

BROKER INCENTIVE

\$1.00 PSF BROKER BONUS!

*Minimum 3-year qualified lease term
signed by 9/1/26 for all project vacancies*

TENANT LEASING INCENTIVE

39-month term = 3 months free

52-month term = 4 months free

66-month term = 6 months free

OFFICE TENANT INCENTIVE

**\$1,000 MOVING ALLOWANCE
FOR ALL OFFICE SUITES!**

3-year minimum term required



ROSE CANYON

BUSINESS PARK





ANCHORED IN OPPORTUNITY

234,287 SF
TOTAL

15-BUILDING
BUSINESS PARK

Strategically located near the scenic San Diego coast, Rose Canyon Business Park is a 15-building, multi-tenant industrial campus offering exceptional access to public transportation and major freeways. Spanning 38 acres, the park combines functionality with flexibility, making it ideal for a wide range of business needs. Planned improvements to the property include renovating the central tenant courtyard area “Rose Canyon Tenant Park”, exterior painting of the buildings, monument signage, and wayfinding to enhance the overall property aesthetics and provide a better tenant experience. Positioned for growth in a vibrant coastal setting, Rose Canyon Business Park is where business potential meets lifestyle convenience.

**On-site Fitness Room,
New Tenant Lounge,
Pickleball Court & Deli**
(Renovation Underway)

**Extensive Renovations &
Project Enhancements
Underway**

24 Hour Access

**Close to Major Freeways
I-5, I-805, & Highway 52**

**Quick access to UCSD &
Public Transportation**





SITE PLAN



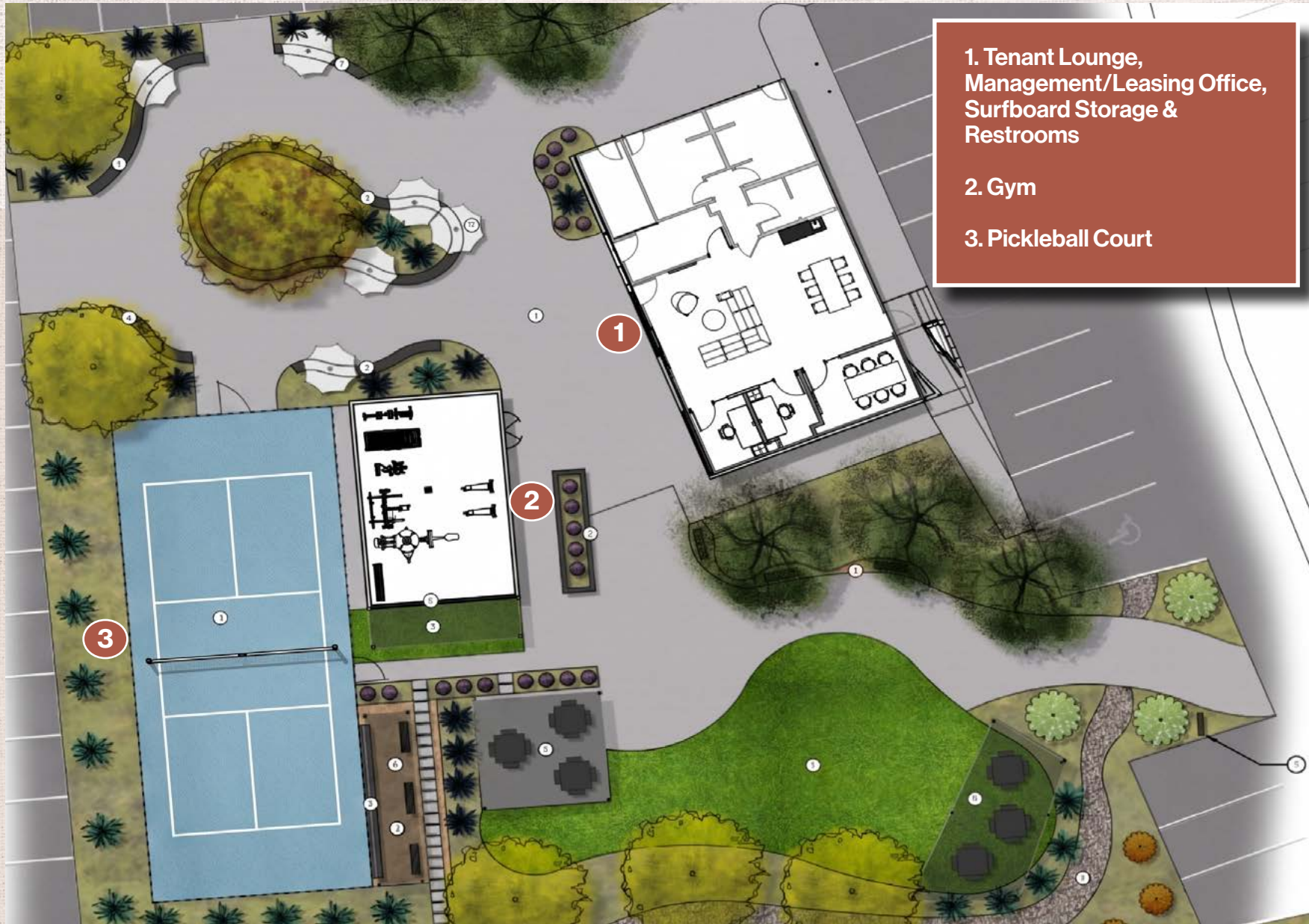
Clear Height :
15'-16'



Parking Ratio :
2.65/1,000 SF



NEW AMENITY CENTER DELIVERING AUGUST 2026!

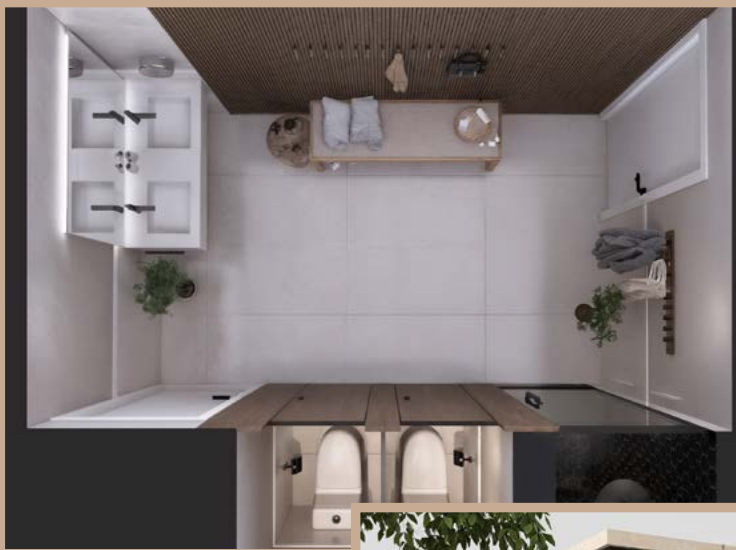


1. Tenant Lounge,
Management/Leasing Office,
Surfboard Storage &
Restrooms

2. Gym

3. Pickleball Court

GYM RENDERINGS



SPEC SUITE PHOTOS



INDUSTRIAL AVAILABILITY

BROKER INCENTIVE

\$1.00 PSF BROKER BONUS!
*Minimum 3-year qualified lease term
signed by 9/1/26 for all project vacancies*

TENANT LEASING INCENTIVE

39-month term = 3 months free
52-month term = 4 months free
66-month term = 6 months free

SUITE	SIZE	DESCRIPTION	RATE	
326 & 327	1,749 SF	Reception, open office, conference room, 2 restrooms, balance warehouse, 1 GL door. Available Now.	\$2.10 NNN	CLICK FOR FLOOR PLAN
407	1,489 SF	Reception, 1 restroom, 1 private office, balance warehouse, 1 GL door. Available 11/1/26.	\$2.05 NNN	CLICK FOR FLOOR PLAN
408	1,915 SF	Reception/open office, 2 restrooms, 3 private offices, balance warehouse, 1 GL door. 200 amps. Available Now.	\$2.05 NNN	CLICK FOR FLOOR PLAN
600 & 601	10,113 SF	Reception, 8 private offices, 4 restrooms, 2 break rooms, open office, balance warehouse, 2 GL doors. Available 12/1/26. *Suite 600 Divisible to 5,040 SF *Suite 601 Divisible to 5,073 SF	\$2.05 NNN	CLICK FOR FLOOR PLAN
701	5,006 SF	Reception, 10 private offices, 2 restrooms, 2 break rooms, conference room, open office, balance warehouse, 1 GL door. Can be delivered with 400 amps at 120/208V. 100% climate controlled. Available Now.	\$2.05 NNN	CLICK FOR FLOOR PLAN
801	1,709 SF	Reception, 1 private office, 1 restroom, balance warehouse, 1 GL door. Available Now.	\$2.05 NNN	CLICK FOR FLOOR PLAN
811	1,702 SF	Reception/open office, 2 private offices, 1 restroom, balance warehouse, 1 GL door. Available with 30 days' notice.	\$2.05 NNN	CLICK FOR FLOOR PLAN

NNN = \$0.65 PSF

INDUSTRIAL AVAILABILITY

BROKER INCENTIVE

\$1.00 PSF BROKER BONUS!
*Minimum 3-year qualified lease term
signed by 9/1/26 for all project vacancies*

TENANT LEASING INCENTIVE

39-month term = 3 months free
52-month term = 4 months free
66-month term = 6 months free

SUITE	SIZE	DESCRIPTION	RATE	
1000 & 1001	3,247 SF	2 Receptions, 6 private office, 4 restrooms, 2 balance warehouses, 2 GL door. Available Now. *Suite 1000 Divisible to 1,635 SF *Suite 1001 Divisible to 1,612 SF Spec ready work completed.	\$2.05 NNN	CLICK FOR FLOOR PLAN CLICK FOR VIRTUAL TOUR
1105	2,377 SF	Reception, balance warehouse, 1 GL door. Available Now. Spec ready work completed.	\$2.05 NNN	CLICK FOR FLOOR PLAN CLICK FOR VIRTUAL TOUR
1203 & 1216	1,884 SF	Reception, 5 private offices, restroom, balance warehouse, 1 GL door. Available Now.	\$2.10 NNN	CLICK FOR FLOOR PLAN
1206 - 1208	4,944 SF	100% HVAC. Reception, 3 private offices, large break area, 3 restrooms, balance warehouse, 2 GL doors. Can be combined with 1214 for a total of 5,680 SF. 1214 is 100% office. Available now.	\$2.05 NNN	CLICK FOR FLOOR PLAN
1305	1,382 SF	Reception, 1 restroom, balance warehouse, 1 GL door. Available Now.	\$2.05 NNN	CLICK FOR FLOOR PLAN
1310	1,716 SF	Reception/open office, 1 private office, 1 restroom, break area. Available Now.	\$2.05 NNN	CLICK FOR FLOOR PLAN
1401	2,290 SF	Reception, 1 private office, 1 restroom, balance warehouse, 1 GL door. Available Now. Spec ready work completed. 200 amps.	\$2.10 NNN	CLICK FOR FLOOR PLAN CLICK FOR VIRTUAL TOUR

NNN = \$0.65 PSF

OFFICE AVAILABILITY

BROKER INCENTIVE

\$1.00 PSF BROKER BONUS!
*Minimum 3-year qualified lease term
signed by 9/1/26 for all project vacancies*

TENANT LEASING INCENTIVE

39-month term = 3 months free
52-month term = 4 months free
66-month term = 6 months free

OFFICE TENANT INCENTIVE

\$1,000 MOVING ALLOWANCE
FOR ALL OFFICE SUITES!
3-year minimum term required

SUITE	SIZE	DESCRIPTION	MONTHLY RENT	
101	653 SF	Reception, 2 private offices. Available Now.	\$1,425/month	CLICK FOR FLOOR PLAN
105	660 SF	Reception, 1 private office. Available Now.	\$1,450/month	CLICK FOR FLOOR PLAN
106	424 SF	Reception, 1 private office. Available Now.	\$1,000/month	CLICK FOR FLOOR PLAN
123	579 SF	Reception, 2 private offices. Available Now.	\$1,275/month	CLICK FOR FLOOR PLAN CLICK FOR VIRTUAL TOUR
124	1,042 SF	Reception, 3 private offices. Available Now. Fully furnished. Move-in ready.	\$2,300/month	CLICK FOR FLOOR PLAN
125	580 SF	Reception, 1 private office. Available Now.	\$1,275/month	CLICK FOR FLOOR PLAN CLICK FOR VIRTUAL TOUR
127	579 SF	Reception, 1 private office. Available Now.	\$1,275/month	CLICK FOR FLOOR PLAN CLICK FOR VIRTUAL TOUR
128	481 SF	Reception, 1 private office. Available Now.	\$1,050/month	CLICK FOR FLOOR PLAN CLICK FOR VIRTUAL TOUR

*Office tenants receive access to brand new amenity center featuring a gym, tenant lounge, pickleball court, outdoor eating areas, surfboard storage and restrooms.

OFFICE AVAILABILITY

BROKER INCENTIVE

\$1.00 PSF BROKER BONUS!
*Minimum 3-year qualified lease term
signed by 9/1/26 for all project vacancies*

TENANT LEASING INCENTIVE

39-month term = 3 months free
52-month term = 4 months free
66-month term = 6 months free

OFFICE TENANT INCENTIVE

\$1,000 MOVING ALLOWANCE
FOR ALL OFFICE SUITES!
3-year minimum term required

SUITE	SIZE	DESCRIPTION	MONTHLY RENT	
130 & 132	1,424 SF	2 Receptions, 6 private offices. Available Now.	\$3,125/month	CLICK FOR FLOOR PLAN CLICK FOR VIRTUAL TOUR
131	525 SF	Reception, 3 private offices. Available Now.	\$1,150/month	CLICK FOR FLOOR PLAN CLICK FOR VIRTUAL TOUR
205	886 SF	Open office. Available with 30 days' notice	\$2,000/month	CLICK FOR FLOOR PLAN
211	1,115 SF	Open office. Available Now.	\$2,450/month	CLICK FOR FLOOR PLAN
901	929 SF	Reception, 3 private offices. Available Now.	\$2,025/month	CLICK FOR FLOOR PLAN
1214	736 SF	Reception, 2 private offices. Can be combined with 1206-1208 to create a 5,680 SF flex space. Available now.	\$1,600/month	CLICK FOR FLOOR PLAN
1215	741 SF	Reception, 2 private offices, 1 restroom. Available Now. Can be combined with 1214 for 1,477 SF of office space or with 1206-1208 + 1214 for 6,421 SF of flex space.	\$1,600/month	CLICK FOR FLOOR PLAN

***Office tenants receive access to brand new amenity center featuring a gym, tenant lounge, pickleball court, outdoor eating areas, surfboard storage and restrooms.**



COASTAL CONVENIENCE

Rose Canyon Business Park offers convenient access to I-5, I-805, and Highway 52.
(all less than 5 minutes)

Location	Distance	Drive Time from Project
San Diego International Airport	±7 miles	16 minutes
Cross Border Express (CBX)	±25 miles	34 minutes
San Ysidro Port of Entry	±23 miles	30 minutes
Downtown San Diego	±8 miles	15 minutes
Kearny Mesa	±4 miles	14 minutes
Miramar	±4 miles	17 minutes
Carlsbad	±17 miles	30 minutes





EXPLORE OUR COASTAL HAVEN

LOCAL AMENITIES

1. Clairemont Town Square (±8 minutes)

- Burros & Fries
- Chilli's
- Cold Stone
- Dino's Gyros
- Jack in the Box
- Jamba Juice
- Jersey Mike's
- Kripy Kreme
- L&L Hawaiian BBQ
- Main Chick Hot Chicken
- Outback
- Panda Express
- Subway
- Vons
- Burlington Coat Factory
- Nordstrom Rack
- Dollar Tree
- Ross Dress for Less
- The UPS Store
- Michaels
- Bank of America
- Petco
- Wells Fargo
- Navy Federal
- Mission Federal
- AAA

2. Morena Plaza (±2 minutes)

- Costco
- Price Self Storage
- Harley-Davidson Motor Company

3. Latchkey Brewing (±2 minutes)

4. Talitha Coffee, The Fruit Stand, Chef Jun, & Lazy Eye Coffee (±2 minutes)

5. TopBuild (±2 minutes)

6. IN-N-OUT, Starbucks, Cali Bahn Mi, Nibble Chocolate, & McDonald's (±6 minutes)

7. Ace Hardware (±5 minutes)





**CUSHMAN &
WAKEFIELD**

PARALLEL
CAPITAL PARTNERS

ROSE CANYON BUSINESS PARK



4901 - 4907 MORENA BLVD, SAN DIEGO, CA 92117

TRINITY CARSON

+1 619 928 6034

trinity.carson@cushwake.com

CA Lic 02343245

RYAN DOWNING, SIOR

+1 858 546 5416

ryan.downing@cushwake.com

CA Lic 01955032

BRANT ABERG, SIOR

+1 858 546 5464

brant.aberg@cushwake.com

CA Lic 01773573

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. 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). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-08.12.2026