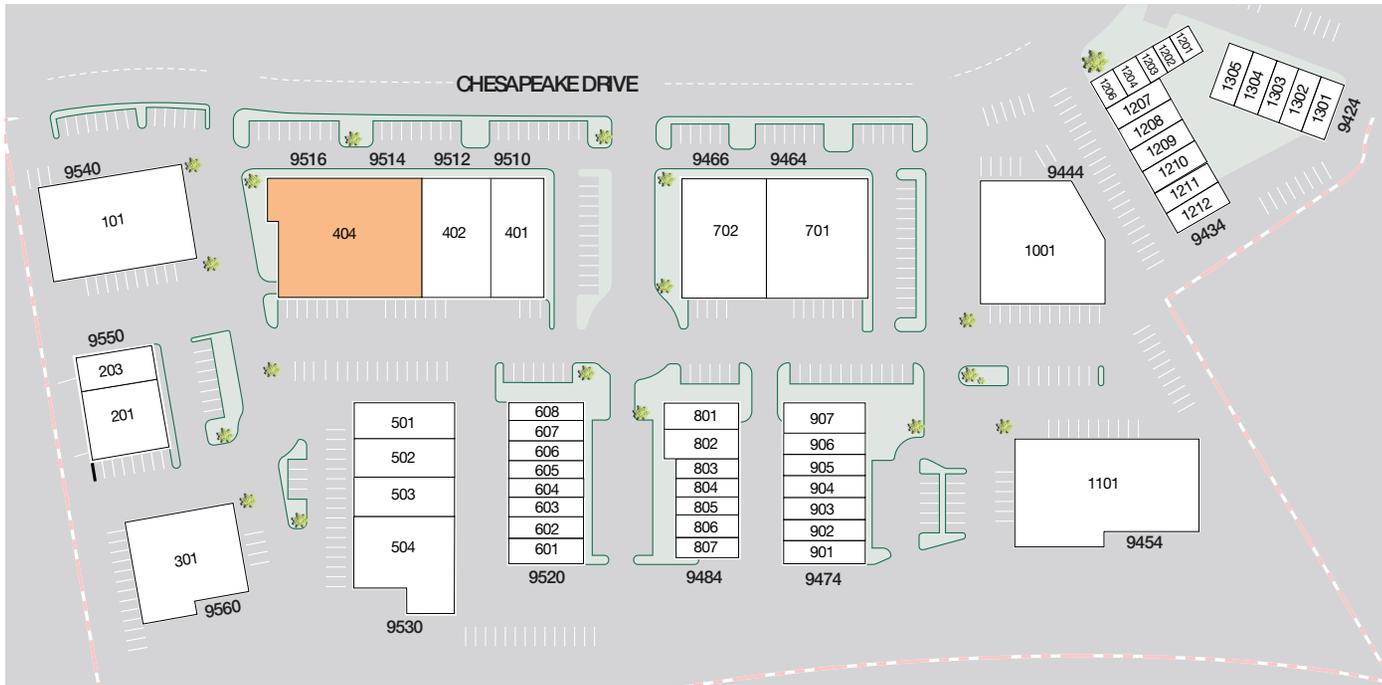


CANYON INDUSTRIAL CENTER

SITE PLAN

UNDER NEW OWNERSHIP



FOR MORE INFORMATION

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2026 LEASING INCENTIVES

Minimum 36 month term
 Year 1 Rate: \$1.00/SF NNN

AVAILABILITIES

AVAILABLE



OCCUPIED

BLDG	SUITE	TOTAL SF	RATE	OFFICE %	COMMENTS
9510-9516	404	18,692	\$1.00/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. Year 1 Teaser Rate: \$1.00/SF NNN.

CANYON INDUSTRIAL CENTER
 9424-9560 CHESAPEAKE DRIVE
 SAN DIEGO, CA 92123



CANYON INDUSTRIAL CENTER

EXTERIOR PHOTOS

UNDER NEW OWNERSHIP



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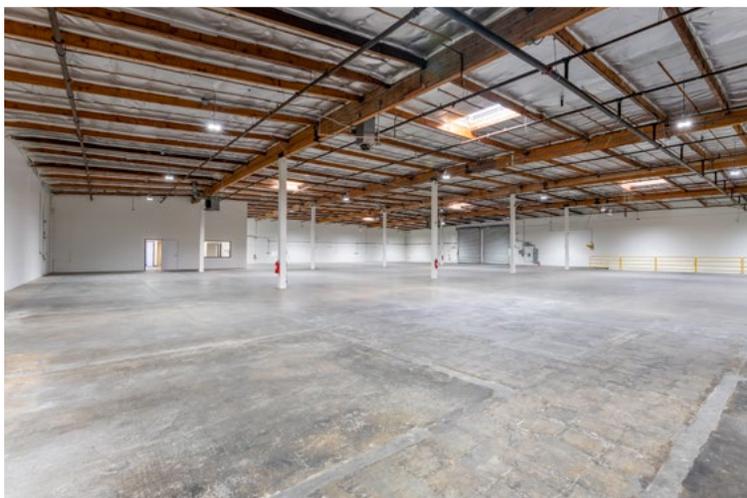
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CANYON INDUSTRIAL CENTER

INTERIOR PHOTOS

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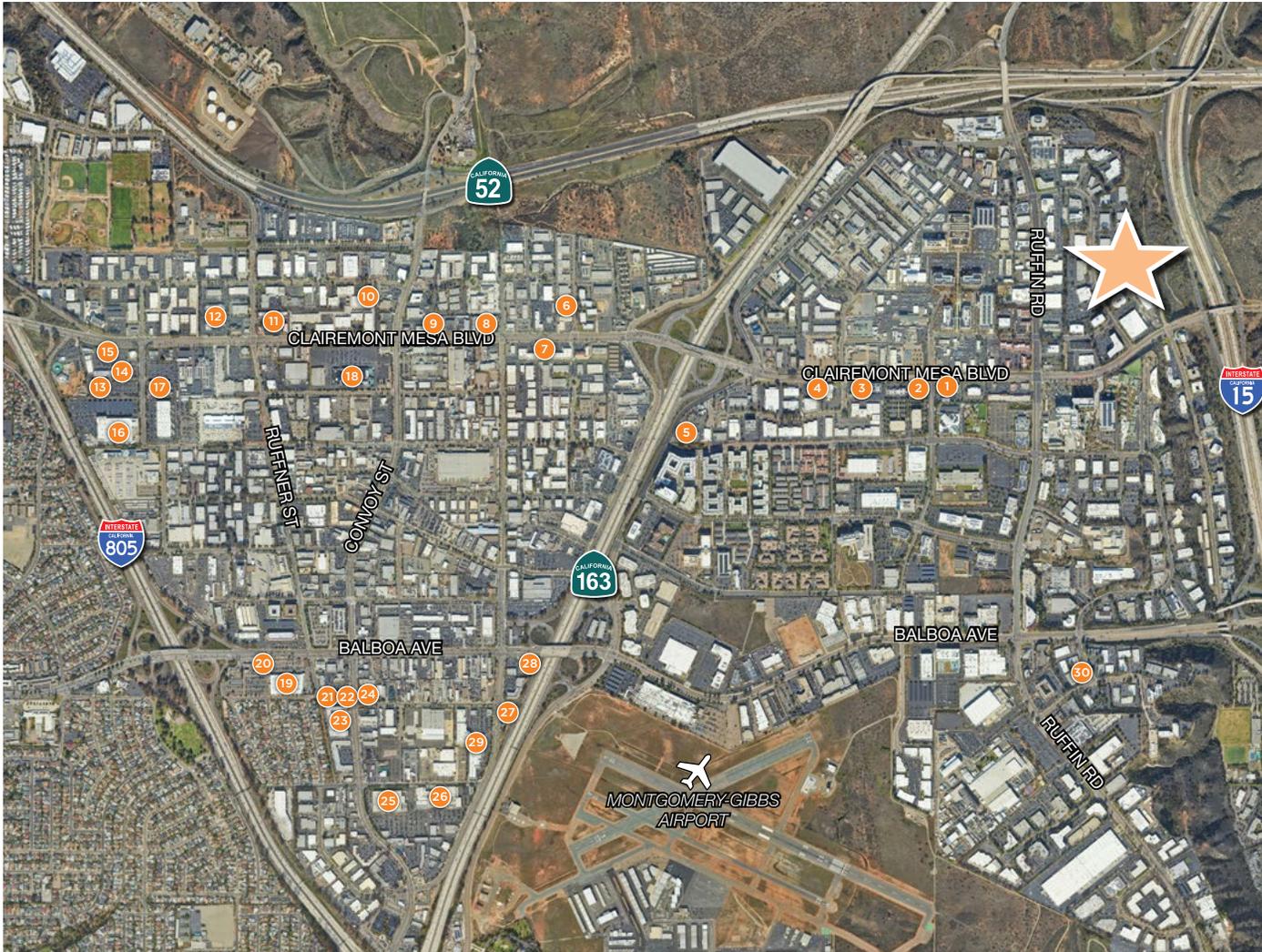
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CANYON INDUSTRIAL CENTER

AMENITIES

UNDER NEW OWNERSHIP



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- | | | | | | | | | | |
|----------------------|-----------------------|-------------------------|----------------------------|---------------------|--------------------------|-------------------|-------------------------|---------------------------|------------------------------|
| 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 |

CANYON INDUSTRIAL CENTER

FLOOR PLAN | BLDG. 9510-9516 | SUITE 404

UNDER NEW OWNERSHIP



2026 LEASING INCENTIVES

Minimum 36 Month Term
Year 1 Rate: \$1.00/SF NNN

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.
- \$1.00/SF NNN IN YEAR 1

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