

ROSE CANYON BUSINESS PARK

# ROSE CANYON

BUSINESS PARK

R

4901 - 4907 MORENA BLVD, SAN DIEGO, CA 92111





234,287 SF  
TOTAL

# ANCHORED IN OPPORTUNITY

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,  
Pickleball Court & Deli**  
(Renovation Planned)

**Extensive Renovations &  
Project Enhancements  
Planned**

**24 Hour Access**

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

**Quick access to UCSD &  
Public Transportation**



STRATEGIC  
SPACE

COASTAL  
ADVANTAGE



# PROPERTY FEATURES

Year Built / Renovated :  
1976-88/2001

Property Size :  
38 acres

Total Square Feet :  
234,287 SF

Number of Buildings :  
15 buildings

Clear Height :  
15'-16'

Parking Auto Stalls :  
618

Grade Level Loading Doors :  
99

Parking Ratio :  
2.65/1,000 SF

Single Story (Building 200-1400)  
Office Space (Building 100)

Only IMT Project with  
Secured Parking

Industrial Park Zoning

Variety of Floor Plans Offered

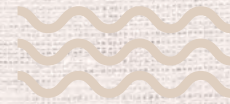
Concrete Tilt-up

Growth Opportunities



# SITE PLAN





# COASTAL CONCEPTS



# INDUSTRIAL AVAILABILITY



| SUITE       | SIZE     | DESCRIPTION                                                                                                                                                            |                                      |
|-------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| 309         | 1,234 SF | Reception, 1 restroom, balance warehouse, 1 GL door. Available Now.                                                                                                    | <a href="#">CLICK FOR FLOOR PLAN</a> |
| 310         | 1,217 SF | Reception, 1 restroom, 1 GL door. Available Now.                                                                                                                       | <a href="#">CLICK FOR FLOOR PLAN</a> |
| 311         | 1,634 SF | Reception, 1 restroom, balance warehouse, 1 GL door. Available 12/1/2025.                                                                                              | <a href="#">CLICK FOR FLOOR PLAN</a> |
| 321         | 1,222 SF | Reception, 1 restroom, balance warehouse. Available 12/1/2025.                                                                                                         | <a href="#">CLICK FOR FLOOR PLAN</a> |
| 322         | 1,236 SF | Reception, 1 private office, 1 restroom, balance warehouse, 1 GL door. Available Now.                                                                                  | <a href="#">CLICK FOR FLOOR PLAN</a> |
| 701         | 5,006 SF | Reception, 12 private offices, 1 restroom, 2 break rooms, conference room, open office, balance warehouse, 1 GL door. Available Now.                                   | <a href="#">CLICK FOR FLOOR PLAN</a> |
| 807         | 1,862 SF | Reception, 2 private offices, 1 restroom, balance warehouse, 1 GL door. Available Now.                                                                                 | <a href="#">CLICK FOR FLOOR PLAN</a> |
| 809         | 1,686 SF | Reception, 1 private office, 1 restroom, balance warehouse, 1 GL door. Available Now.                                                                                  | <a href="#">CLICK FOR FLOOR PLAN</a> |
| 906         | 2,329 SF | Reception/open office, 2 private offices, 2 restrooms, balance warehouse, 1 GL door. Available Now.                                                                    | <a href="#">CLICK FOR FLOOR PLAN</a> |
| 1000 & 1001 | 3,247 SF | 2 Receptions, 6 private office, 4 restrooms, 2 balance warehouses, 2 GL door. Available Now.<br>*Suite 1000 Divisible to 1,635 SF<br>*Suite 1001 Divisible to 1,612 SF | <a href="#">CLICK FOR FLOOR PLAN</a> |
| 1105        | 2,377 SF | Reception, balance warehouse, 1 GL door. Available Now.                                                                                                                | <a href="#">CLICK FOR FLOOR PLAN</a> |

# INDUSTRIAL AVAILABILITY



| SUITE | SIZE     | DESCRIPTION                                                                                         |                                      |
|-------|----------|-----------------------------------------------------------------------------------------------------|--------------------------------------|
| 1107  | 2,505 SF | Reception, 4 private offices, 2 restrooms, balance warehouse, 1 GL door. Available Now.             | <a href="#">CLICK FOR FLOOR PLAN</a> |
| 1202  | 1,899 SF | Reception, 3 restrooms, balance warehouse, 1 GL door. Available Now.                                | <a href="#">CLICK FOR FLOOR PLAN</a> |
| 1305  | 1,382 SF | Reception, 1 restroom, balance warehouse, 1 GL door. Available Now.                                 | <a href="#">CLICK FOR FLOOR PLAN</a> |
| 1307  | 1,417 SF | Reception, 1 restroom, balance warehouse, 1 GL door. Available 1/1/2026.                            | <a href="#">CLICK FOR FLOOR PLAN</a> |
| 1310  | 1,716 SF | Details Pending. Available Now.                                                                     | <a href="#">CLICK FOR FLOOR PLAN</a> |
| 1401  | 2,287 SF | Reception, 1 private office, 1 restroom, balance warehouse, 1 GL door. Available Q126.              | <a href="#">CLICK FOR FLOOR PLAN</a> |
| 1402  | 2,861 SF | Reception, 3 private offices, 2 restrooms, balance warehouse, 1 GL door. Available Q126.            | <a href="#">CLICK FOR FLOOR PLAN</a> |
| 1403  | 2,869 SF | Reception/open office, 2 private offices, 1 restroom, balance warehouse, 1 GL door. Available Q126. | <a href="#">CLICK FOR FLOOR PLAN</a> |
| 1404  | 1,451 SF | Reception, 1 restroom, balance warehouse, 1 GL door. Available Q126.                                | <a href="#">CLICK FOR FLOOR PLAN</a> |
| 1405  | 1,443 SF | Reception, 1 restroom, balance warehouse, 1 GL door. Available Q126.                                | <a href="#">CLICK FOR FLOOR PLAN</a> |

# OFFICE AVAILABILITY



| SUITE | SIZE     | DESCRIPTION                                  |                                      |
|-------|----------|----------------------------------------------|--------------------------------------|
| 101   | 653 SF   | Reception, 2 private offices. Available Now. | <a href="#">CLICK FOR FLOOR PLAN</a> |
| 105   | 660 SF   | Reception, 1 private office. Available Now.  | <a href="#">CLICK FOR FLOOR PLAN</a> |
| 112   | 508 SF   | Reception, 2 private offices. Available Now. | <a href="#">CLICK FOR FLOOR PLAN</a> |
| 123   | 579 SF   | Reception, 2 private offices. Available Now. | <a href="#">CLICK FOR FLOOR PLAN</a> |
| 124   | 1,042 SF | Reception, 3 private offices. Available Now. | <a href="#">CLICK FOR FLOOR PLAN</a> |
| 125   | 580 SF   | Reception, 1 private office. Available Now.  | <a href="#">CLICK FOR FLOOR PLAN</a> |
| 127   | 579 SF   | Reception, 1 private office. Available Now.  | <a href="#">CLICK FOR FLOOR PLAN</a> |
| 128   | 481 SF   | Reception, 1 private office. Available Now.  | <a href="#">CLICK FOR FLOOR PLAN</a> |
| 129   | 580 SF   | Reception, 1 private office. Available Now.  | <a href="#">CLICK FOR FLOOR PLAN</a> |
| 130   | 583 SF   | Reception, 2 private offices. Available Now. | <a href="#">CLICK FOR FLOOR PLAN</a> |
| 131   | 525 SF   | Reception, 3 private offices. Available Now. | <a href="#">CLICK FOR FLOOR PLAN</a> |
| 132   | 841 SF   | Reception, 4 private offices. Available Now. | <a href="#">CLICK FOR FLOOR PLAN</a> |
| 901   | 929 SF   | Reception, 3 private offices. Available Now. | <a href="#">CLICK FOR FLOOR PLAN</a> |
| 1110  | 1,339 SF | Reception, 3 private offices. Available Now. | <a href="#">CLICK FOR FLOOR PLAN</a> |



# ROSE CANYON TENANT PARK - DESIGN CONCEPT

## ON-SITE AMENITIES



### LEGEND:

- 1 Event lawn (46' X 40')
- 2 Coffee cart
- 3 Food truck zone
- 4 BBQ area with shade structure
- 5 Existing court
- 6 Secured outdoor fitness area - turf
- 7 Seating area with fixed shade elements
- 8 Casual zen seating area - decomposed granite, log benches, wood stumps, Adirondacks
- 9 New restroom entry location
- 10 Existing coral tree
- 11 "Rose Canyon Link" pedestrian linkage through site with painted on-brand graphics
- 12 Screen fence (buffer)

### HIGHLIGHTS

- Existing fitness center remains and gets refurbished
- Salon tenant remains in 4901 Suite A
- Food trucks and coffee cart energize space
- One pickleball court remains as-is

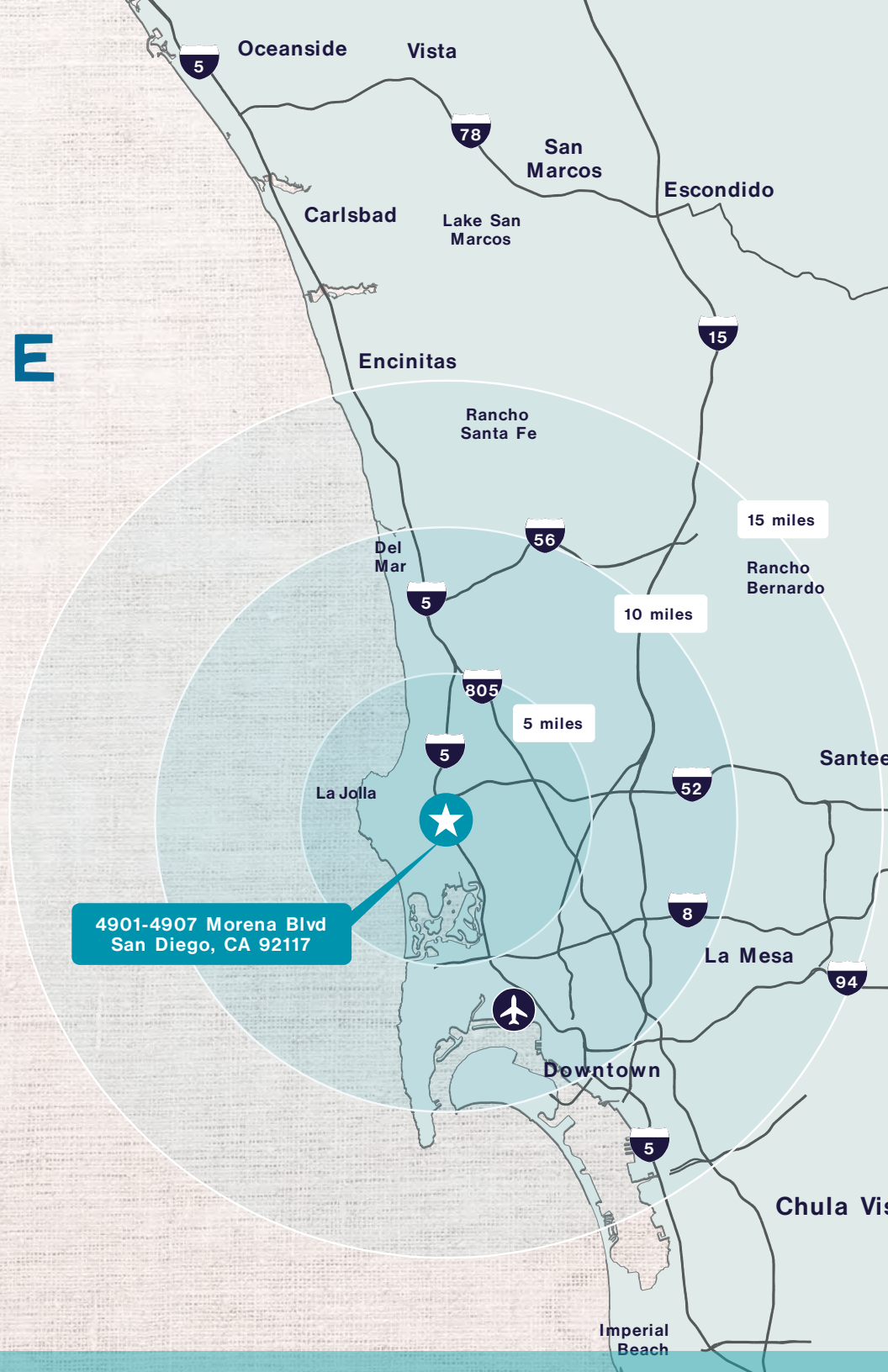




# COASTAL CONVENIENCE

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)

- Burlington Coat Factory
- Nordstrom Rack
- Vons
- Dollar Tree
- Ross Dress for Less
- The UPS Store
- Michaels
- Bank of America
- Jersey Mike's
- Petco
- Wells Fargo
- AAA

### 2. Morena Plaza (±2 minutes)

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

### 3. Latchkey Brewing (±2 minutes)

### 4. Talitha Coffee, 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)





**CUSHMAN &  
WAKEFIELD**

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CAPITAL PARTNERS

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