



CABRILLO

COMMERCE CENTER

5555-5595 MAGNATRON BLVD
5600-5644 KEARNY MESA ROAD
SAN DIEGO, CALIFORNIA 92111



INDUSTRIAL/OFFICE/FLEX SUITES FOR LEASE

4.5% BROKER COMMISSION

RYAN DOWNING, SIOR
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12830 El Camino Real, Suite 100, San Diego, CA 92130 | www.cushmanwakefield.com



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SNAPSHOT OF AVAILABILITY

5600 Kearny Mesa Rd

100% Leased

5610 Kearny Mesa Rd

100% Leased

5620 Kearny Mesa Rd

100% Leased

5630 Kearny Mesa Rd

100% Leased

5640 Kearny Mesa Rd

100% Leased

5644 Kearny Mesa Rd

Suite H,M 2,240 SF \$2.05 NNN* Available now.

5555 Magnatron Blvd

Suite L 2,754 SF \$2.05 NNN* Available now.

5575 Magnatron Blvd

100% Leased

5595 Magnatron Blvd

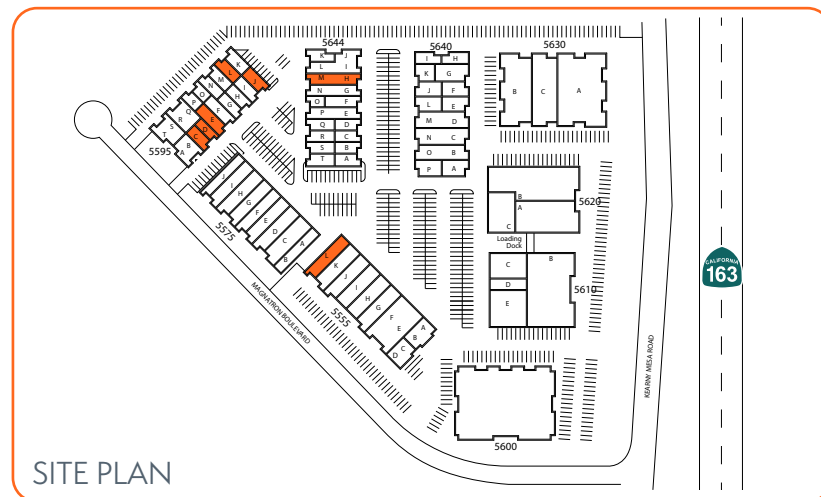
Suite C,D 2,009 SF \$2.05 NNN* Available 12/1/2025.

Suite E 1,463 SF \$2.05 NNN* Available now.

Suite J 1,362 SF \$2.05 NNN* Available 2/1/2026.

Suite L 1,117 SF \$2.05 NNN* Available 2/1/2026.

*NNNs = \$0.37 PSF



MULTI-TENANT INDUSTRIAL SUITES

Part of an approximately
214,380 Square Foot, (9)
Building Project



14' - 18'
Clear Height

Varying Suite Size
and Percentage
Build-outs

Excellent Access to
Highway 163, 52, I-5



Outstanding
Central San Diego
Location

Prominent Highway 163
Frontage and Visibility

AT&T and Time Warner
Cable connectivity



Natural gas available at
5640 Kearny Mesa Rd

On-site Deli

Security Patrol

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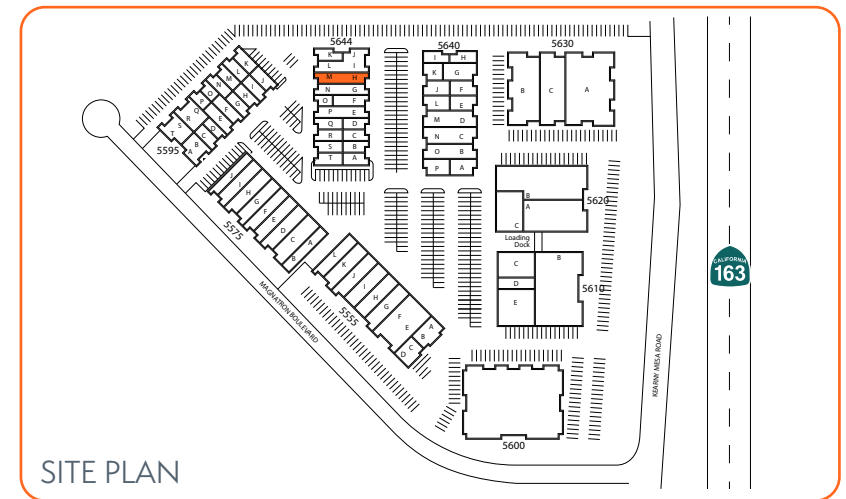
5644 KEARNY MESA RD

Suite H,M 2,240 SF \$2.05 PSF/Month NNN

Reception/open office, (1) private office, (2) restrooms, balance warehouse.

Available now.

NNNs = \$0.37 PSF



*Floor plan to be verified

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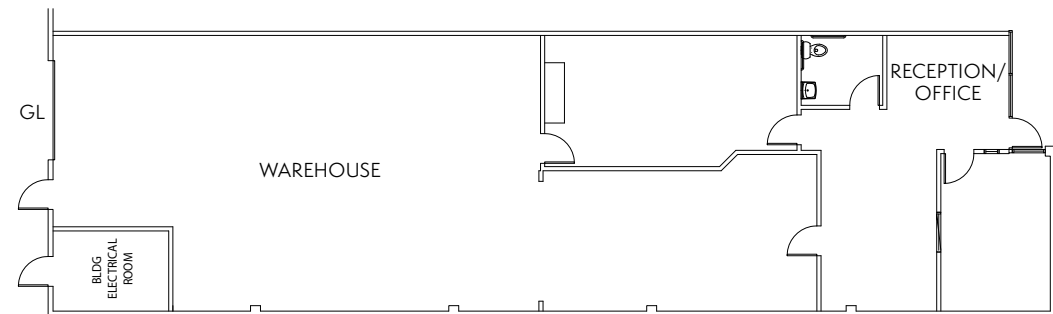
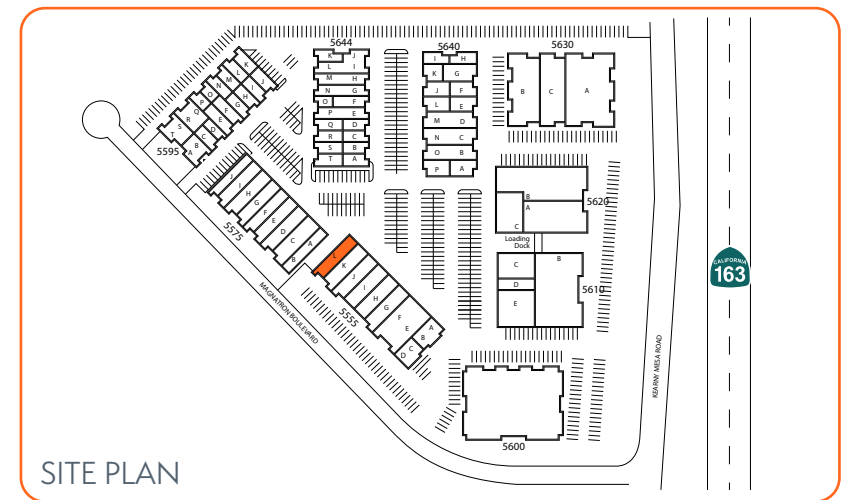
5555 MAGNATRON BLVD

Suite L 2,754 SF \$2.05 PSF/Month NNN

Open reception/office, (1) private office, balance warehouse, (1) restroom, (1) grade level door.

Available now.

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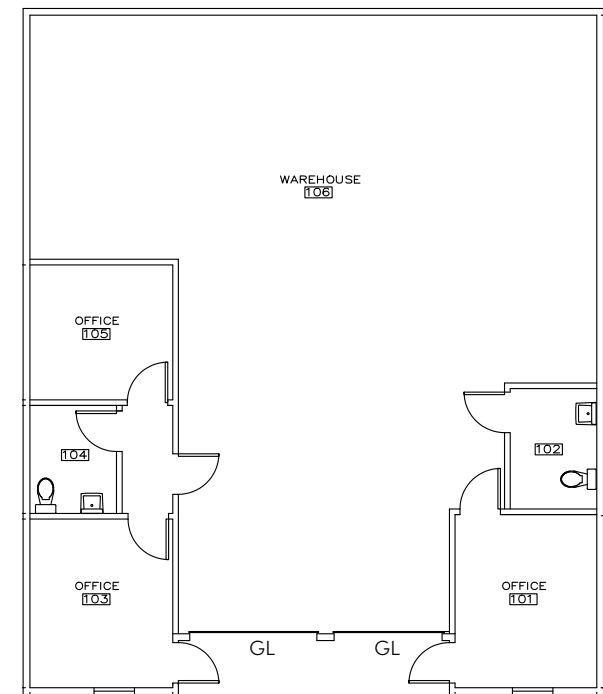
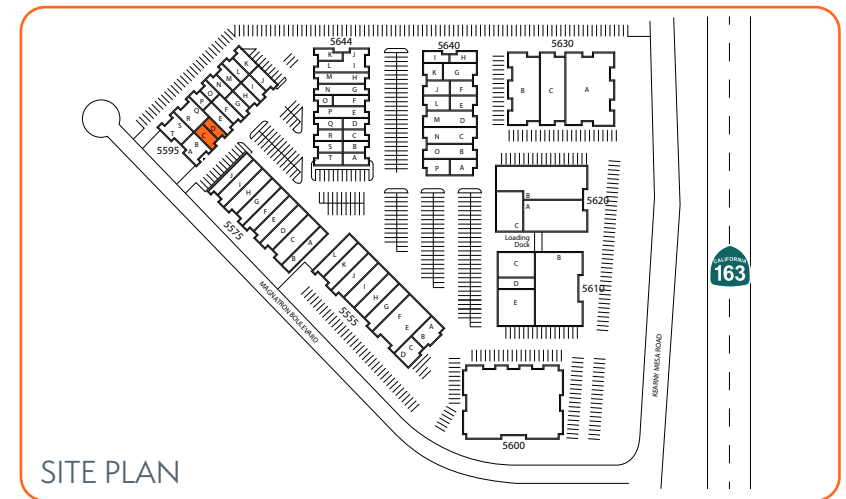
Suite C,D 2,009 SF \$2.05 PSF/Month NNN

(2) Open reception/offices, (1) private office, balance warehouse, (2) restroom, (2) grade level doors.

* Suite C is divisible to 1,046 SF and Suite D is divisible to 963 SF.

Available 12/1/2025.

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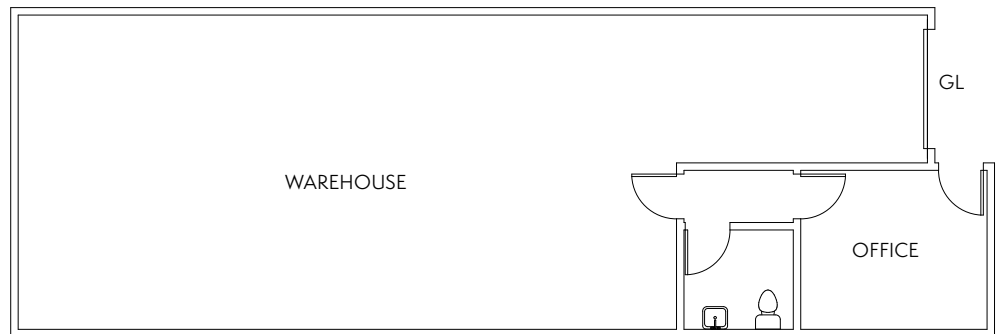
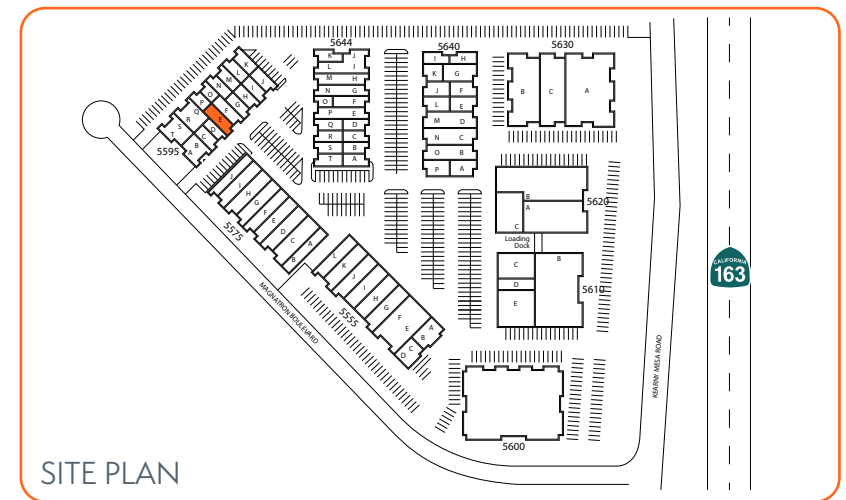
5595 MAGNATRON BLVD

Suite E 1,463 SF \$2.05 PSF/Month NNN

(1) Private office, balance warehouse, (1) restroom, (1) grade level door.

Available now.

NNNs = \$0.37 PSF



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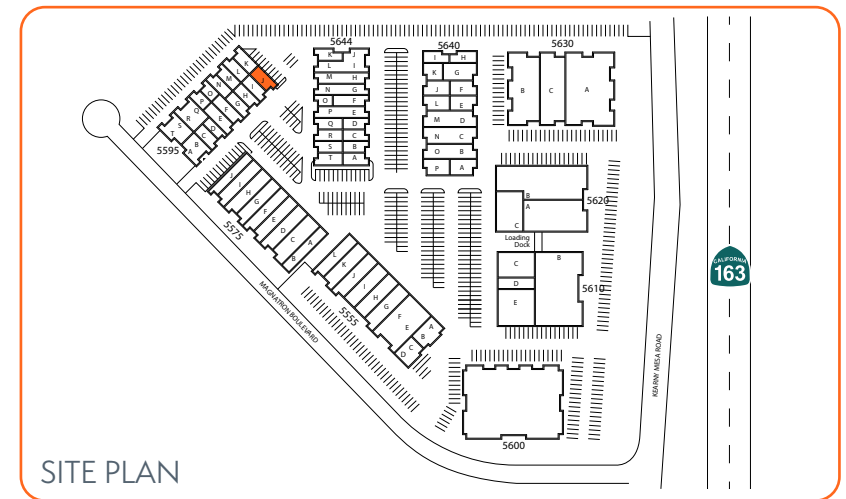
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Suite J 1,362 SF \$2.05 PSF/Month NNN

Details Pending.

Available 2/1/2026.

NNNs = \$0.37 PSF



SITE PLAN

FLOOR PLAN PENDING

**Floor plan to be verified*

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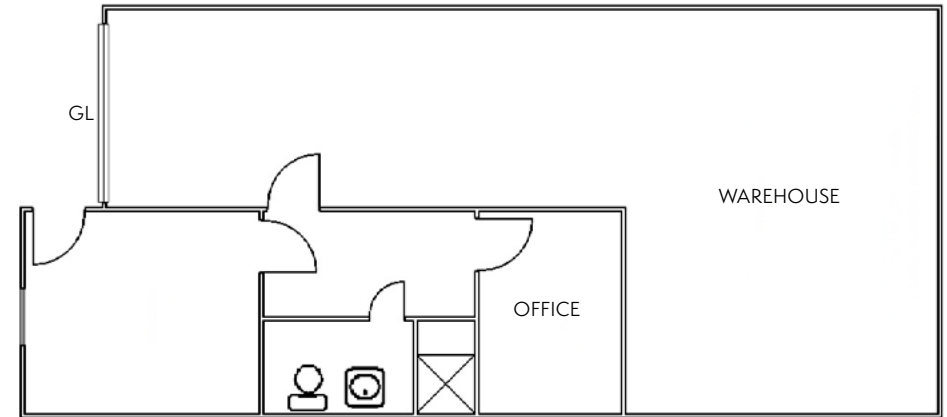
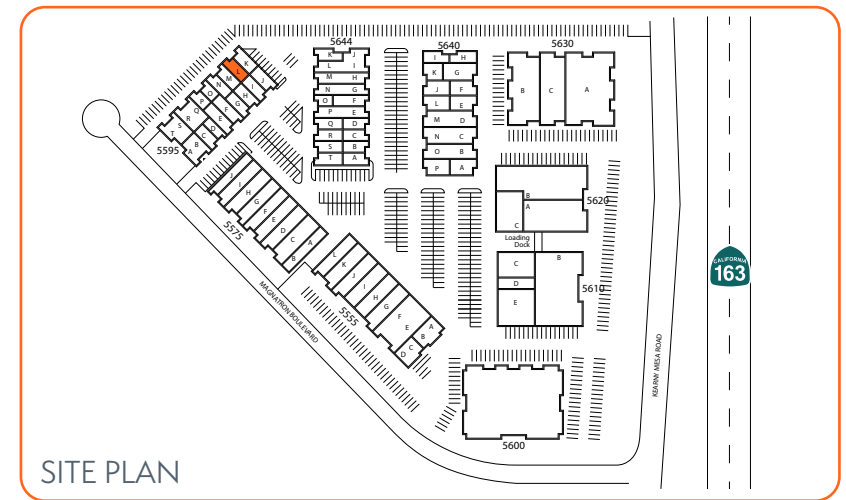
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Suite L 1,117 SF \$2.05 PSF/Month NNN

(1) Reception, (1) private office, balance warehouse, (1) restroom, (1) grade level door.

Available 2/1/2026.

NNNs = \$0.37 PSF



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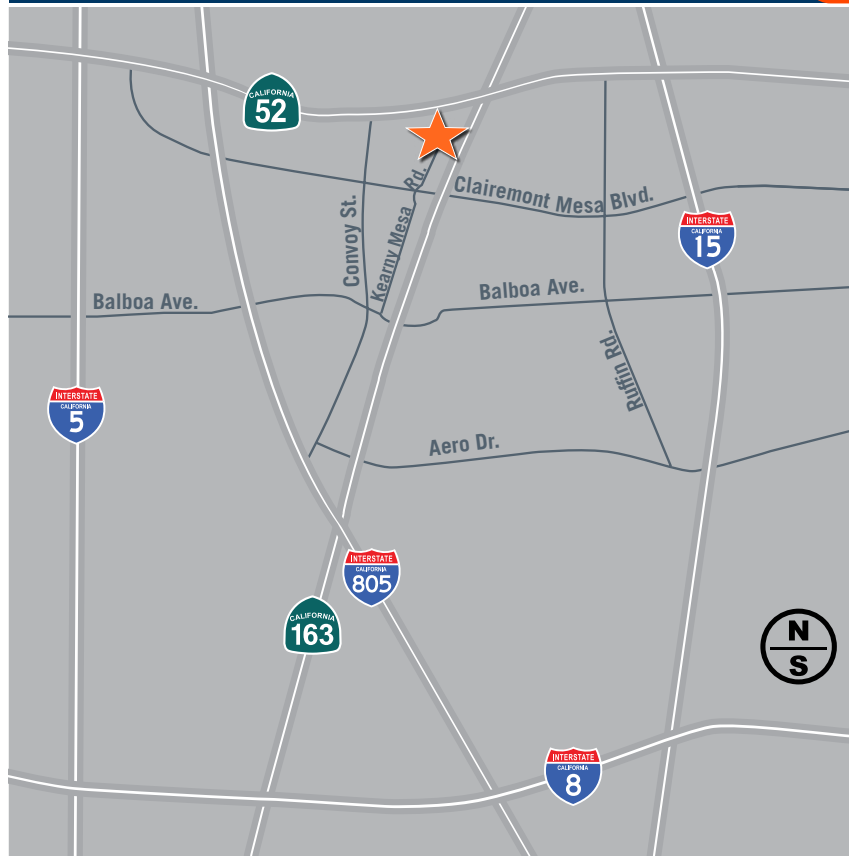


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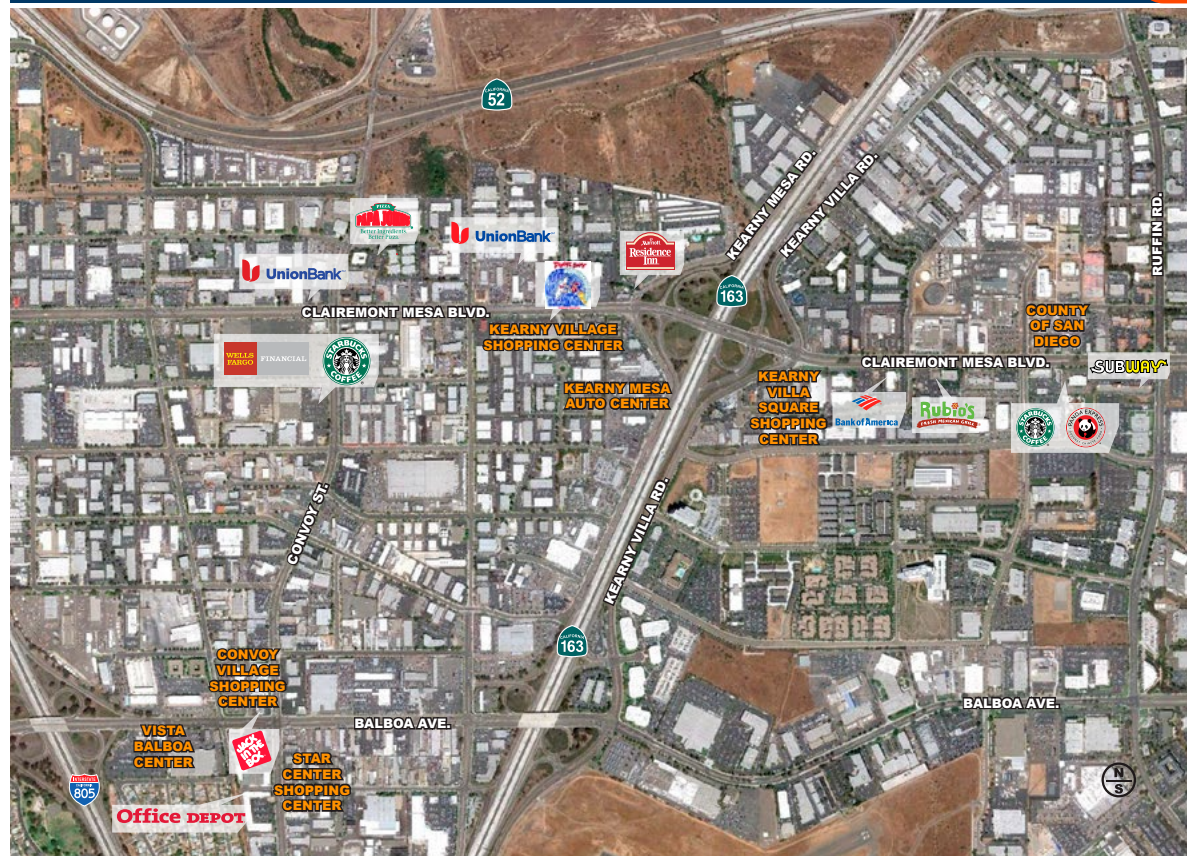
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LOCATOR MAP



AMENITIES



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