



BLACK MOUNTAIN COMMERCE PARK

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



\$1.45 PSF NNN
Year 1 Rent Promo
9580 Black Mountain Rd
Suite A

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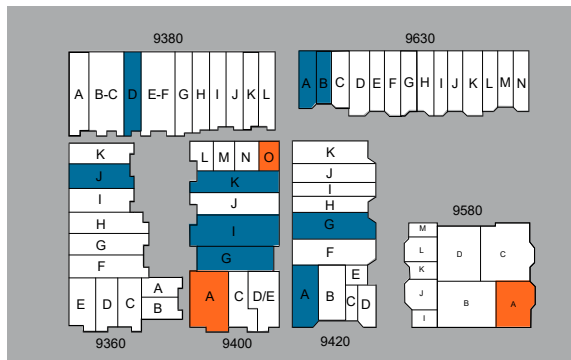
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PROPERTY HIGHLIGHTS

- 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
9360 Activity Rd, Suite J	1,200	\$2,388/Month (\$1.99/SF) (\$1.65 NNN + \$0.34 opex)	Reception/open office, 1 private office, 1 restroom, balance warehouse. 1 GL door. Available Now.
9380 Activity Rd, Suite D	1,800	\$3,582/Month (\$1.99/SF) (\$1.65 NNN + \$0.34 opex)	Reception, 1 private office, 1 restroom, balance warehouse. 1 GL door. Available 8/1/2025.
9400 Activity Rd, Suite G-I	3,626	\$6,853/Month (\$1.89/SF) (\$1.55 NNN + \$0.34 opex)	Reception/open office, 3 private offices, conference room, 2 restrooms, break room, balance warehouse. 1 GL door. Available Now.
9400 Activity Rd, Suite K	1,400	\$2,786/Month (\$1.99/SF) (\$1.65 NNN + \$0.34 opex)	Reception, 2 private offices, open office area, 1 restroom, balance warehouse. 1 GL door. Available Now.
9420 Activity Rd, Suite A	1,200	\$2,388/Month (\$1.99/SF) (\$1.65 NNN + \$0.34 opex)	Reception, 2 private offices, open office area, 1 restroom, balance warehouse. 1 GL door. Available 11/1/2025.
9420 Activity Rd, Suite G	1,620	\$3,224/Month (\$1.99/SF) (\$1.65 NNN + \$0.34 opex)	Reception/open office, 1 restroom, balance warehouse. 1 GL door. Available Now.
9630 Black Mountain Rd Suite A&B	2,840	\$5,510/Month (\$1.94/SF) (\$1.60 NNN + \$0.34 opex)	Reception, 2 private offices, 2 restrooms, balance warehouse. 2 GL doors. Available Now.

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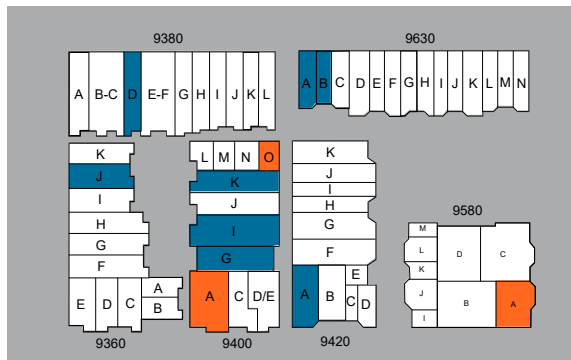
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PROPERTY HIGHLIGHTS

- 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 A	1,940	\$3,958/Month (\$2.04/SF) (\$1.70 NNN + \$0.34 opex)	100% Showroom/open office, 1 private office, 1 restroom. Exposed black ceiling with spiral AC ducting. Frontage on Activity Rd. Available Now.
9400 Activity Rd, Suite O	600	\$1,224/Month (\$2.04/SF) (\$1.70 NNN + \$0.34 opex)	100% office.
9580 Black Mountain Rd Suite A	1,716	\$3,329/Month (\$1.94/SF) (\$1.60 NNN + \$0.34 opex)	100% Office, 3 private offices, large bullpen area. Corner suite with signage on Activity Rd. and Black Mountain Rd. Available Now. *Year 1 Rent Promo - \$1.45 NNN



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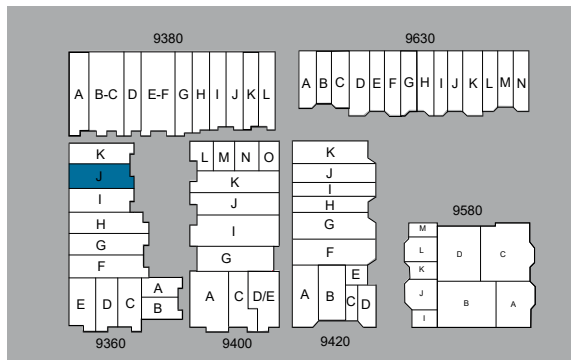
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9360 ACTIVITY RD, SUITE J

- 1,200 square feet
- Reception/open office, 1 private office, 1 restroom, balance warehouse, 1 GL door
- \$2,388/Month (\$1.65 NNN + \$0.34 opex)
- Available Now



 = WAREHOUSE SPACE  = OFFICE SPACE



*FLOOR PLAN TO BE VERIFIED

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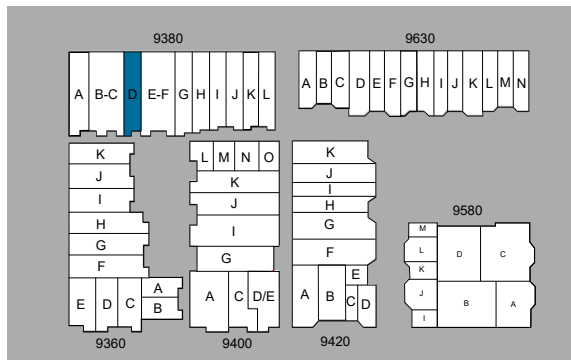
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9380 ACTIVITY RD, SUITE D

- 1,800 square feet
- Reception, 1 private office, 1 restroom, balance warehouse, 1 GL door
- \$3,582/Month (\$1.65 NNN + \$0.34 opex)
- Available August 1, 2025



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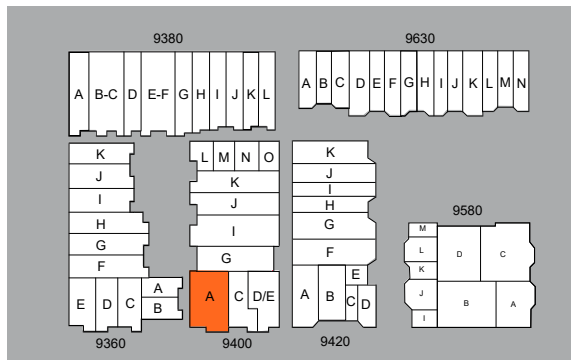
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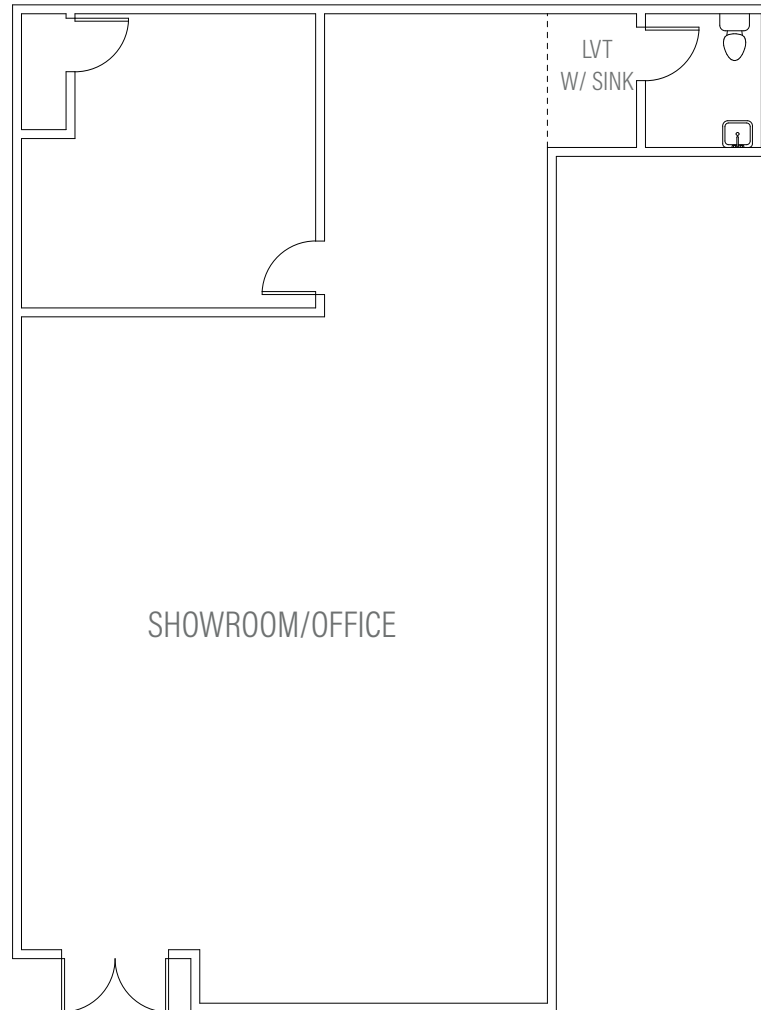
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9400 ACTIVITY RD, SUITE A

- 1,940 square feet
- 100% Showroom/open office, 1 private office, 1 restroom.
- Exposed black ceiling with spiral AC ducting. Frontage on Activity Rd.
- \$3,958/Month (\$1.70 NNN + \$0.34 opex)
- Available Now



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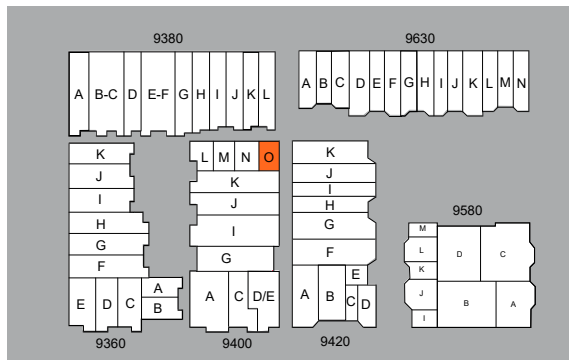
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9400 ACTIVITY RD, SUITE O

- 600 square feet
- 100% office
- \$1,224/Month (\$1.70 NNN + \$0.34 opex)

FLOOR PLAN PENDING



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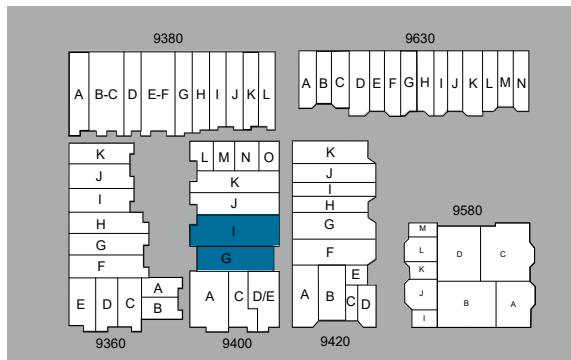
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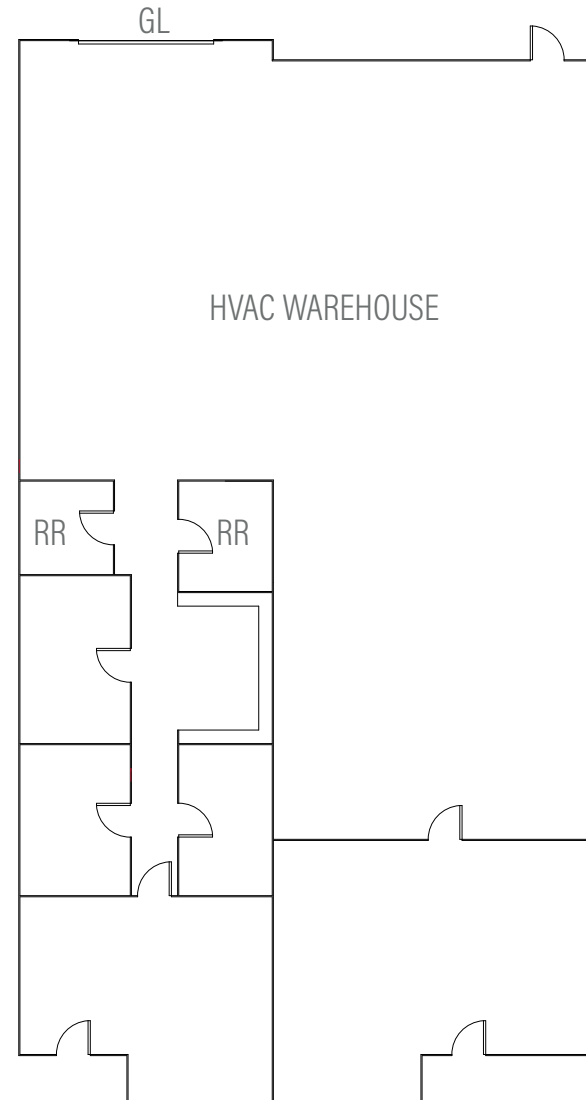
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9400 ACTIVITY RD, SUITE G-I

- 3,626 square feet
- Reception/open office, 3 private offices, conference room, 2 restrooms, break room, balance warehouse, 1 GL door.
- 100% HVAC
- \$6,853/Month (\$1.55 NNN + \$0.34 opex)
- Available Now



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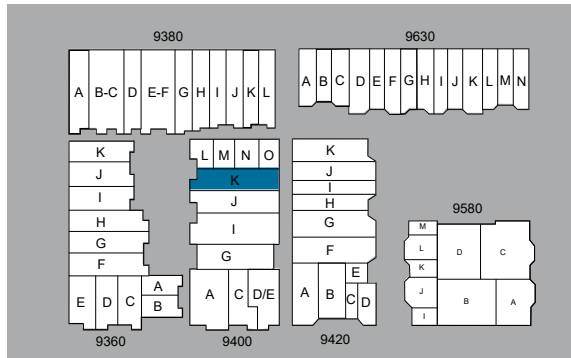
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9400 ACTIVITY RD, SUITE K

- 1,400 square feet
- Reception, 2 private offices, open office area, 1 restroom, balance warehouse, 1 GL door.
- \$2,786/Month (\$1.65 NNN + \$0.34 opex)
- Available Now



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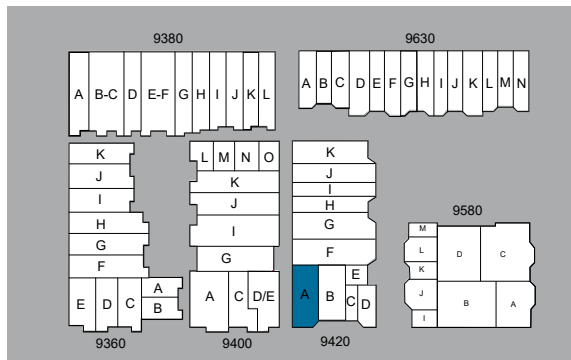
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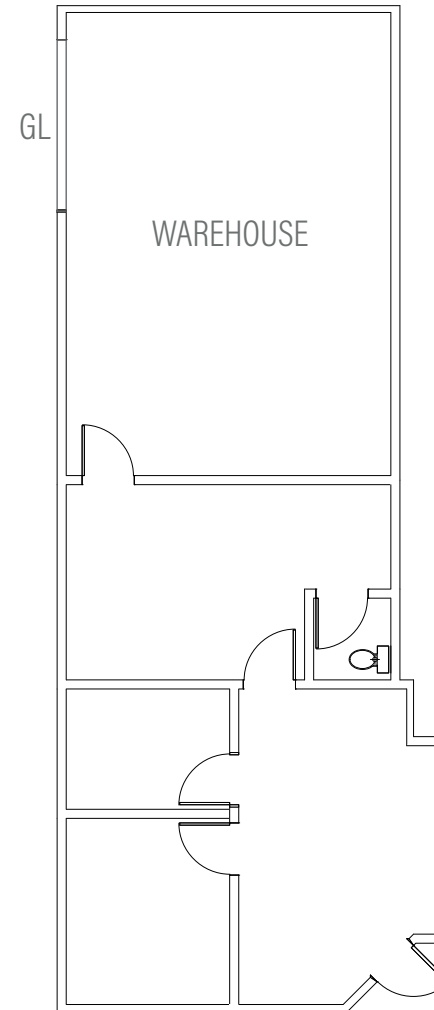
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9420 ACTIVITY RD, SUITE A

- 1,200 square feet
- Reception, 2 private offices, open office area, 1 restroom, balance warehouse, 1 GL door
- \$2,388/Month (\$1.65 NNN + \$0.34 opex)
- Available 11/1/2025



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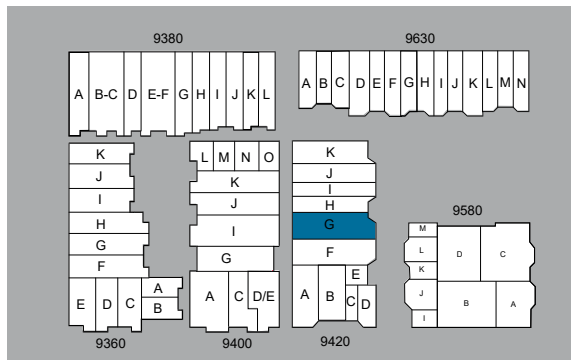
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9420 ACTIVITY RD, SUITE G

- 1,620 square feet
- Reception/open office, 1 restroom, balance warehouse, 1 GL door
- \$3,224/Month (\$1.65 NNN + \$0.34 opex)
- Available Now



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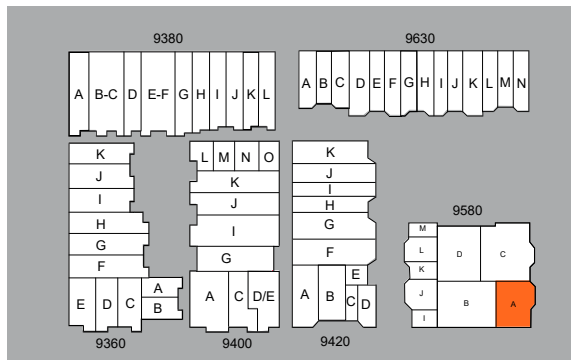
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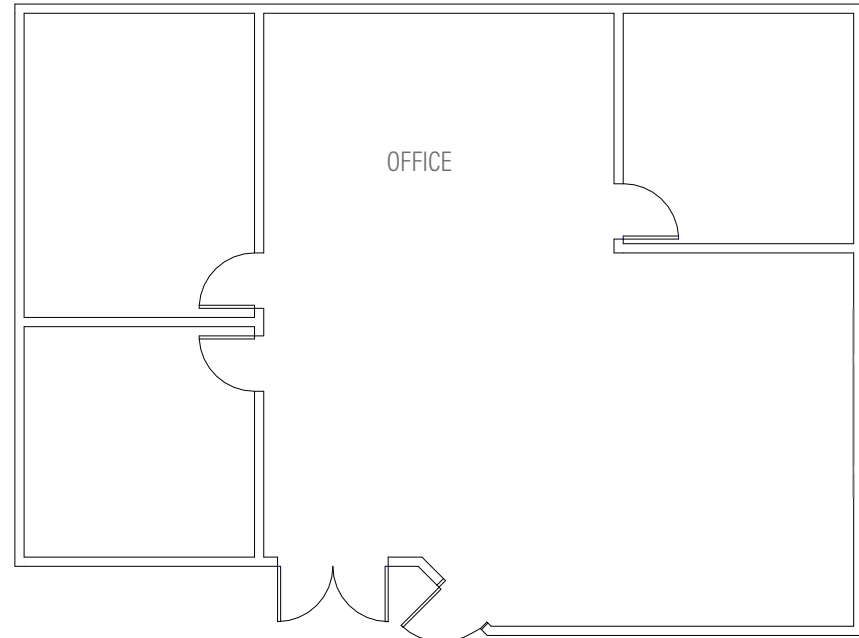
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- 1,716 square feet
- 100% Office, 3 private offices, large bullpen area.
- Corner suite with signage on Activity Rd and Black Mountain Rd.
- \$3,329/Month (\$1.60 NNN + \$0.34 opex)
- Available Now

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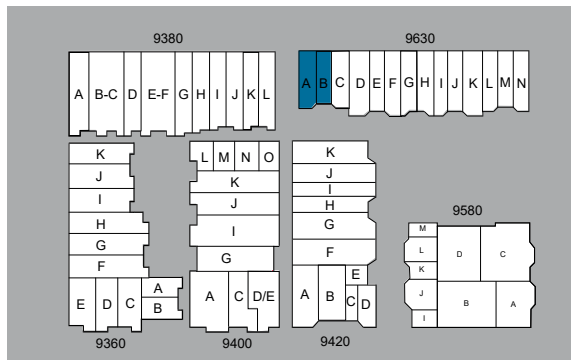
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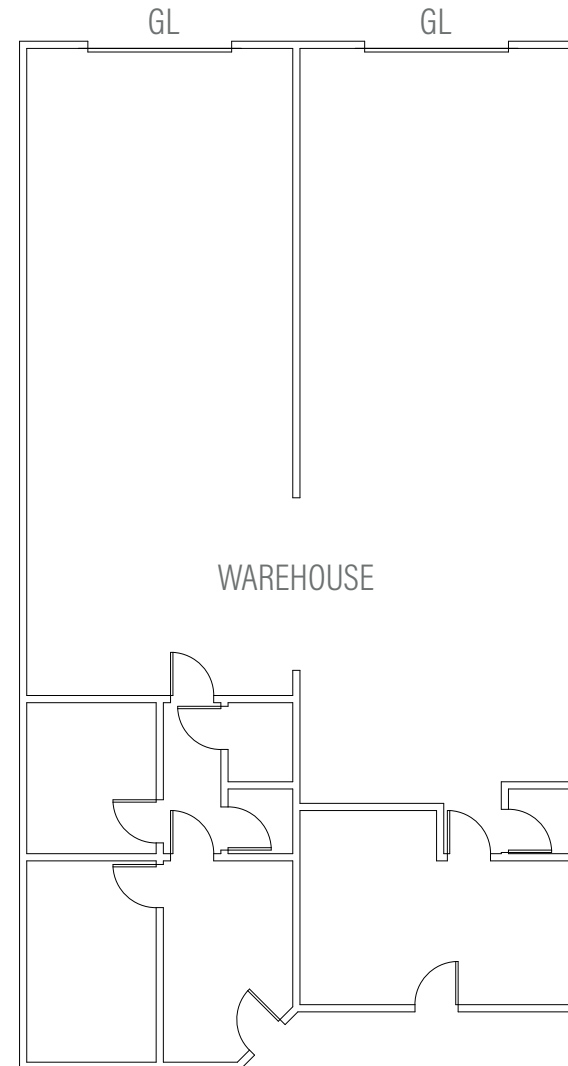
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9630 BLACK MOUNTAIN RD, SUITE A&B

- 2,840 square feet
- Reception, 2 private offices, 2 restrooms, balance warehouse. 2 GL doors.
- \$5,510/Month (\$1.60 NNN + \$0.34 opex)
- Available Now



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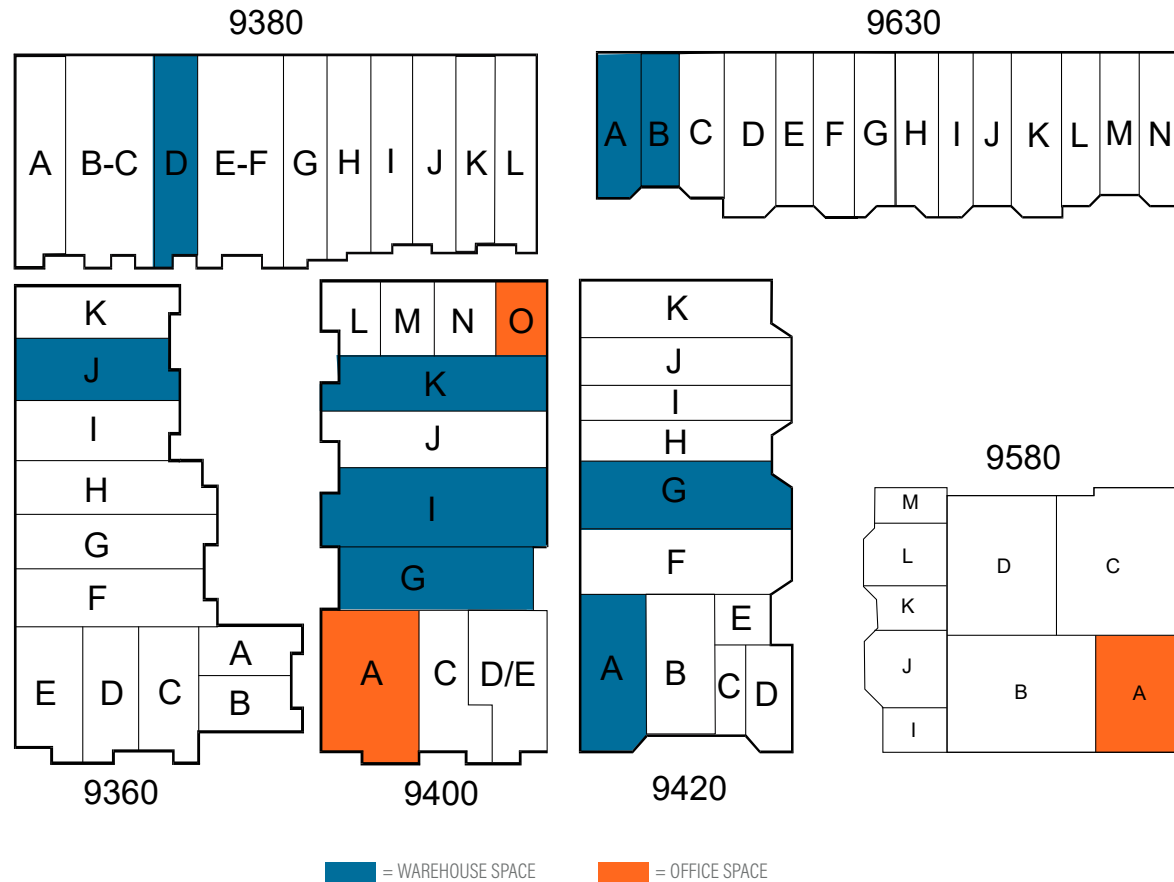
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SITE PLAN



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