

ROSE CANYON BUSINESS PARK

R

# ROSE CANYON

BUSINESS PARK

4901 - 4907 MORENA BLVD, SAN DIEGO, CA 92108





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>
811	1,702 SF	Reception/open office, 2 private offices, 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. *Suite 1000 Divisible to 1,635 SF *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>
1107	2,505 SF	Reception, 4 private offices, 2 restrooms, balance warehouse, 1 GL door. Available Now.	<a href="#">CLICK FOR FLOOR PLAN</a>

# INDUSTRIAL AVAILABILITY



SUITE	SIZE	DESCRIPTION	
1202	1,899 SF	Reception, 1 restroom, 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



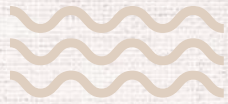
### LEGEND:

- 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



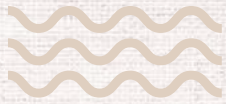


# COASTAL CONVENIENCE

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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ROSE CANYON BUSINESS PARK



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