



BLACK MOUNTAIN COMMERCE PARK

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



RYAN DOWNING, SIOB

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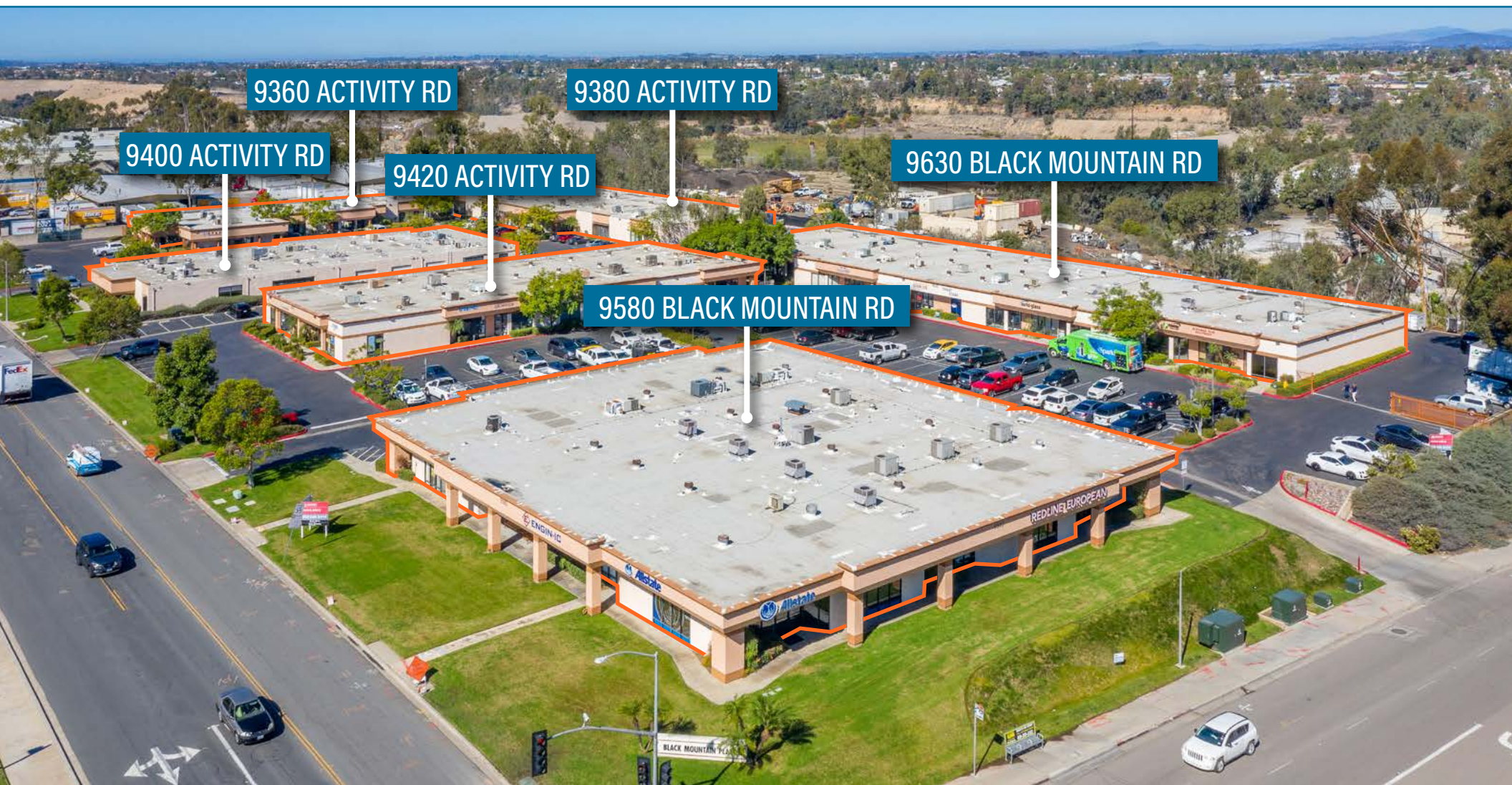
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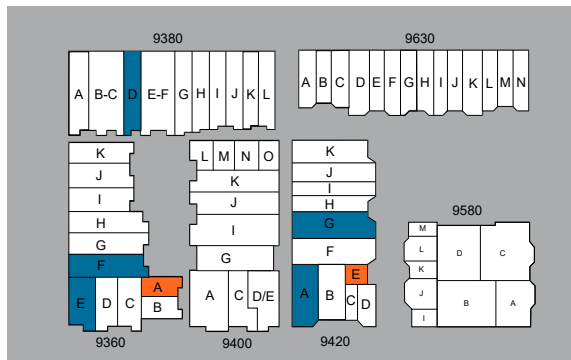
9360-9420 ACTIVITY ROAD / 9580 & 9630 BLACK MOUNTAIN ROAD, SAN DIEGO, CA 92126

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 2.5:1,000)
- 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

INDUSTRIAL/FLEX AVAILABILITIES

ADDRESS	SF	RENT	COMMENTS
9360 Activity Rd, Suite E	1,000	\$2,110/Month (\$2.11/SF) (\$1.70 NNN + \$0.41 opex)	Reception, 1 open office, 1 restroom, balance warehouse, 1 GL door. Available 1/1/2027.
9360 Activity Rd, Suite F	1,400	\$2,884/Month (\$2.06/SF) (\$1.65 NNN + \$0.41 opex)	Reception, 3 private offices, 1 restroom, balance warehouse, 1 GL door. Available Now.
9380 Activity Rd, Suite D	1,800	\$3,528/Month (\$1.96/SF) (\$1.55 NNN + \$0.41 opex)	Reception, 1 private office, 1 restroom, balance warehouse. 1 GL door. Available Now.
9420 Activity Rd, Suite A	1,200	\$2,472/Month (\$2.06/SF) (\$1.65 NNN + \$0.41 opex)	Reception, 1 private office, 1 restroom, balance warehouse. 1 GL door. Available Now.
9420 Activity Rd, Suite G	1,620	\$3,175/Month (\$1.96/SF) (\$1.55 NNN + \$0.41 opex)	Showroom/open office, 1 restroom, balance warehouse. 1 GL door. Available Now.



■ = WAREHOUSE SPACE ■ = OFFICE SPACE

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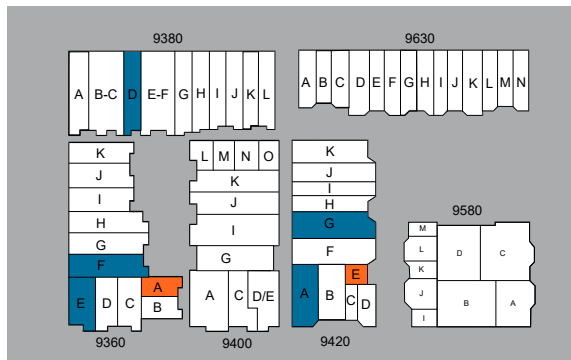
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- Signalized intersection at Black Mountain and Activity Road
- Showroom, office, and industrial suites available
- Ample parking (ratio of 2.5:1,000)
- Expansion opportunities throughout the 96,000 SF, 6 building business park
- Cable Internet available
- Close proximity to restaurants, retail, and public transportation
- Very responsive and strong local ownership and property management

OFFICE AVAILABILITIES

ADDRESS	SF	RENT	COMMENTS
9360 Activity Rd, Suite A	800	\$1,728/Month (\$2.16/SF) (\$1.75 NNN + \$0.41 opex)	100% office. Details Pending. Available 1/1/2027.
9420 Activity Rd, Suite E	652	\$1,408/Month (\$2.16/SF) (\$1.75 NNN + \$0.41 opex)	100% office. Details Pending. Available 8/1/2026.



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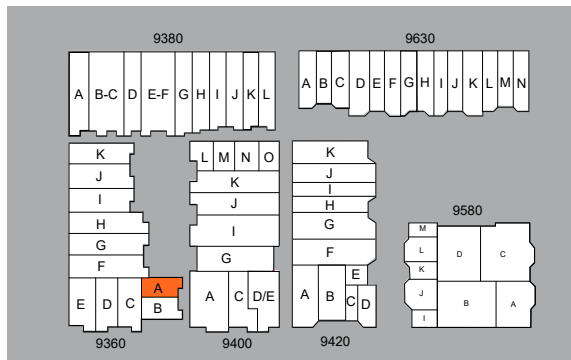
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9360 ACTIVITY RD, SUITE A

- 800 square feet
- 100% Office
- Details Pending
- \$1,728/Month (\$1.75 NNN + \$0.41 opex)
- Available 1/1/2027

FLOOR PLAN PENDING



 = WAREHOUSE SPACE  = OFFICE SPACE

*FLOOR PLAN TO BE VERIFIED

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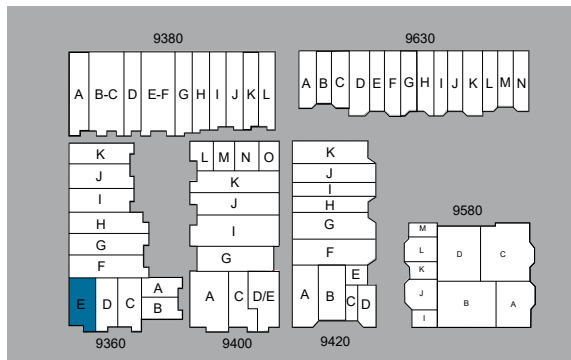
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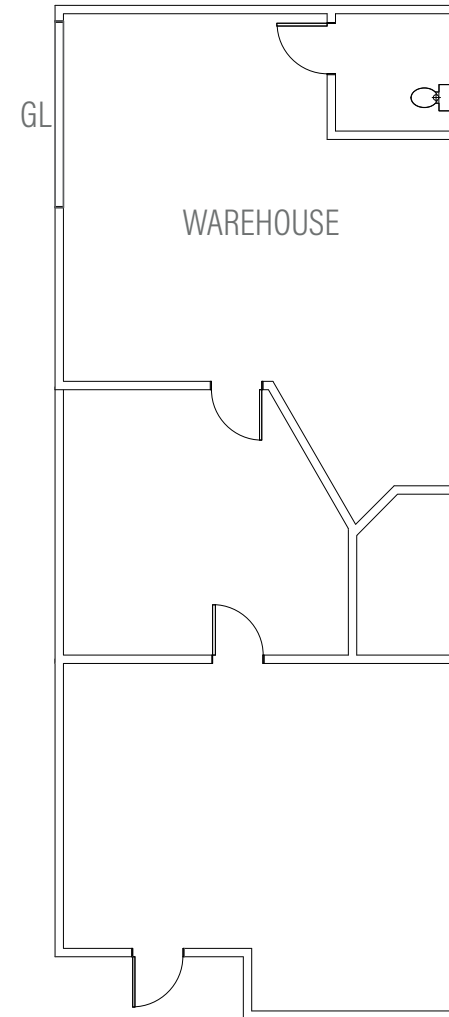
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9360 ACTIVITY RD, SUITE E

- 1,000 square feet
- Reception, 1 open office, 1 restroom, balance warehouse, 1 GL door
- \$2,110/Month (\$1.70 NNN + \$0.41 opex)
- Available 1/1/2027



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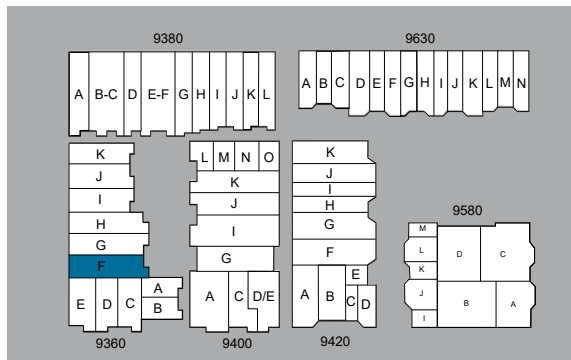
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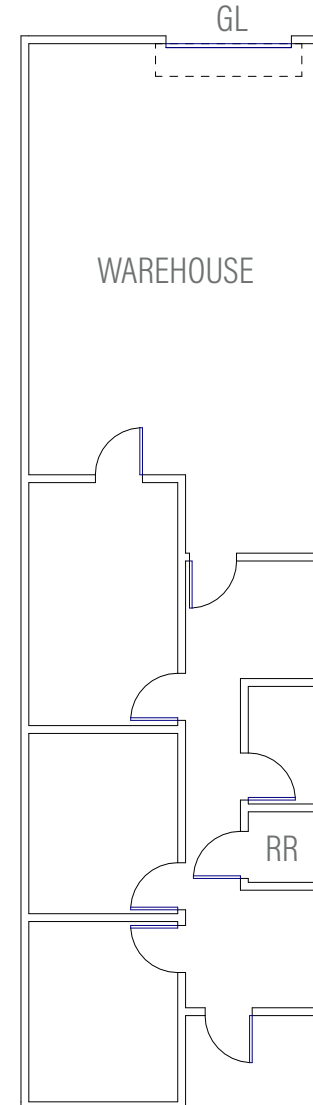
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9360 ACTIVITY RD, SUITE F

- 1,400 square feet
- Reception, 3 private offices, 1 restroom, balance warehouse, 1 GL door
- \$2,884/Month (\$1.65 NNN + \$0.41 opex)
- Available Now



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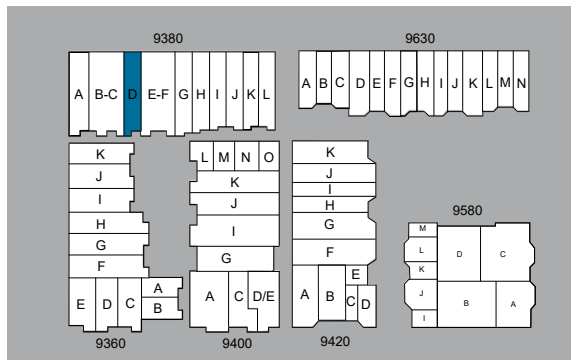
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9380 ACTIVITY RD, SUITE D

- 1,800 square feet
- Reception, 1 private office, 1 restroom, balance warehouse, 1 GL door
- \$3,528/Month (\$1.55 NNN + \$0.41 opex)
- Available Now



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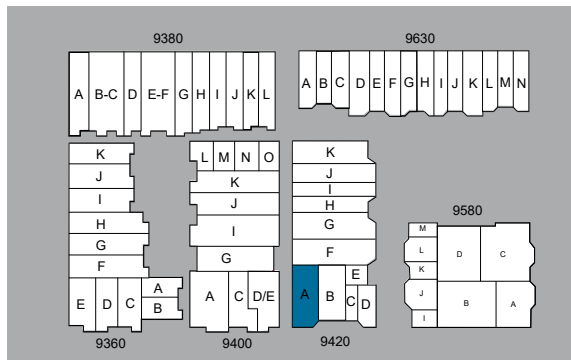
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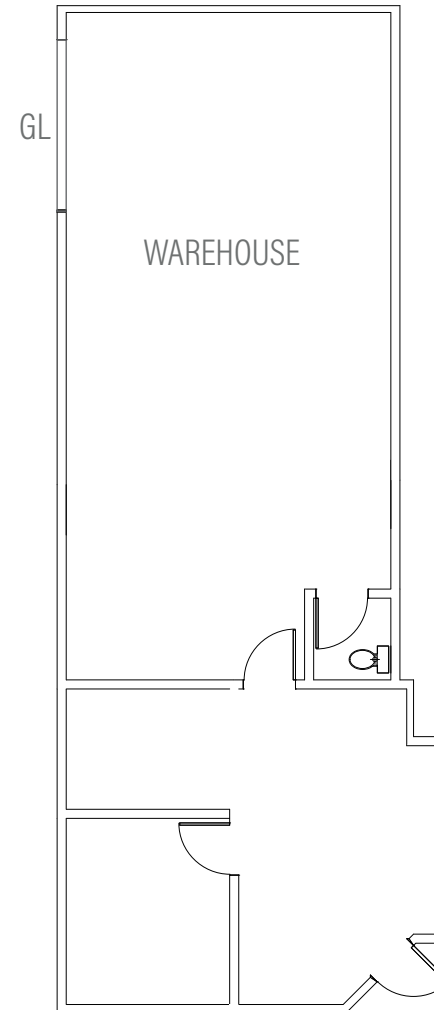
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9420 ACTIVITY RD, SUITE A

- 1,200 square feet
- Reception, 1 private office, 1 restroom, balance warehouse, 1 GL door
- \$2,472/Month (\$1.65 NNN + \$0.41 opex)
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- [Click here for virtual tour](#)



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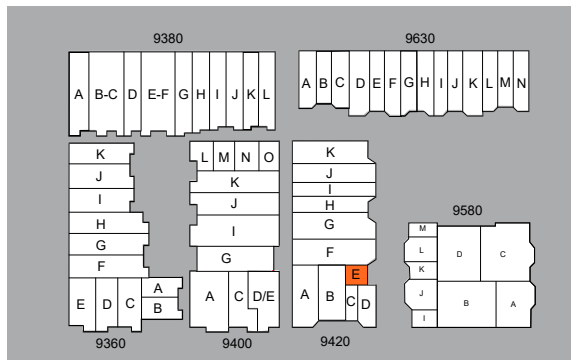
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9420 ACTIVITY RD, SUITE E

- 652 square feet
- 100% Office
- Details Pending
- \$1,408/Month (\$1.75 NNN + \$0.41 opex)
- Available 8/1/2026

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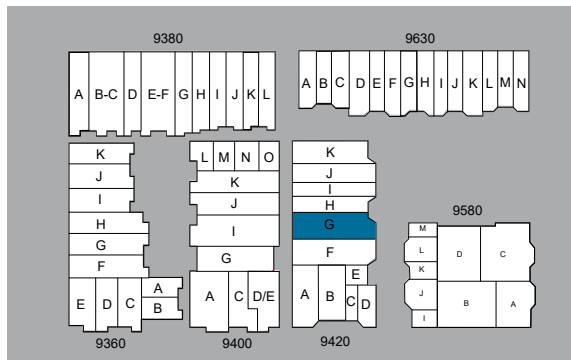
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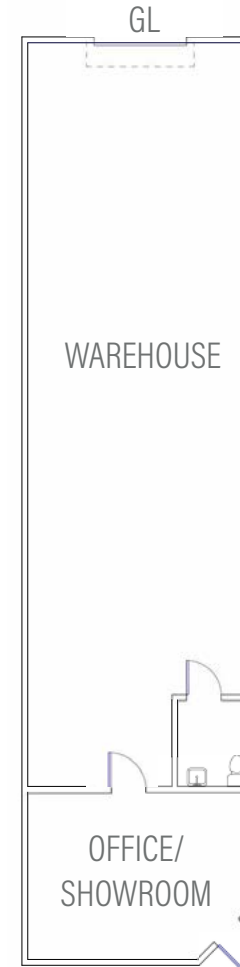
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9420 ACTIVITY RD, SUITE G

- 1,620 square feet
- Showroom/open office, 1 restroom, balance warehouse, 1 GL door
- \$3,175/Month (\$1.55 NNN + \$0.41 opex)
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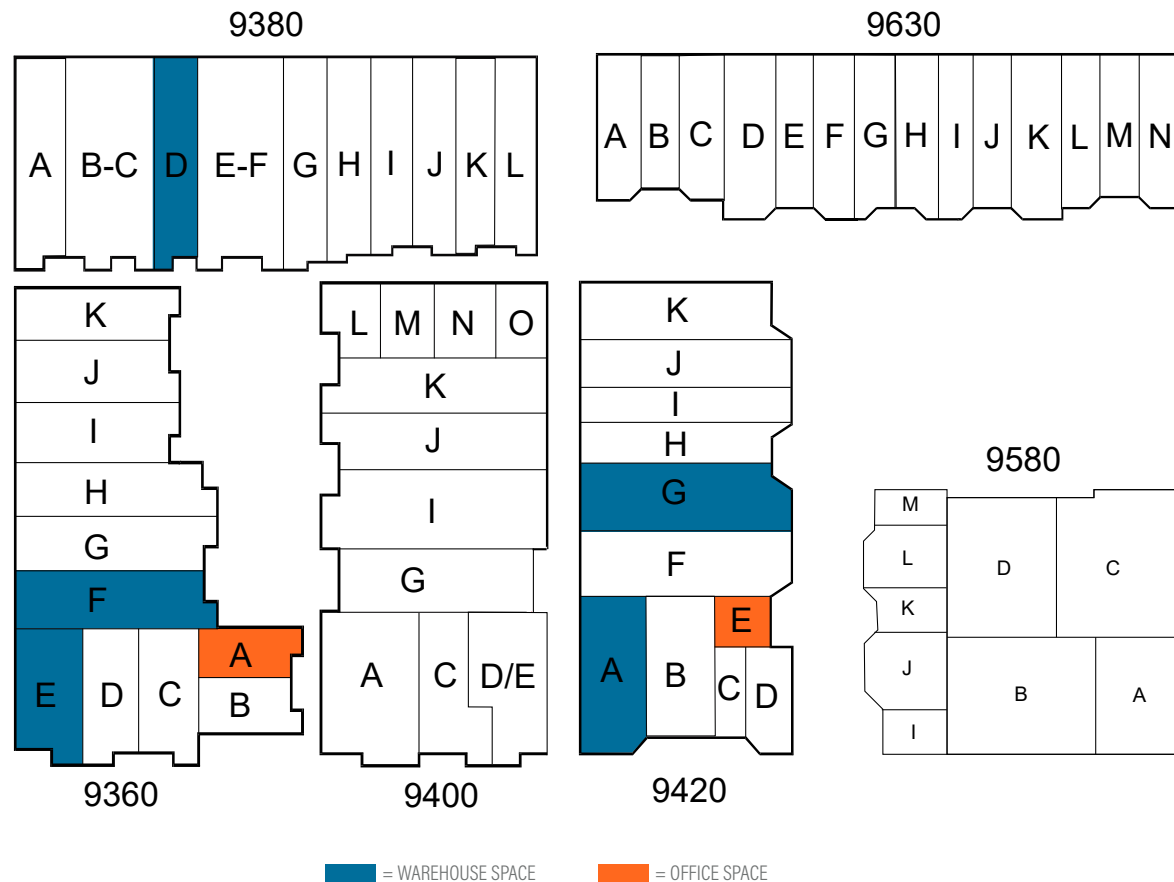
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SITE PLAN



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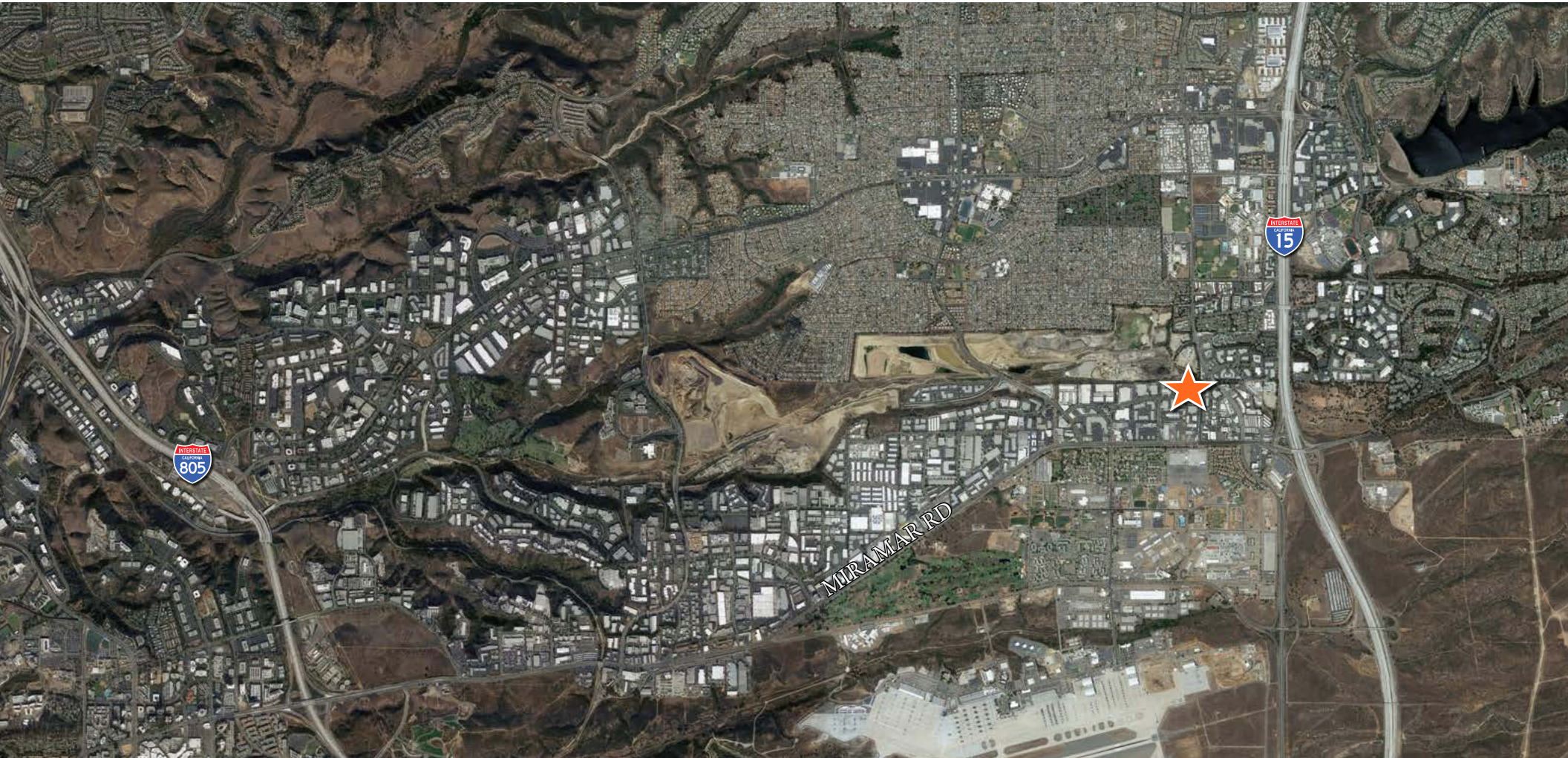
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