

**\$1.00 PSF BROKER BONUS!**

\*Minimum 3-year qualified lease term  
for all vacancies\*

# ROSE CANYON

BUSINESS PARK



4907 MORENA BLVD, SAN DIEGO, CA 92117





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  
R

4901 MORENA BLVD. SAN DIEGO, CA 92117





# COASTAL CONCEPTS



## SPEC SUITE PHOTOS





# INDUSTRIAL AVAILABILITY

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SUITE	SIZE	DESCRIPTION	
308	888 SF	Reception, 1 restroom, 1 GL door. Available 4/1/2026.	<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 Now.	<a href="#">CLICK FOR FLOOR PLAN</a>
318	975 SF	Reception, 1 private office, 2 restrooms, balance warehouse, 1 GL door. Available Now.	<a href="#">CLICK FOR FLOOR PLAN</a>
321	1,222 SF	Reception, 1 restroom, balance warehouse. 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. Spec ready work completed.	<a href="#">CLICK FOR FLOOR PLAN</a>
809	1,686 SF	Reception, 1 private office, 1 restroom, balance warehouse, 1 GL door. Available Now. Spec ready work completed.	<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 Spec ready work completed.	<a href="#">CLICK FOR FLOOR PLAN</a>

NNN = \$0.65 PSF



# INDUSTRIAL AVAILABILITY

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<b>SUITE</b>	<b>SIZE</b>	<b>DESCRIPTION</b>	
1105	2,377 SF	Reception, balance warehouse, 1GL door. Available Now. Spec ready work completed.	<a href="#">CLICK FOR FLOOR PLAN</a>
1107	2,505 SF	Reception, 4 private offices, 2 restrooms, balance warehouse, 1GL door. Available Now. Spec ready work completed.	<a href="#">CLICK FOR FLOOR PLAN</a>
1202	1,899 SF	Reception, 1 restroom, balance warehouse, 1GL door. Available Now. Spec ready work completed.	<a href="#">CLICK FOR FLOOR PLAN</a>
1305	1,382 SF	Reception, 1 restroom, balance warehouse, 1GL door. Available Now.	<a href="#">CLICK FOR FLOOR PLAN</a>
1307	1,417 SF	Reception, 1 restroom, balance warehouse, 1GL door. Available Now.	<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, 1GL door. Available Now. Spec ready work completed.	<a href="#">CLICK FOR FLOOR PLAN</a>
1402	2,861 SF	Reception, 3 private offices, 2 restrooms, balance warehouse, 1GL door. Available Now. Spec ready work completed.	<a href="#">CLICK FOR FLOOR PLAN</a>
1403	2,869 SF	Reception/open office, 2 private offices, 1 restroom, balance warehouse, 1GL door. Available Now. Spec ready work completed.	<a href="#">CLICK FOR FLOOR PLAN</a>
1404	1,451 SF	Reception, 1 restroom, balance warehouse, 1GL door. Available Now. Spec ready work completed.	<a href="#">CLICK FOR FLOOR PLAN</a>
1405	1,443 SF	Reception, 1 restroom, balance warehouse, 1GL door. Available Now. Spec ready work completed.	<a href="#">CLICK FOR FLOOR PLAN</a>

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# OFFICE AVAILABILITY

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<b>SUITE</b>	<b>SIZE</b>	<b>DESCRIPTION</b>	
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>
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>
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>

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# 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 ( $\pm 8$ 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 ( $\pm 2$ minutes)

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

### 3. Latchkey Brewing ( $\pm 2$ minutes)

### 4. Talitha Coffee, Chef Jun, & Lazy Eye Coffee ( $\pm 2$ minutes)

### 5. TopBuild ( $\pm 2$ minutes)

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





CUSHMAN &  
WAKEFIELD

PARALLEL  
CAPITAL PARTNERS

ROSE CANYON BUSINESS PARK



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