

## **5% COMMISSION TO PROCURING BROKERS**

DEALS MUST BE SIGNED BY DECEMBER 31, 2023 WITH A MINIMUM 2 YEAR TERM



# ROSE CANYON COMMERCE CENTER

# ASSET PROFILE

**Total Square Feet** 232,871 SF on 38.12 Acres

**Addresses** 4901-4907 Morena Blvd,  
San Diego, CA 92117

**Number of Buildings** 12 Industrial Buildings  
& 2 Office Buildings

**Zoning** IP-2-1 (Industrial Park)

**Year Built/Renovated** 1976-88/2001

**Security** Only IMT project w/ Secured parking

**Clear Height** 12'-14'

**Grade Level Doors** 70 Grade Level Loading Doors

**Stories** 1 story industrial buildings  
& 2 story office

**Construction** Masonry

**Parking Ratio** 2.6/1,000 SF

**Parking** 618 Total Stalls  
594 Regular Stalls  
24 Handicap Stalls

## ROSE CANYON COMMERCE CENTER



**232,871**  
TOTAL SF



**14**  
BUILDINGS



**VARIETY**  
OF FLOOR PLANS



**38.12 ACRES**  
(1,660,507 SF)



**GROWTH**  
OPPORTUNITIES



# ASSET AMENITIES



ON-SITE FITNESS ROOM,  
BASKETBALL COURT & DELI

24 HOUR ACCESS WITH  
SECURITY GATE

FIBER INTERNET  
CONNECTIONS AVAILABLE

CLOSE TO MAJOR FREEWAYS  
(I-5, I-805, & HIGHWAY 52)

MULTIPLE OUTSIDE PICNIC  
& SOCIAL AREAS

NEW RENOVATIONS & PROJECT  
ENHANCEMENTS PLANNED

EXCELLENT SECURED  
PARKING

QUICK ACCESS TO UCSD &  
PUBLIC TRANSPORTATION  
(TROLLEY & TRAIN)



# SITE MAP

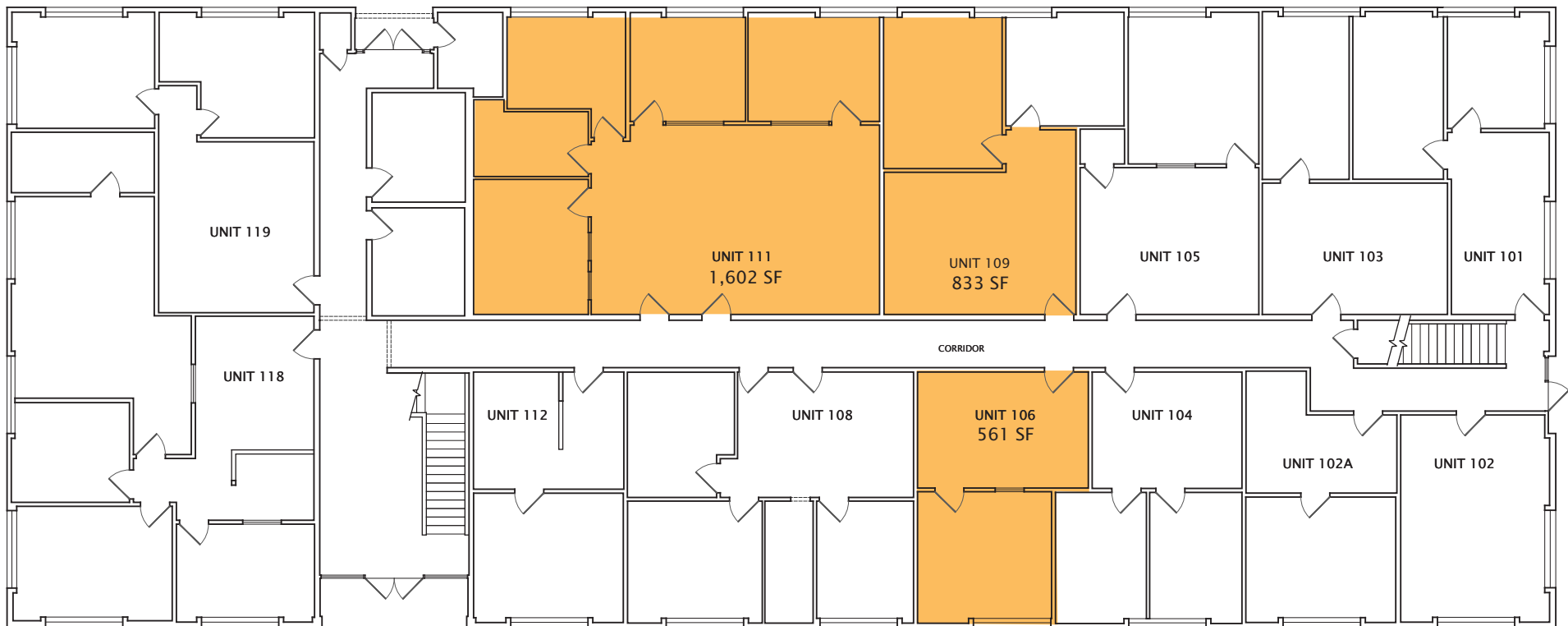


# LEASING MATRIX

## OFFICE AVAILABILITY

## BUILDING 100 - 1<sup>ST</sup> FLOOR

SUITE	SIZE	RENTAL RATE	COMMENTS
Suite 106	561 SF	\$1.85 NNN	Reception, 1 private office.
Suite 109	833 SF	\$1.85 NNN	Reception, 2 private offices.
Suite 111	1,602 SF	\$1.85 NNN	Reception, 5 private offices. Available with 30 days notice.



# LEASING MATRIX

## OFFICE AVAILABILITY

## BUILDING 100 - 2<sup>ND</sup> FLOOR

SUITE	SIZE	RENTAL RATE	COMMENTS
Suite 123	652 SF	\$1.85 NNN	Reception, 1 private office.
Suite 125	652 SF	\$1.85 NNN	Reception, 1 private office.
Suite 127	622 SF	\$1.85 NNN	Reception, 1 private office.
Suite 129	580 SF	\$1.85 NNN	Reception, 1 private office.

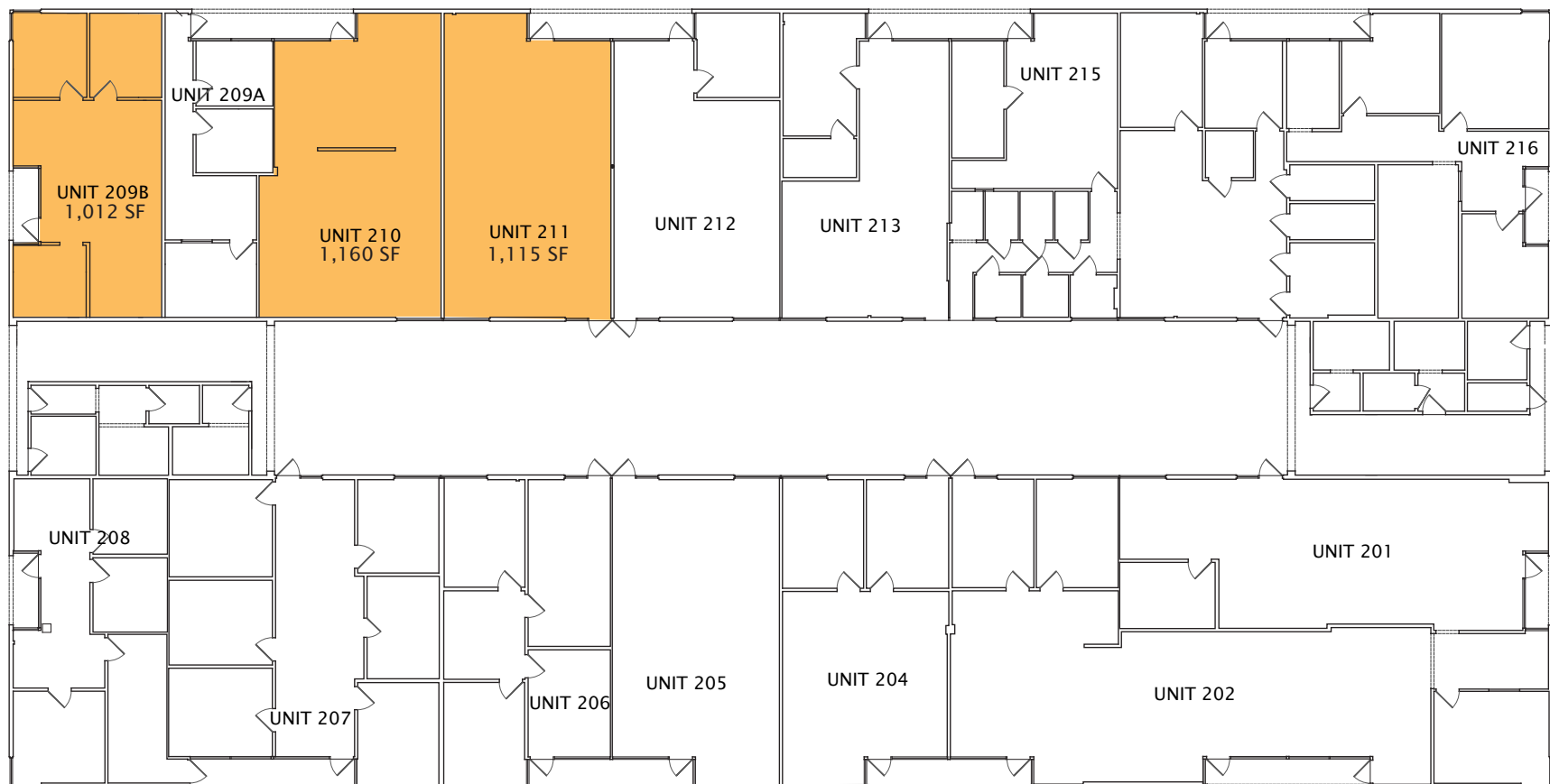


# LEASING MATRIX

## OFFICE AVAILABILITY

## BUILDING 200

SUITE	SIZE	RENTAL RATE	COMMENTS
Suite 209B	1,012 SF	\$1.85 NNN	Reception, 3 private offices, common area.
Suite 210	1,160 SF	\$1.85 NNN	Open office floor plan. Former yoga studio. Can be combined with Suite 211 for 2,275 SF.
Suite 211	1,115 SF	\$1.85 NNN	Open office floor plan. Former yoga studio. Can be combined with Suite 210 for 2,275 SF.

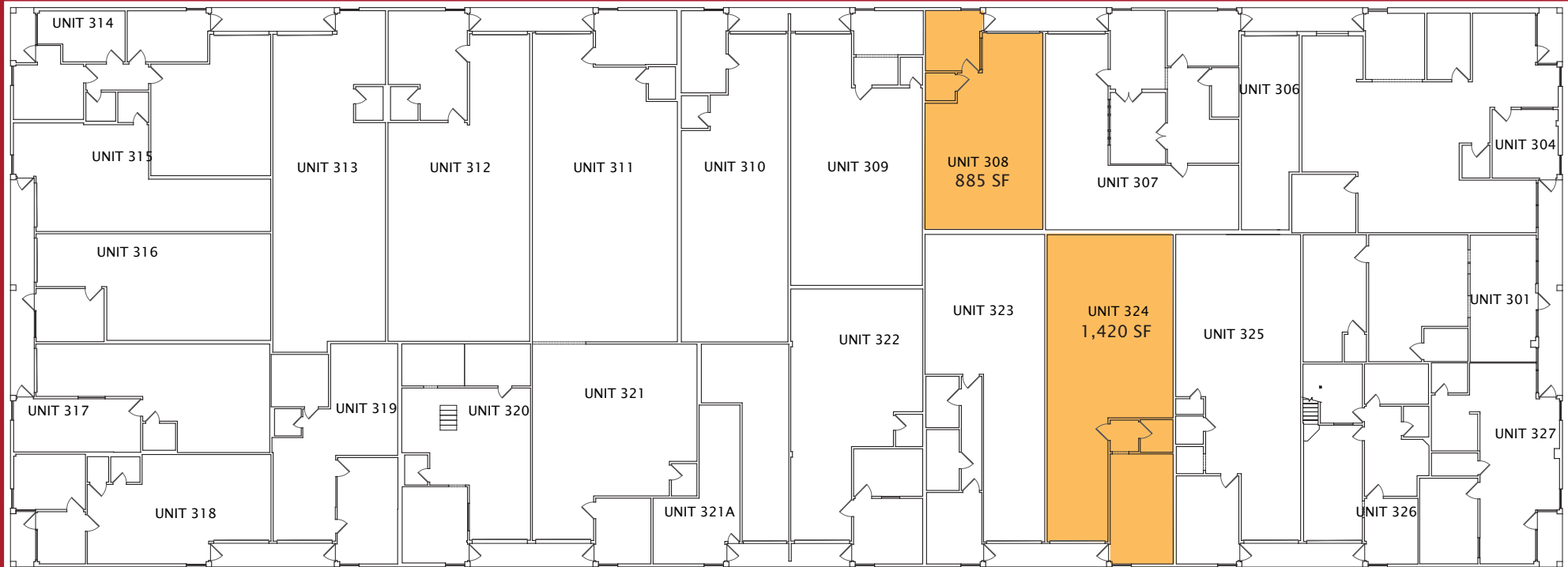


# LEASING MATRIX

## INDUSTRIAL AVAILABILITY

## BUILDING 300

SUITE	SIZE	RENTAL RATE	COMMENTS
Suite 308	885 SF	\$2.05 NNN	Open office, 1 private office, 1 restroom. Available with 30 days notice.
Suite 324	1,420 SF	\$2.05 NNN	1 office, 1 restroom, balance warehouse. 1 GL Door.



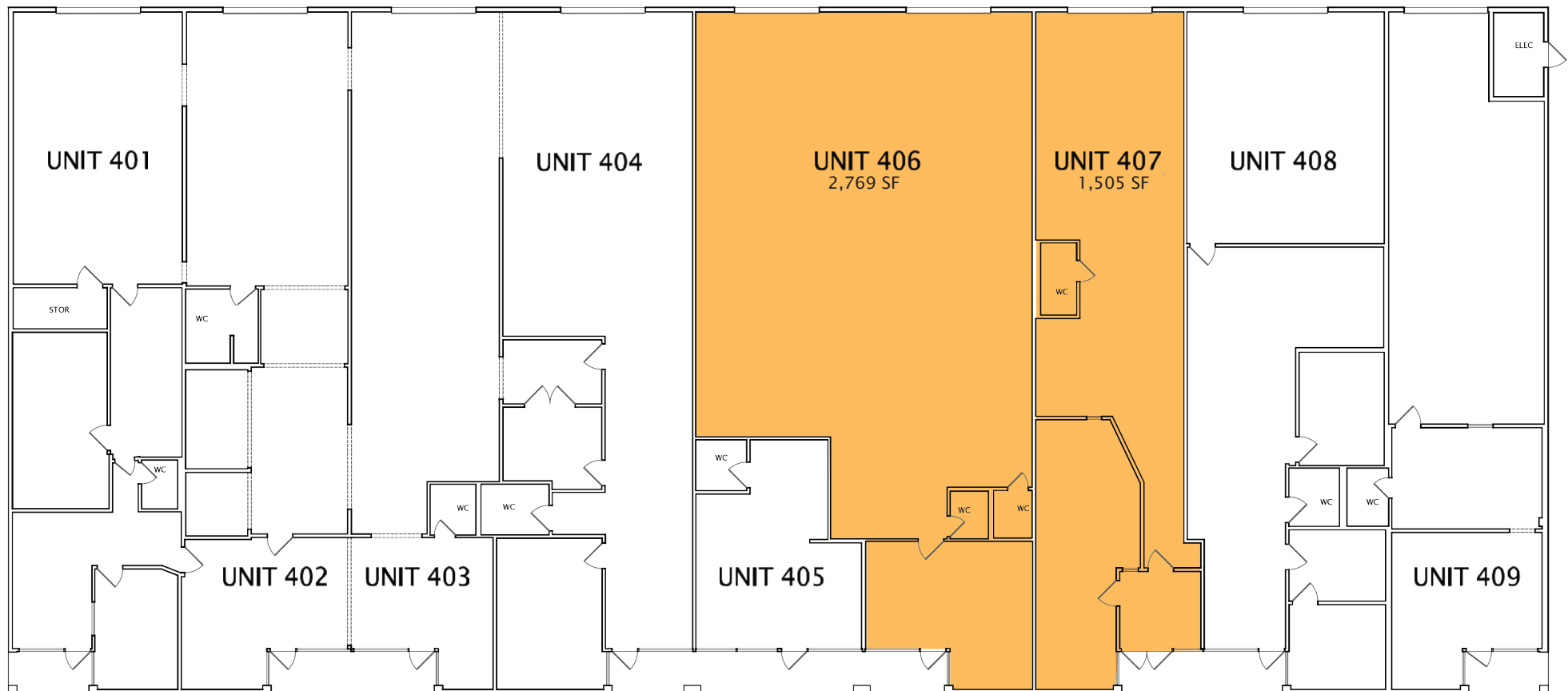


# LEASING MATRIX

## INDUSTRIAL AVAILABILITY

## BUILDING 400

SUITE	SIZE	RENTAL RATE	COMMENTS
Suite 406	2,769 SF	\$1.95 NNN	Large reception, 2 restrooms, balance warehouse. 2 GL Doors.
Suite 407	1,505 SF	\$2.05 NNN	Reception, 1 office, balance warehouse. 1 GL Door.

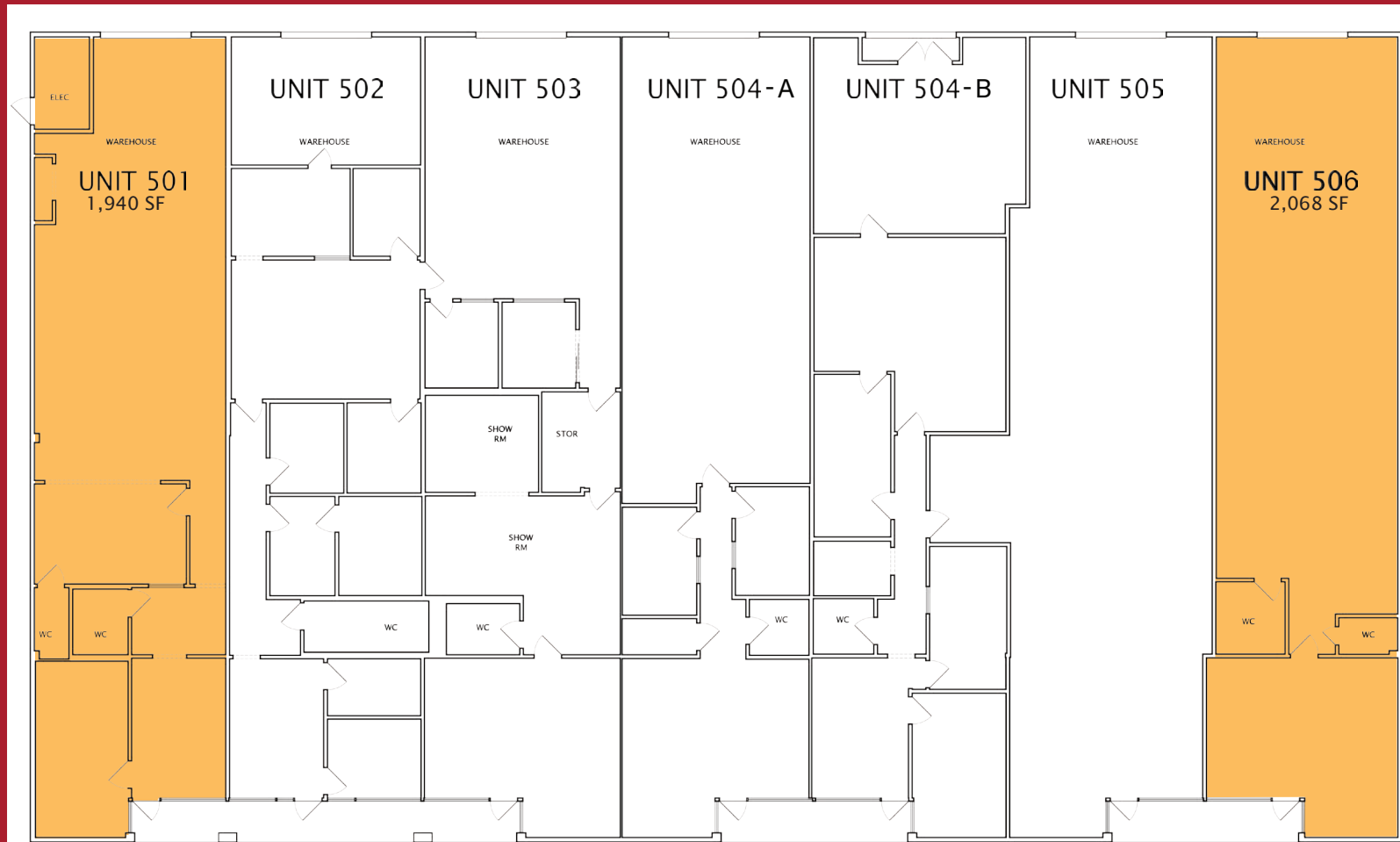


# LEASING MATRIX

## INDUSTRIAL AVAILABILITY

## BUILDING 500

SUITE	SIZE	RENTAL RATE	COMMENTS
Suite 501	1,940 SF	\$1.95 NNN	Reception, 1 private office, restroom, storage closet, balance climate controlled warehouse. 1 GL Door.
Suite 506	2,068 SF	\$1.95 NNN	Reception, 2 restrooms, balance warehouse. 1 GL Door.

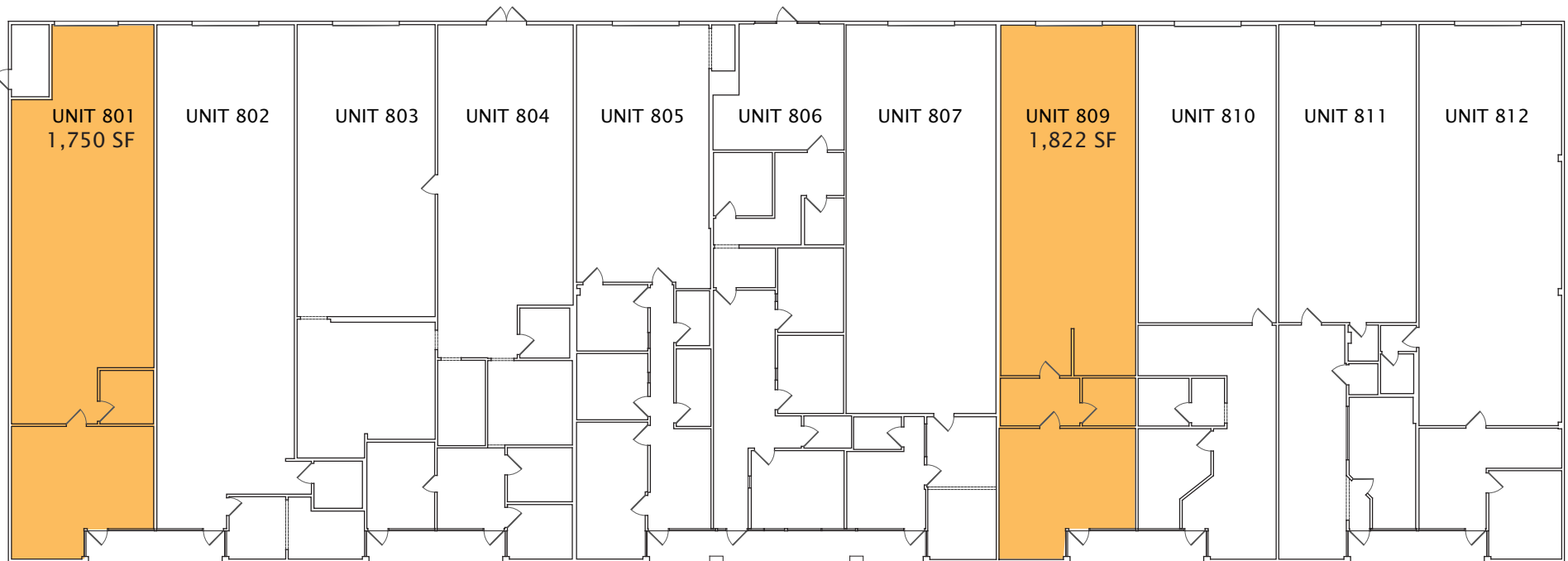


# LEASING MATRIX

## INDUSTRIAL AVAILABILITY

## BUILDING 800

SUITE	SIZE	RENTAL RATE	COMMENTS
Suite 801	1,750 SF	\$1.95 NNN	Reception, 1 restroom, balance warehouse. 1 GL Door. Available 1/1/2024.
Suite 809	1,822 SF	\$1.95 NNN	Reception, 1 private office, 1 restroom, balance warehouse, 1 GL Door. Available 2/1/2024.



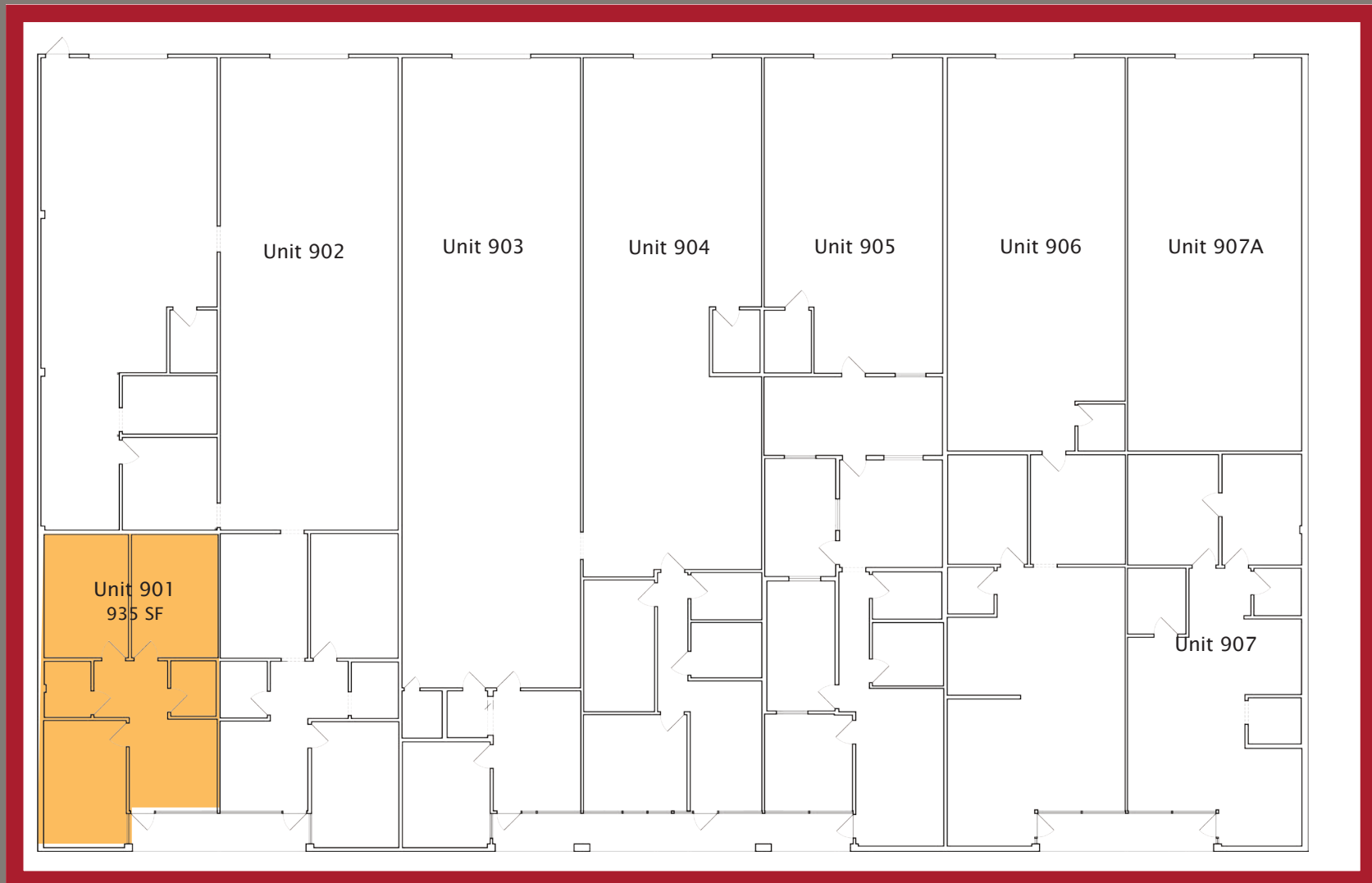


# LEASING MATRIX

## INDUSTRIAL AVAILABILITY

## BUILDING 900

SUITE	SIZE	RENTAL RATE	COMMENTS
Suite 901	935 SF	\$1.85 NNN	Reception, 3 private offices, 1 storage closet, 1 restroom. 100% office.

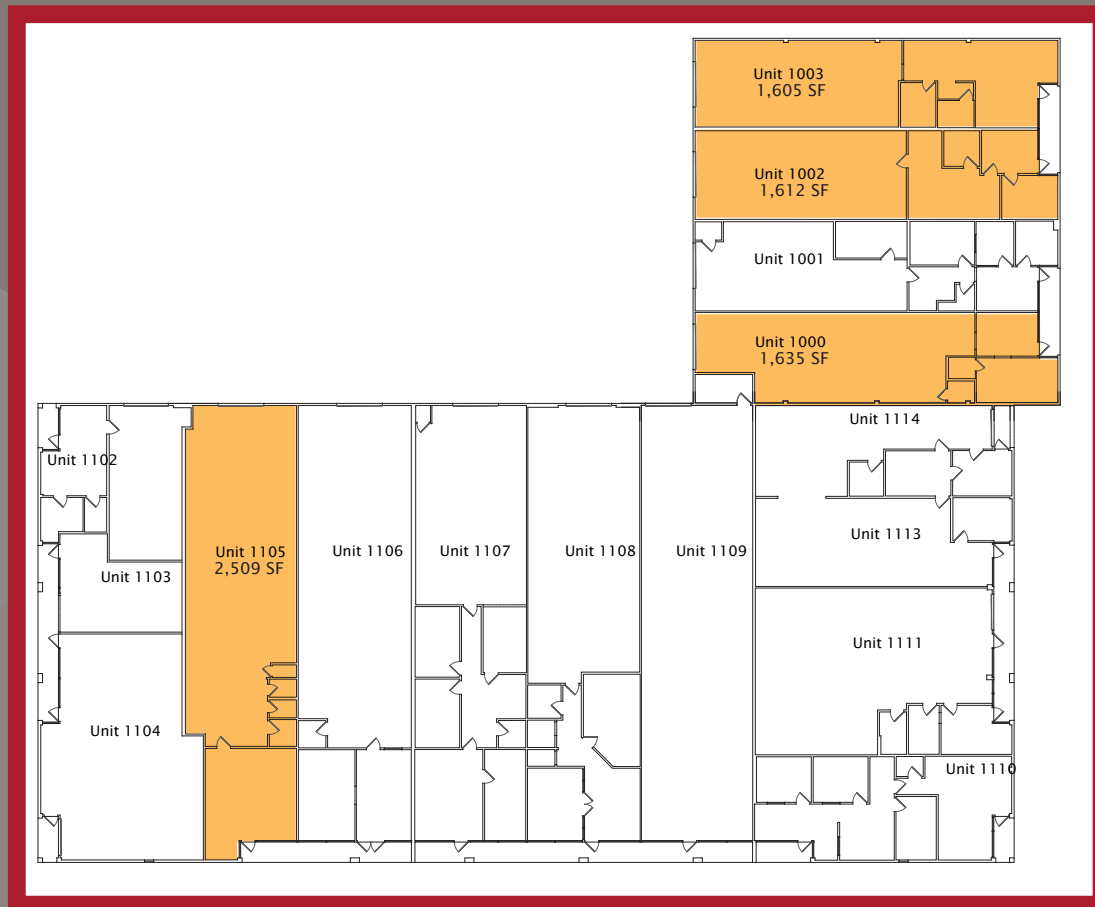


# LEASING MATRIX

## INDUSTRIAL AVAILABILITY

## BUILDING 1000 & 1100

SUITE	SIZE	RENTAL RATE	COMMENTS
Suite 1000	1,635 SF	\$2.05 NNN	Reception, 1 private office, restroom, balance warehouse. 1 GL Door.
Suite 1002	1,612 SF	\$2.05 NNN	Reception, 1 private office, 1 restroom, balance warehouse. 1 GL Door. Can be combined with Suite 1003 for a total of 3,217 SF.
Suite 1003	1,605 SF	\$2.05 NNN	Reception, 1 private office, 1 restroom, balance warehouse. 1 GL Door. Can be combined with Suite 1002 for a total of 3,217 SF. Available 2/1/2024.
Suite 1105	2,509 SF	\$1.95 NNN	Reception, 1 restroom, 3 storage closets, balance warehouse. 1 GL Door. Available 1/1/2024.

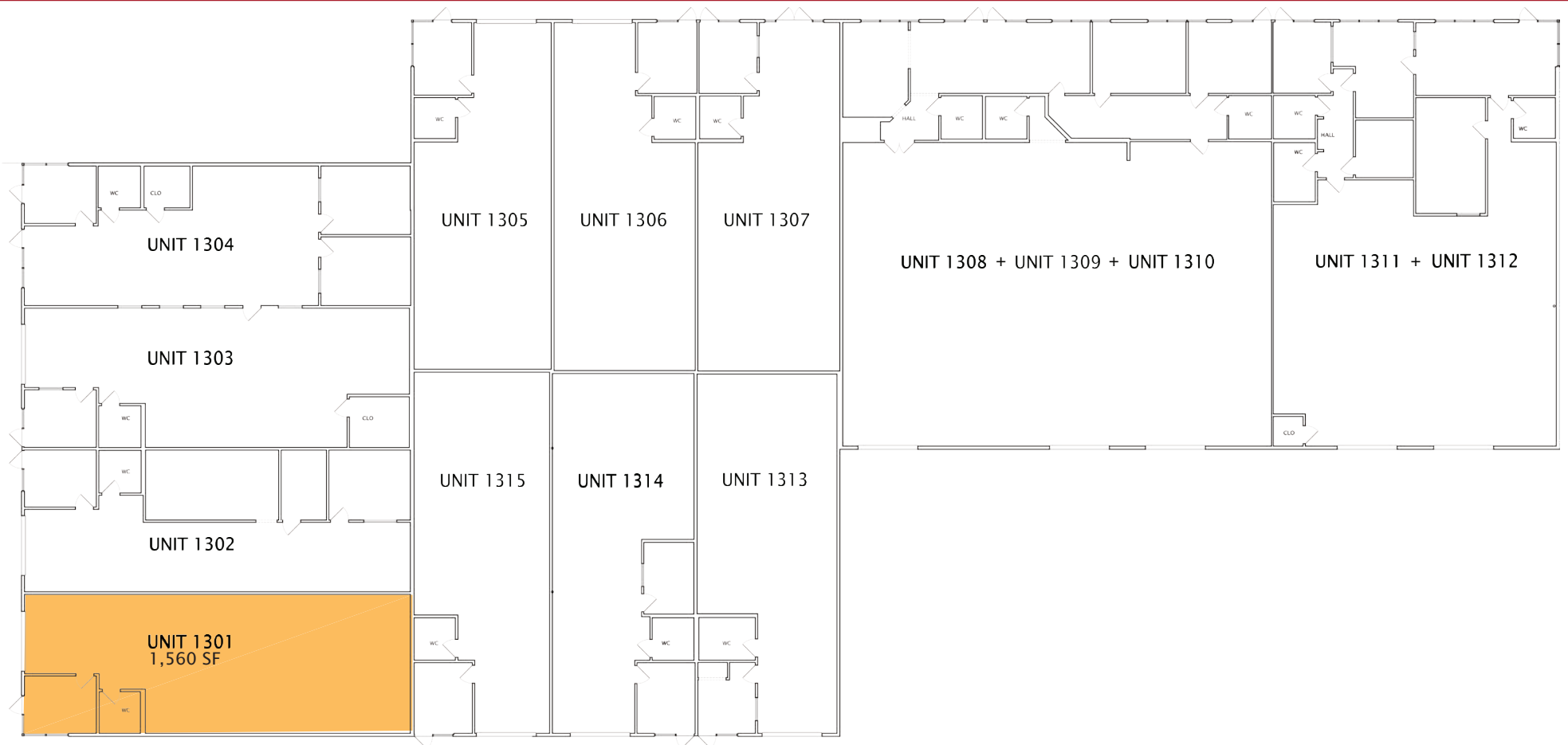


# LEASING MATRIX

## INDUSTRIAL AVAILABILITY

## BUILDING 1300

SUITE	SIZE	RENTAL RATE	COMMENTS
Suite 1301	1,560 SF	\$2.05 NNN	Reception/office, restroom, balance warehouse. 1 GL Door.



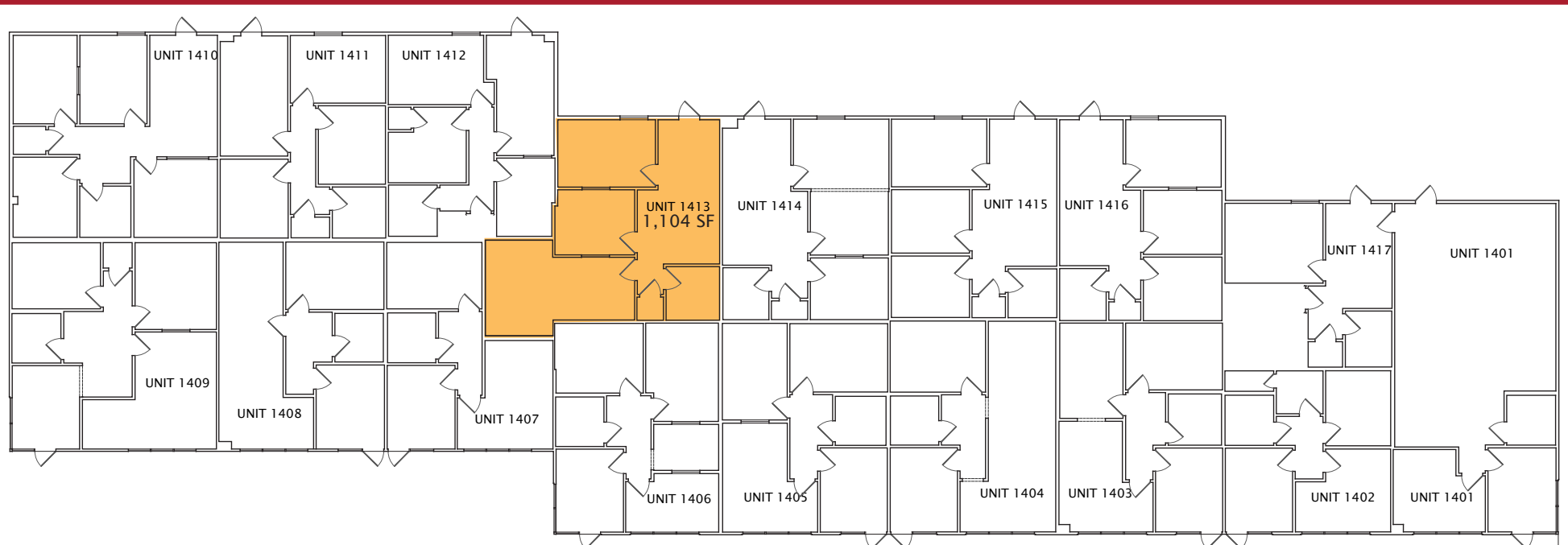


# LEASING MATRIX

## INDUSTRIAL AVAILABILITY

## BUILDING 1400

SUITE	SIZE	RENTAL RATE	COMMENTS
Suite 1413	1,104 SF	\$2.02 NNN	Reception/office, 4 private offices, 1 storage closet. Sublease.





# ASSET LOCATION



ROSE CANYON COMMERCE CENTER

San Diego Trolley



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