

CANYON INDUSTRIAL CENTER



**RENOVATIONS
COMPLETE**

9424-9560 CHESAPEAKE DRIVE | SAN DIEGO | CA | 92123

FOR MORE INFORMATION:

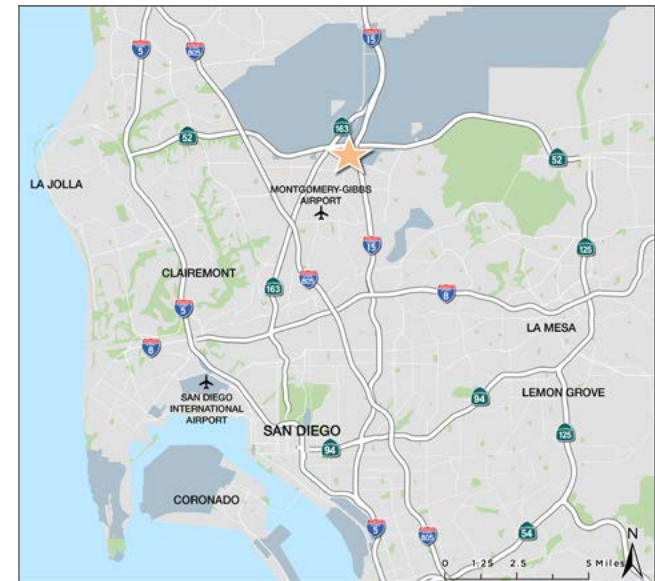
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PROPERTY FEATURES

- High image business park
- Dock and grade level loading
- Warehouse clear height of approx. 15'-17'
- Time Warner Cable service available
- Buildings are fire sprinklered
- 1 block West of 1-15 via Clairemont Mesa Blvd
- 1 block South of Hwy 52 via Ruffin Rd
- Parking ratio of approx. 2.46/1,000 SF
- Gas potentially available
- Building signage available



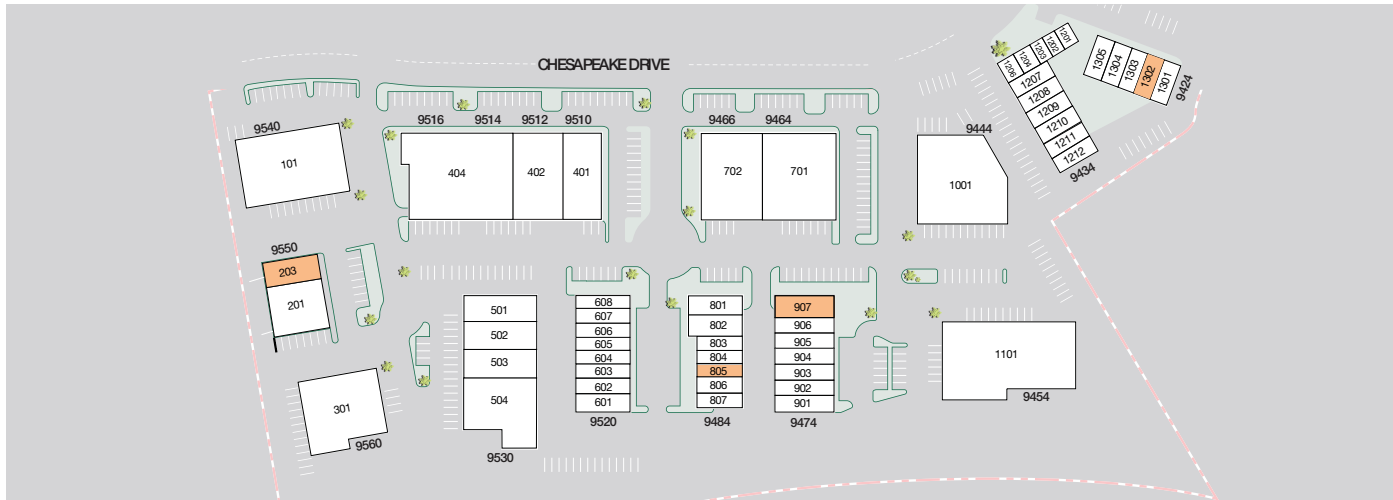
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SITE PLAN

UNDER NEW OWNERSHIP



2026 LEASING INCENTIVES

Suites <3,000 SF

- 39 month term
- \$2.25/sf rate
- 3 months free

Suites 3,000 - 6,000 SF

- 64 month term
- \$2.15/sf rate
- 4 months free

AVAILABILITIES

AVAILABLE



OCCUPIED

BLDG	SUITE	TOTAL SF	RATE	OFFICE %	COMMENTS
9424	1302	1,529	\$2.25/SF NNN	23%	Reception, (1) private office, (1) restroom, office area and warehouse with (1) grade level loading door. Available 4/15/2026.
9474	907	2,634	\$2.25/SF NNN	30%	Reception, (1) private office, (2) restrooms, storage room and warehouse with (1) grade level loading door. Available now.
9484	805	1,300	\$2.25/SF NNN	30%	Reception, (1) private office, (1) restroom, breakroom, and warehouse with (1) grade level loading door. Available now.
9550	203	2,789	\$2.25/SF NNN	29%	Reception, (1) private office, (2) restrooms, storage and warehouse with (1) grade level loading door. Available now.

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PROPERTY PHOTOS

UNDER NEW OWNERSHIP



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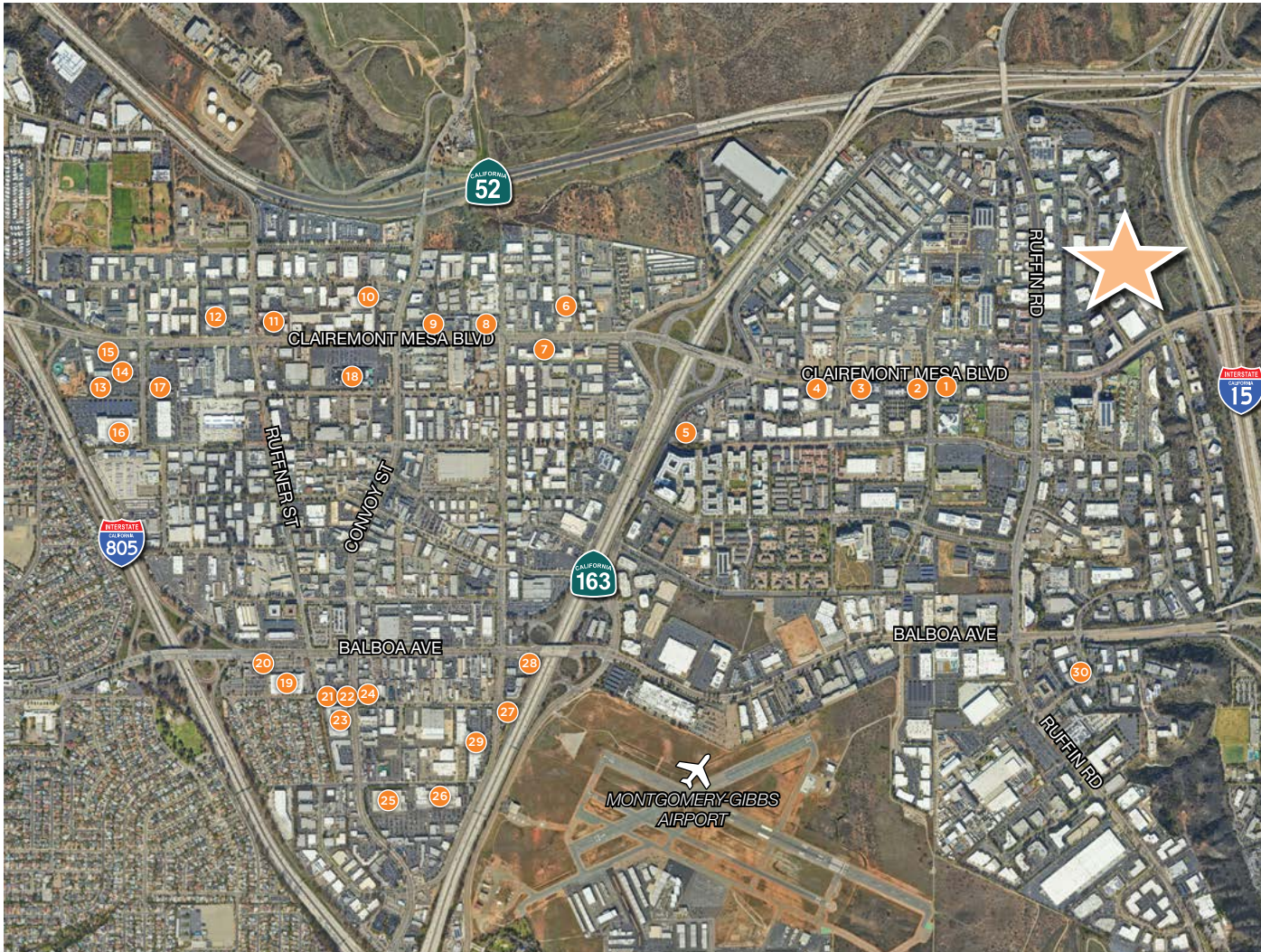
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AMENITIES

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|-------------------|--------------------|----------------------|-------------------------|------------------|-----------------------|----------------|----------------------|------------------------|----------------------------|
| 1 Starbucks | 2 Firehouse Subs | 3 Panera Bread | 4 McDonalds | 5 Sonic Drive-In | 6 Societe Brewing Co. | 7 Kearny Plaza | 8 Mercury Village SC | 9 The Godfather | 10 Hopponymous Brewing Co. |
| 11 Rubios | 12 99 Ranch Market | 13 LA Fitness | 14 Chipotle | 15 McDonalds | 16 Walmart | 17 Food 4 Less | 18 Zion Market | 19 H Mart | 20 Applebee's |
| 21 Coco Ichibanya | 22 Manna BBQ | 23 Convoy Village SC | 24 Cross Street Chicken | 25 Costco | 26 Target | 27 In-N-Out | 28 Marukai | 29 Hawthorne Crossings | 30 Bud's Louisiana Cafe |

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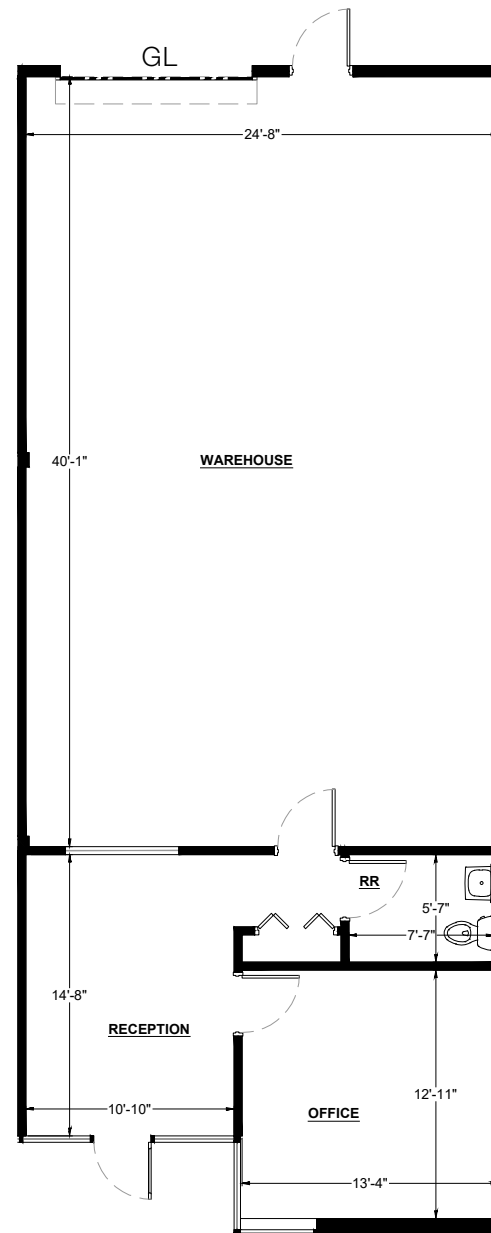
CANYON INDUSTRIAL CENTER

FLOOR PLAN | BLDG. 9424 | SUITE 1302

UNDER NEW OWNERSHIP



LEASING INCENTIVES
39 month term
3 months free



BLDG 9424 | SUITE 1302

- AVAILABLE SF: ±1,529 SF
- OFFICE SF: 350 SF
- CLEAR HEIGHT: 13'8" - 14'4"
- LOADING: (1) GL
- AVAILABLE 4/15/2026
- \$2.25/SF NNN

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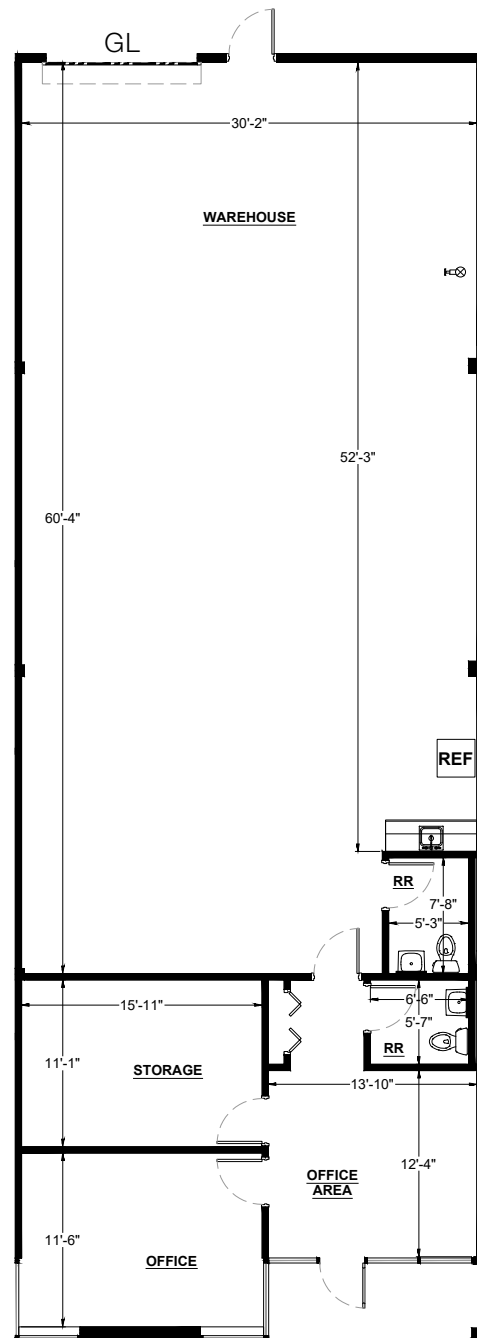
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FLOOR PLAN | BLDG. 9474 | SUITE 907

UNDER NEW OWNERSHIP



LEASING INCENTIVES
39 month term
3 months free



BLDG 9474 | SUITE 907

- AVAILABLE SF: ±2,634 SF
- OFFICE SF: 801 SF
- CLEAR HEIGHT: 13'0" - 14'6"
- LOADING: (1) GL
- AVAILABLE NOW
- \$2.25/SF NNN

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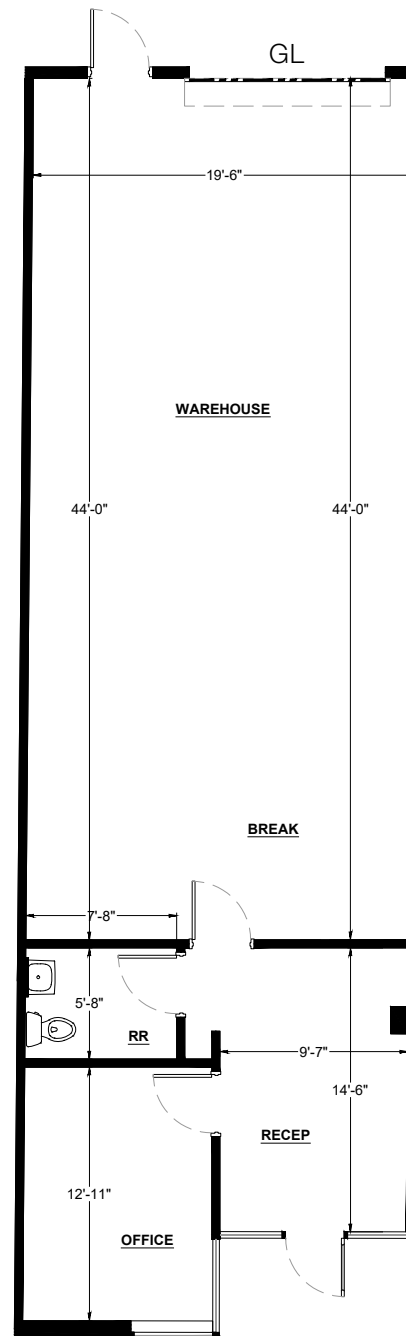
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FLOOR PLAN | BLDG. 9484 | SUITE 805

UNDER NEW OWNERSHIP



LEASING INCENTIVES
39 month term
3 months free



BLDG 9484 | SUITE 805

- AVAILABLE SF: ±1,300 SF
- OFFICE SF: 405 SF
- CLEAR HEIGHT: 13'4" - 14'3"
- LOADING: (1) GL
- AVAILABLE NOW
- \$2.25/SF NNN

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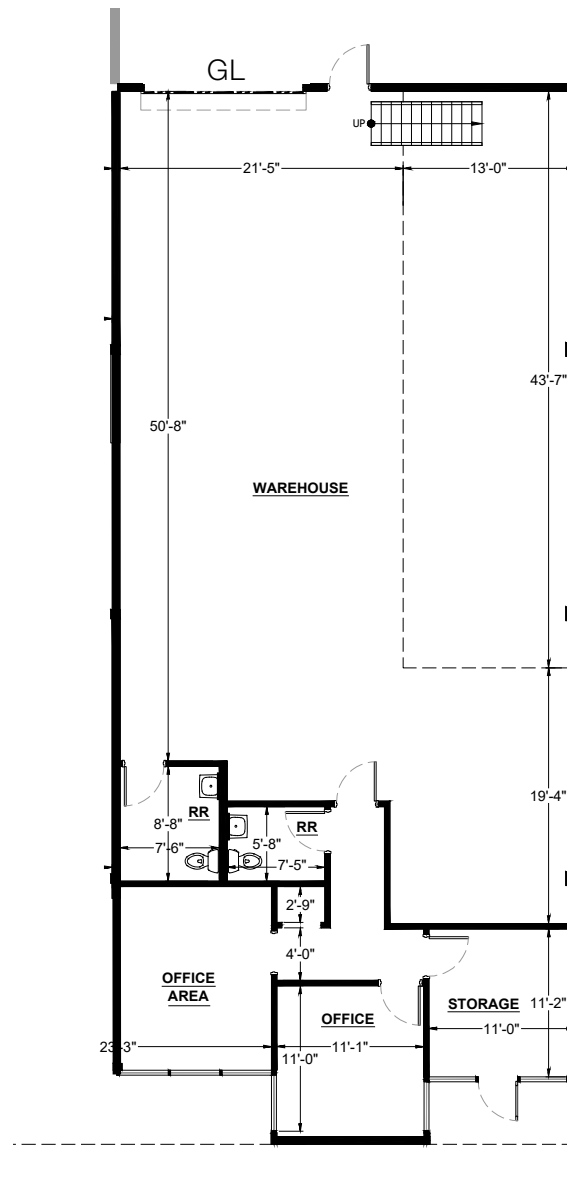
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FLOOR PLAN | BLDG. 9550 | SUITE 203

UNDER NEW OWNERSHIP



LEASING INCENTIVES
39 month term
3 months free



BLDG 9550 | SUITE 203

- AVAILABLE SF: ±2,789 SF
- OFFICE SF: 795 SF
- CLEAR HEIGHT: 15'4" - 16'8"
- LOADING: (1) GL
- AVAILABLE NOW
- \$2.25/SF NNN

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