

12830 El Camino Real
Suite 100

San Diego, CA 92130

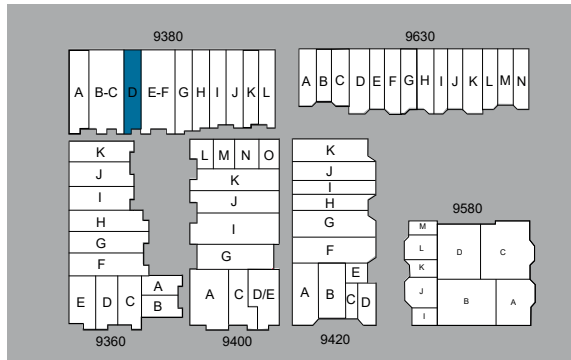
T: +1 858 546 5400

F: +1 858 630 6320

www.cushmanwakefield.com

9380 ACTIVITY RD, SUITE D

- 1,800 square feet
- Reception, 1 private office, 1 restroom, balance warehouse, 1 GL door
- \$3,708/Month (\$1.65 NNN + \$0.41 opex)
- Available Now



 = WAREHOUSE SPACE  = OFFICE SPACE



*FLOOR PLAN TO BE VERIFIED

RYAN DOWNING, SIOB

858 546 5416

ryan.downing@cushwake.com

CA LIC. 01313484

TRINITY CARSON

602 489 4876

trinity.carson@cushwake.com

CA LIC. 02343245

BRANT ABERG, SIOB

858 546 5464

brant.aberg@cushwake.com

CA LIC. 01773573

12830 El Camino Real
Suite 100

San Diego, CA 92130

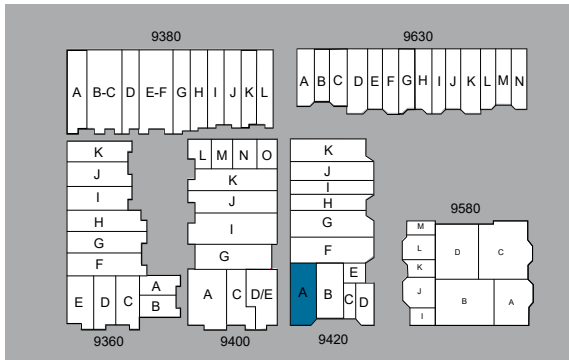
T: +1 858 546 5400

F: +1 858 630 6320

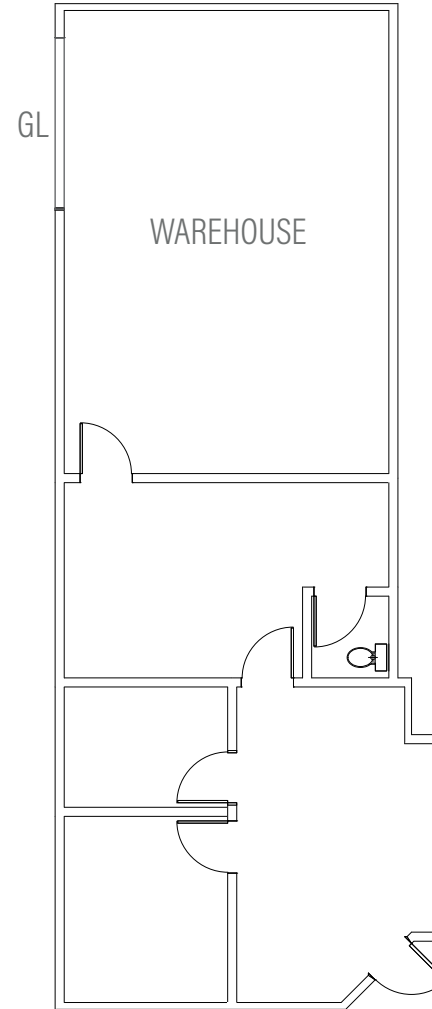
www.cushmanwakefield.com

9420 ACTIVITY RD, SUITE A

- 1,200 square feet
- Reception, 2 private offices, open office area, 1 restroom, balance warehouse, 1 GL door
- \$2,472/Month (\$1.65 NNN + \$0.41 opex)
- Available Now



 = WAREHOUSE SPACE  = OFFICE SPACE



*FLOOR PLAN TO BE VERIFIED

RYAN DOWNING, SIOR

858 546 5416

ryan.downing@cushwake.com

CA LIC. 01313484

TRINITY CARSON

602 489 4876

trinity.carson@cushwake.com

CA LIC. 02343245

BRANT ABERG, SIOR

858 546 5464

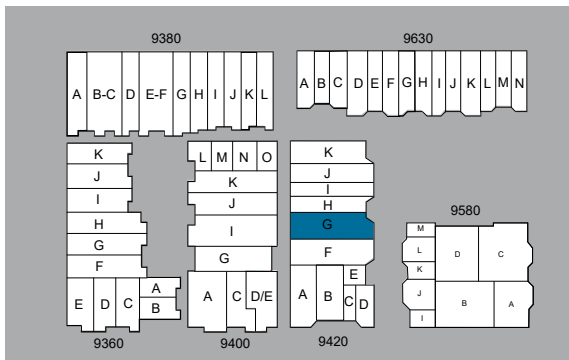
brant.aberg@cushwake.com

CA LIC. 01773573

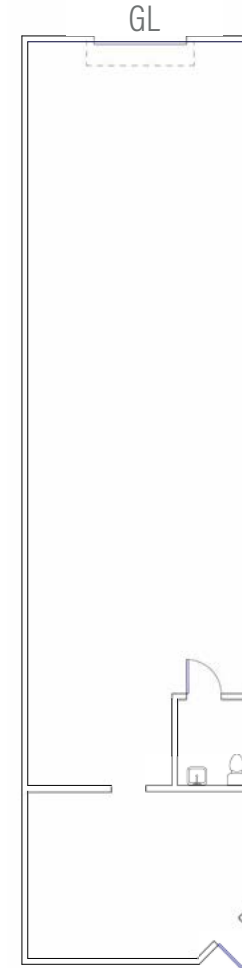
12830 El Camino Real
Suite 100
San Diego, CA 92130
T: +1 858 546 5400
F: +1 858 630 6320
www.cushmanwakefield.com

9420 ACTIVITY RD, SUITE G

- 1,620 square feet
- Reception/open office, 1 restroom, balance warehouse, 1 GL door
- \$3,337/Month (\$1.65 NNN + \$0.41 opex)
- Available Now



 = WAREHOUSE SPACE  = OFFICE SPACE



*FLOOR PLAN TO BE VERIFIED

RYAN DOWNING, SIOB

858 546 5416

ryan.downing@cushwake.com

CA LIC. 01313484

TRINITY CARSON

602 489 4876

trinity.carson@cushwake.com

CA LIC. 02343245

BRANT ABERG, SIOB

858 546 5464

brant.aberg@cushwake.com

CA LIC. 01773573

12830 El Camino Real
Suite 100

San Diego, CA 92130

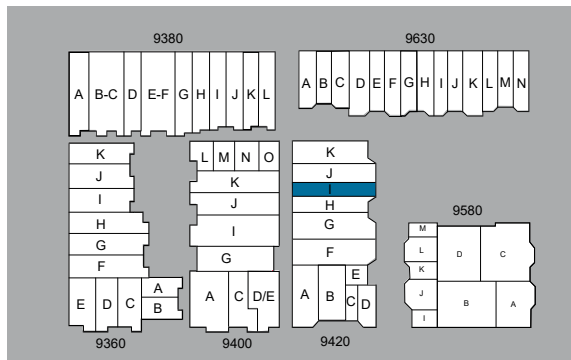
T: +1 858 546 5400

F: +1 858 630 6320

www.cushmanwakefield.com

9420 ACTIVITY RD, SUITE I

- 1,600 square feet
- Reception/open office, 1 restroom, balance warehouse, 1 GL door
- \$3,296/Month (\$1.65 NNN + \$0.41 opex)
- Available Now



 = WAREHOUSE SPACE  = OFFICE SPACE



*FLOOR PLAN TO BE VERIFIED

RYAN DOWNING, SIOB

858 546 5416

ryan.downing@cushwake.com

CA LIC. 01313484

TRINITY CARSON

602 489 4876

trinity.carson@cushwake.com

CA LIC. 02343245

BRANT ABERG, SIOB

858 546 5464

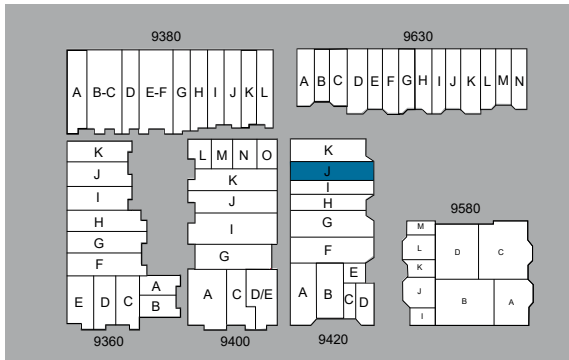
brant.aberg@cushwake.com

CA LIC. 01773573

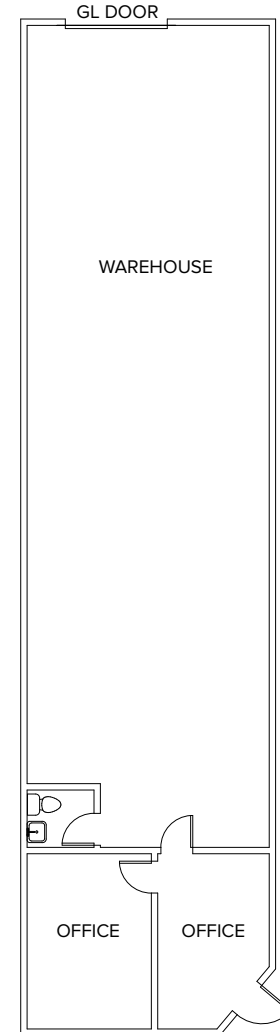
12830 El Camino Real
Suite 100
San Diego, CA 92130
T: +1 858 546 5400
F: +1 858 630 6320
www.cushmanwakefield.com

9420 ACTIVITY RD, SUITE J

- 1,600 square feet
- Reception/open office, 1 private office, 1 restroom, balance warehouse, 1 GL door
- \$3,296/Month (\$1.65 NNN + \$0.41 opex)
- Available Now



 = WAREHOUSE SPACE  = OFFICE SPACE



*FLOOR PLAN TO BE VERIFIED

RYAN DOWNING, SIOB

858 546 5416

ryan.downing@cushwake.com

CA LIC. 01313484

TRINITY CARSON

602 489 4876

trinity.carson@cushwake.com

CA LIC. 02343245

BRANT ABERG, SIOB

858 546 5464

brant.aberg@cushwake.com

CA LIC. 01773573

12830 El Camino Real
Suite 100

San Diego, CA 92130

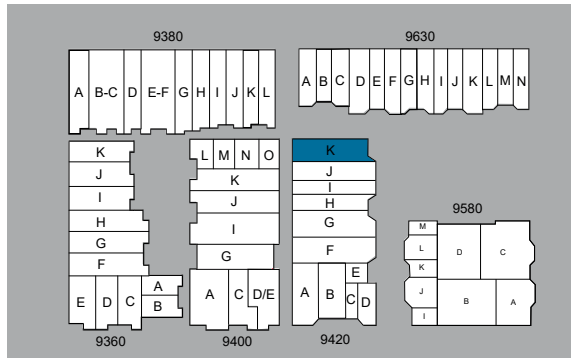
T: +1 858 546 5400

F: +1 858 630 6320

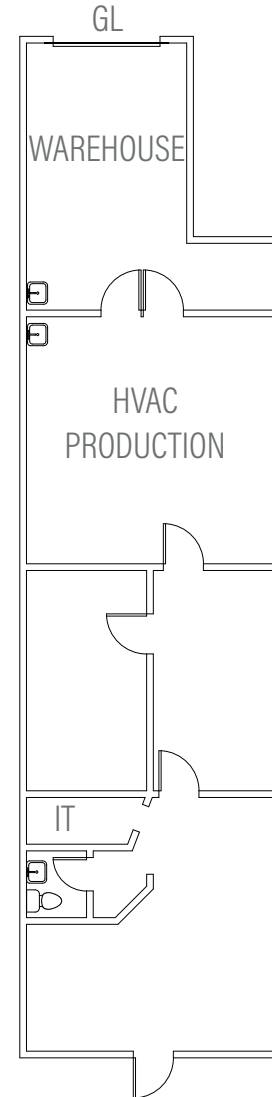
www.cushmanwakefield.com

9420 ACTIVITY RD, SUITE K

- 1,340 square feet
- Reception, 2 open offices, 1 restroom, 1 private office, HVAC production room, balance warehouse, 1 GL door
- \$2,760/Month (\$1.65 NNN + \$0.41 opex)
- Available with 30 day's notice



 = WAREHOUSE SPACE  = OFFICE SPACE



*FLOOR PLAN TO BE VERIFIED

RYAN DOWNING, SIOR

858 546 5416

ryan.downing@cushwake.com

CA LIC. 01313484

TRINITY CARSON

602 489 4876

trinity.carson@cushwake.com

CA LIC. 02343245

BRANT ABERG, SIOR

858 546 5464

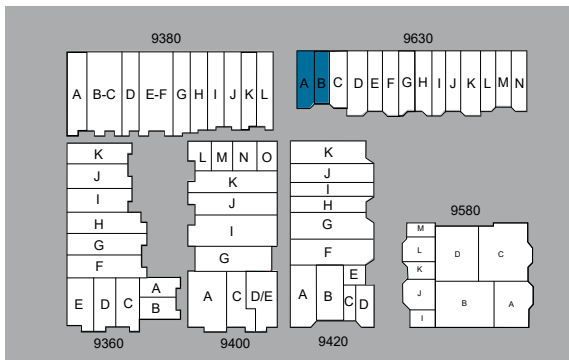
brant.aberg@cushwake.com

CA LIC. 01773573

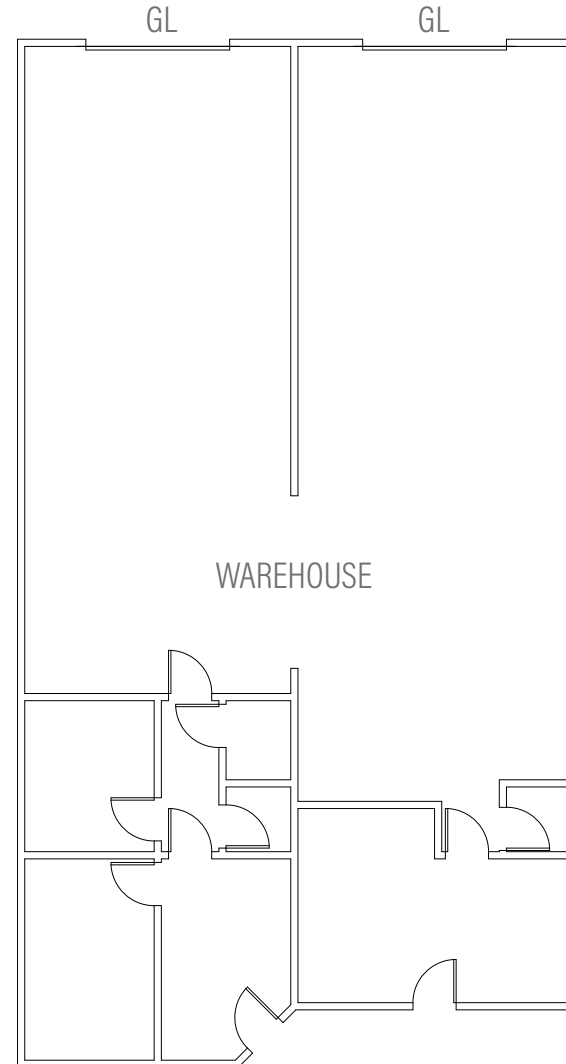
12830 El Camino Real
Suite 100
San Diego, CA 92130
T: +1 858 546 5400
F: +1 858 630 6320
www.cushmanwakefield.com

9630 BLACK MOUNTAIN RD, SUITE A&B

- 2,840 square feet
- Reception, 2 private offices, 2 restrooms, balance warehouse. 2 GL doors.
- \$5,282/Month (\$1.45 NNN + \$0.41 opex)
- Available Now



 = WAREHOUSE SPACE  = OFFICE SPACE



*FLOOR PLAN TO BE VERIFIED

RYAN DOWNING, SIOR

858 546 5416

ryan.downing@cushwake.com

CA LIC. 01313484

TRINITY CARSON

602 489 4876

trinity.carson@cushwake.com

CA LIC. 02343245

BRANT ABERG, SIOR

858 546 5464

brant.aberg@cushwake.com

CA LIC. 01773573

12830 El Camino Real
Suite 100

San Diego, CA 92130

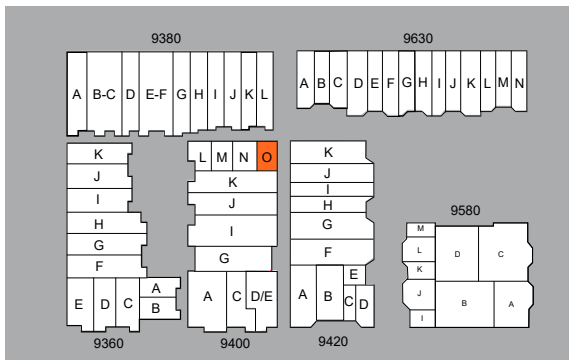
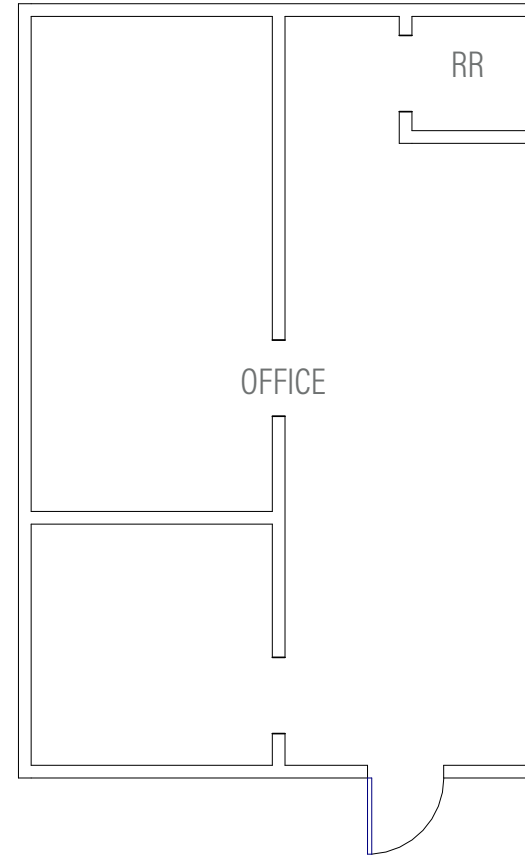
T: +1 858 546 5400

F: +1 858 630 6320

www.cushmanwakefield.com

9400 ACTIVITY RD, SUITE 0

- 600 square feet
- 100% office, 1 restroom
- \$1,266/Month (\$1.70 NNN + \$0.41 opex)
- Available Now



 = WAREHOUSE SPACE  = OFFICE SPACE

*FLOOR PLAN TO BE VERIFIED

RYAN DOWNING, SIOB

858 546 5416

ryan.downing@cushwake.com

CA LIC. 01313484

TRINITY CARSON

602 489 4876

trinity.carson@cushwake.com

CA LIC. 02343245

BRANT ABERG, SIOB

858 546 5464

brant.aberg@cushwake.com

CA LIC. 01773573

12830 El Camino Real
Suite 100

San Diego, CA 92130

T: +1 858 546 5400

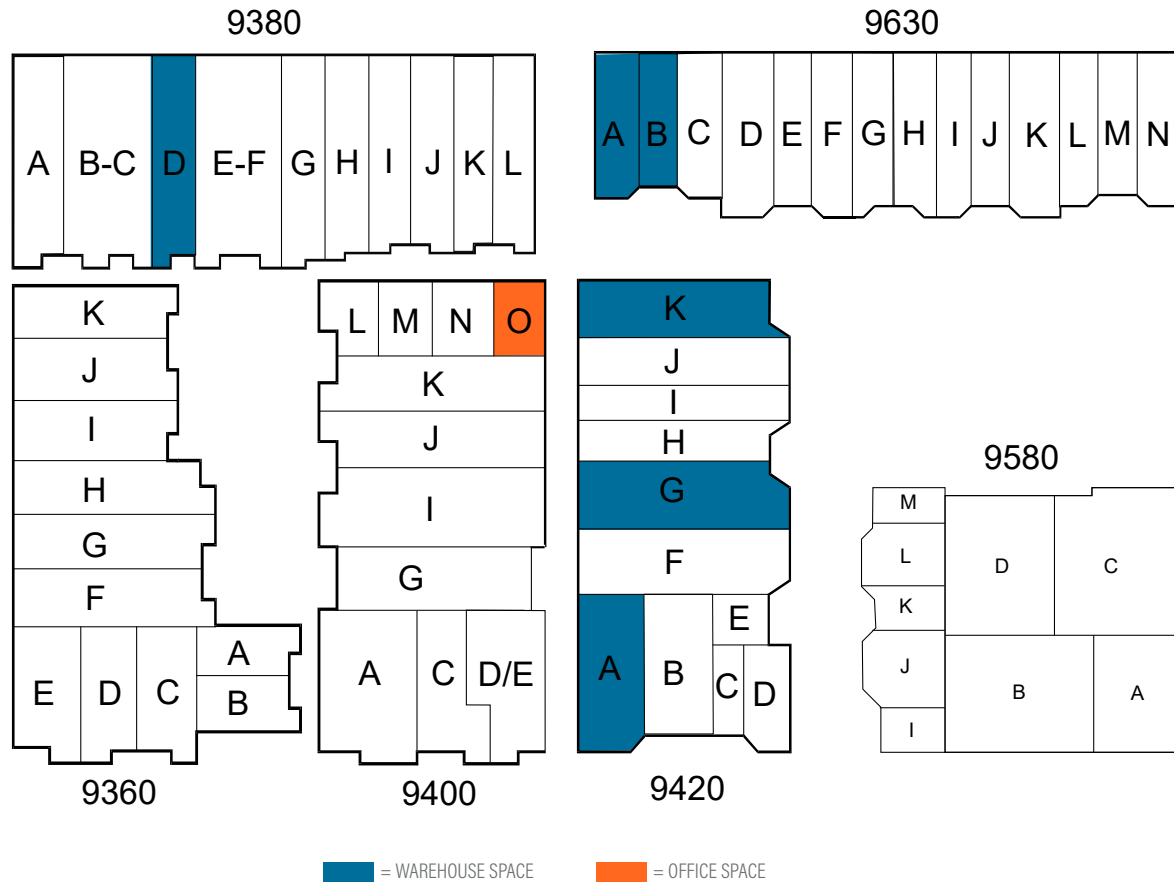
F: +1 858 630 6320

www.cushmanwakefield.com

BLACK MOUNTAIN COMMERCE PARK

9360-9420 ACTIVITY ROAD / 9580 & 9630 BLACK MOUNTAIN ROAD, SAN DIEGO, CA 92126

SITE PLAN



RYAN DOWNING, SIO

858 546 5416

ryan.downing@cushwake.com

CA LIC. 01313484

TRINITY CARSON

602 489 4876

trinity.carson@cushwake.com

CA LIC. 02343245

BRANT ABERG, SIO

858 546 5464

brant.aberg@cushwake.com

CA LIC. 01773573

12830 El Camino Real
Suite 100

San Diego, CA 92130

T: +1 858 546 5400

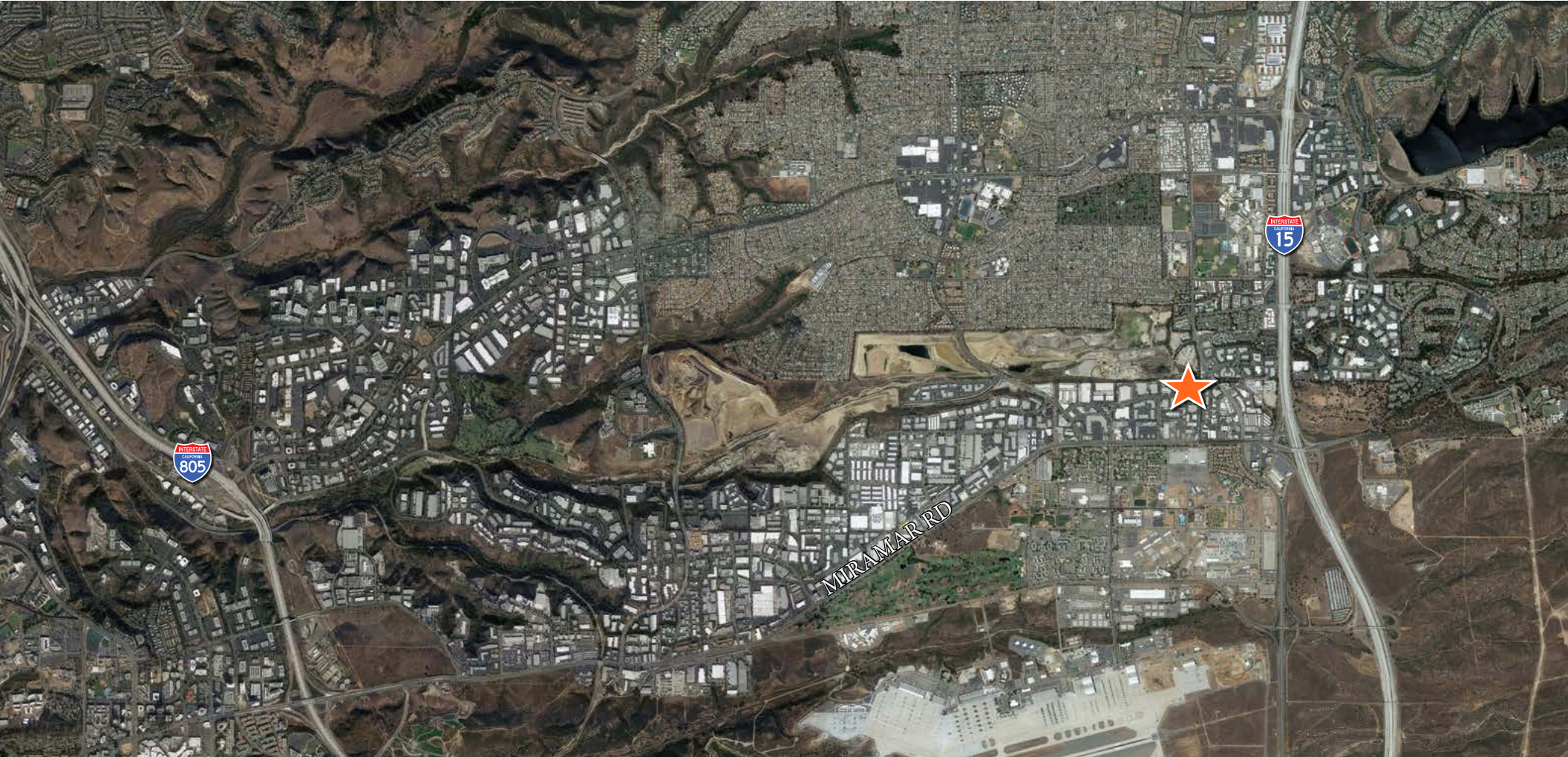
F: +1 858 630 6320

www.cushmanwakefield.com



BLACK MOUNTAIN COMMERCE PARK

9360-9420 ACTIVITY ROAD / 9580 & 9630 BLACK MOUNTAIN ROAD, SAN DIEGO, CA 92126



RYAN DOWNING, SIOR

858 546 5416

ryan.downing@cushwake.com

CA LIC. 01313484

TRINITY CARSON

602 489 4876

trinity.carson@cushwake.com

CA LIC. 02343245

BRANT ABERG, SIOR

858 546 5464

brant.aberg@cushwake.com

CA LIC. 01773573

©Cushman & Wakefield. All rights reserved. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S).