

ROSE CANYON

BUSINESS PARK

R
ose
Canyon
Business Park

4907 MORENA BLVD, SAN DIEGO, CA 92117



PARALLEL
CAPITAL PARTNERS



234,287 SF

TOTAL

ANCHORED IN OPPORTUNITY

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)

24 Hour Access

Quick access to UCSD &
Public Transportation

Extensive Renovations &
Project Enhancements
Planned

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

15-BUILDING
BUSINESS PARK



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

ROSE CANYON BUSINESS PARK
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4901 MORENA BLVD. SAN DIEGO, CA 92117





COASTAL CONCEPTS



INDUSTRIAL AVAILABILITY

SUITE	SIZE	DESCRIPTION	
309	1,234 SF	Reception, 1 restroom, balance warehouse, 1 GL door. Available Now.	CLICK FOR FLOOR PLAN
310	1,217 SF	Reception, 1 restroom, 1 GL door. Available Now.	CLICK FOR FLOOR PLAN
311	1,634 SF	Reception, 1 restroom, balance warehouse, 1 GL door. Available 12/1/2025.	CLICK FOR FLOOR PLAN
321	1,222 SF	Reception, 1 restroom, balance warehouse. Available 12/1/2025.	CLICK FOR FLOOR PLAN
322	1,236 SF	Reception, 1 private office, 1 restroom, balance warehouse, 1 GL door. Available Now.	CLICK FOR FLOOR PLAN
701	5,006 SF	Reception, 12 private offices, 1 restroom, 2 break rooms, conference room, open office, balance warehouse, 1 GL door. Available Now.	CLICK FOR FLOOR PLAN
807	1,862 SF	Reception, 2 private offices, 1 restroom, balance warehouse, 1 GL door. Available Now.	CLICK FOR FLOOR PLAN
809	1,686 SF	Reception, 1 private office, 1 restroom, balance warehouse, 1 GL door. Available Now.	CLICK FOR FLOOR PLAN
811	1,702 SF	Reception/open office, 2 private offices, 1 restroom, balance warehouse, 1 GL door. Available Now.	CLICK FOR FLOOR PLAN
906	2,329 SF	Reception/open office, 2 private offices, 2 restrooms, balance warehouse, 1 GL door. Available Now.	CLICK FOR FLOOR PLAN
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	CLICK FOR FLOOR PLAN
1105	2,377 SF	Reception, balance warehouse, 1 GL door. Available Now.	CLICK FOR FLOOR PLAN
1107	2,505 SF	Reception, 4 private offices, 2 restrooms, balance warehouse, 1 GL door. Available Now.	CLICK FOR FLOOR PLAN





INDUSTRIAL AVAILABILITY

ROSE CANYON BUSINESS PARK
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1000-10000 SF
1000-10000 SF
1000-10000 SF
1000-10000 SF

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



OFFICE AVAILABILITY



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

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

PARALLEL
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ROSE CANYON BUSINESS PARK

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