

CANYON INDUSTRIAL CENTER



2026 LEASING INCENTIVES

\$1.25 Year 1 rate on qualifying
5 year lease
\$1/sf moving allowance

UNDER NEW
OWNERSHIP

RENOVATIONS
COMPLETE

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

FOR MORE INFORMATION:

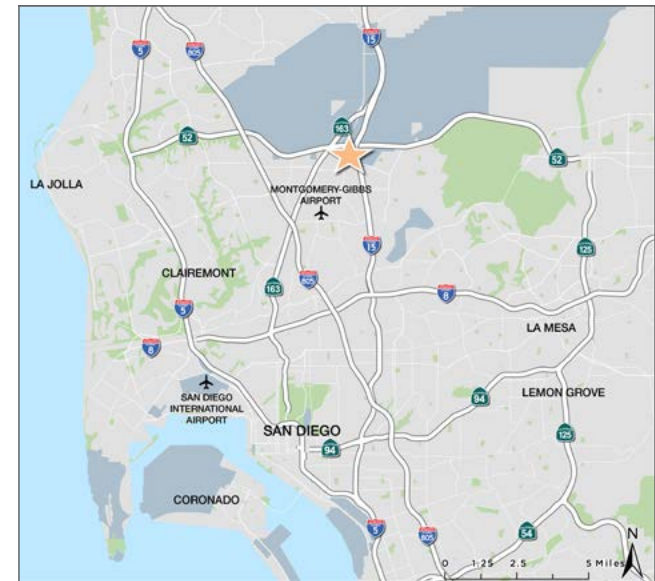
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PROPERTY FEATURES

- High image business park
- Dock and grade level loading
- Warehouse clear height of approx. 15'2" - 19'0"
- 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

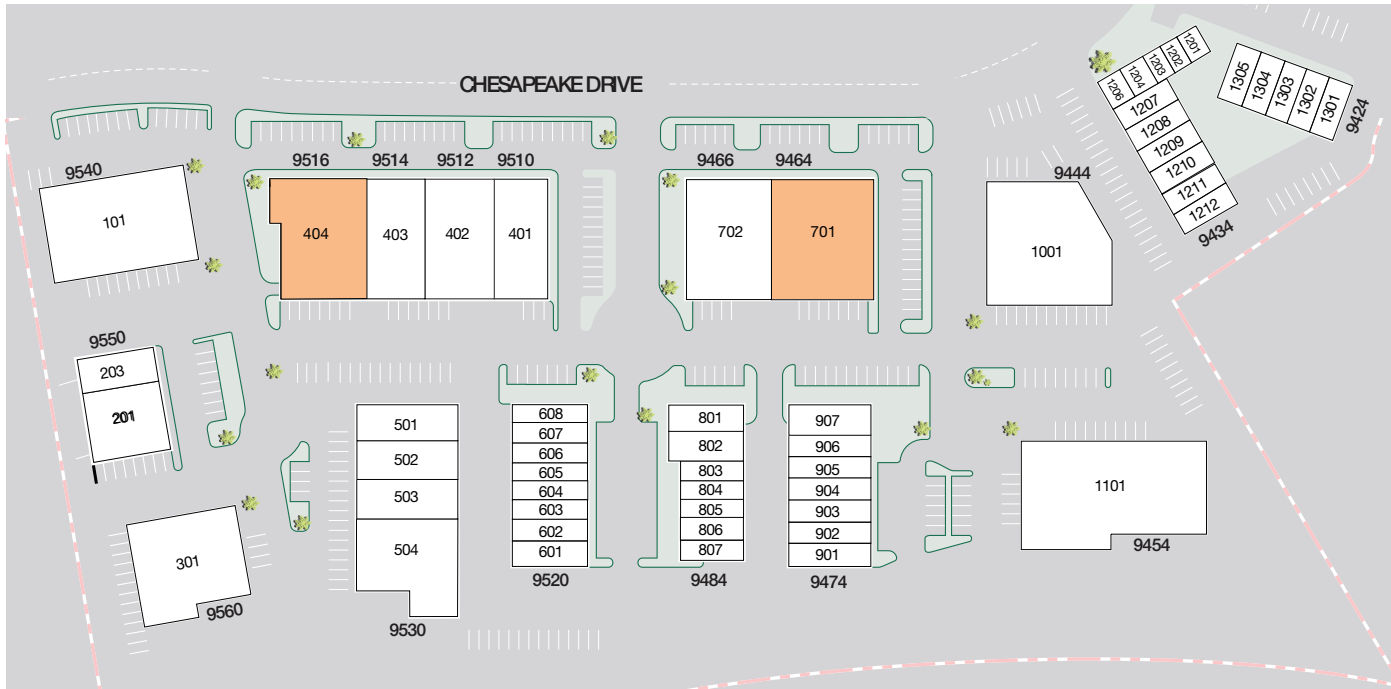


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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SITE PLAN

UNDER NEW OWNERSHIP



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2026 LEASING INCENTIVES

Suite 701

- 60 month term
- \$1.25 Year 1 rate
- \$1/sf moving allowance

Suite 404

- 60 month term
- \$1.25 Year 1 rate
- \$1/sf moving allowance

AVAILABILITIES

BLDG	SUITE	TOTAL SF	RATE	OFFICE %	COMMENTS	AVAILABLE	OCCUPIED
9510-9516	404	12,445	\$2.05/SF NNN	10%	Reception, (2) private offices, breakroom, (2) restrooms and warehouse with (1) dock high and (1) grade level loading door. Available now.	☒	☐
9464-9466	701	13,183	\$2.05/SF NNN	10%	Reception, (1) private office, conference room, breakroom, IT, (3) restrooms and warehouse with (1) dock high and (1) grade level loading door. Available now.	☒	☐

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EXTERIOR PHOTOS

UNDER NEW OWNERSHIP



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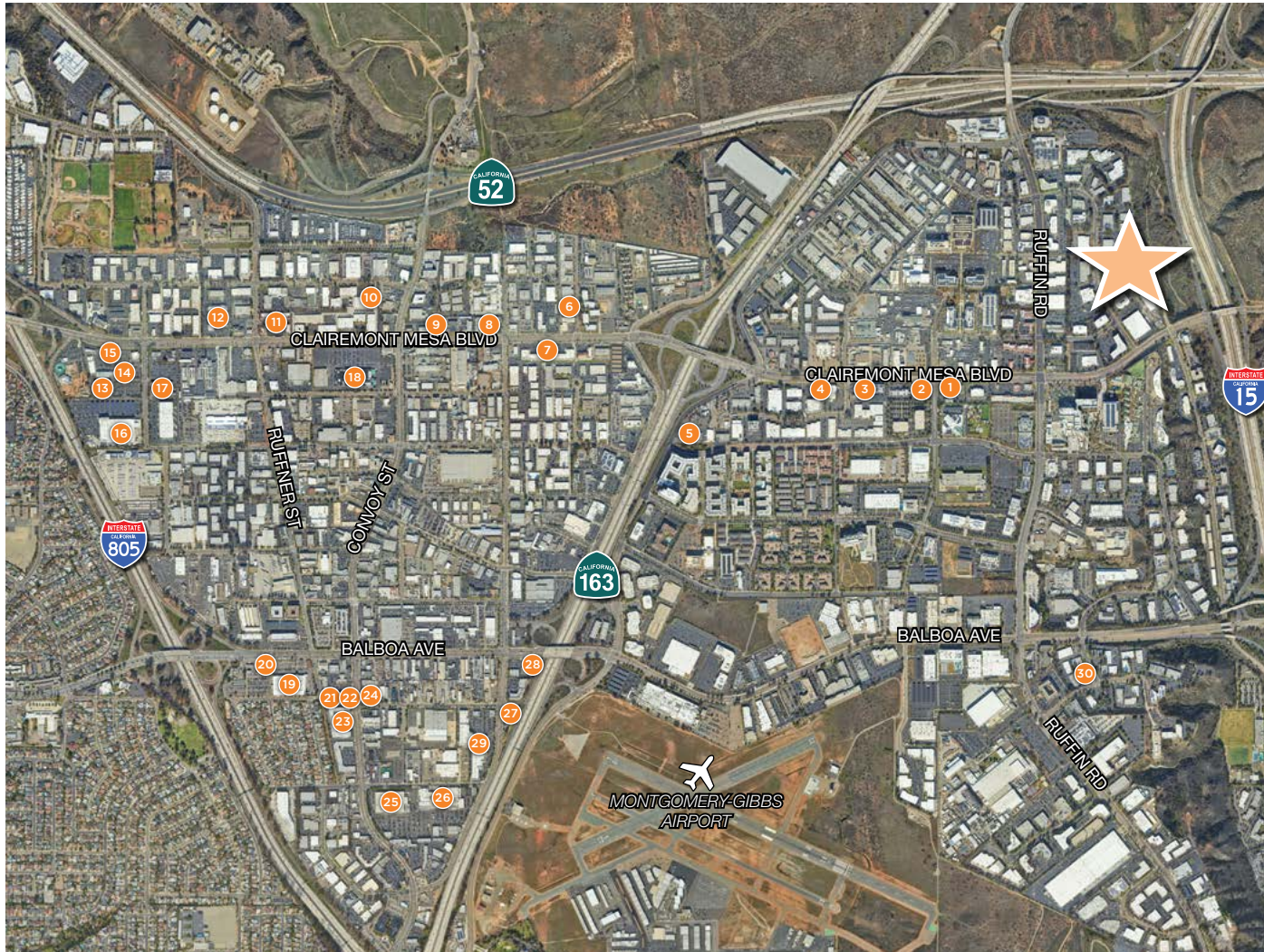
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AMENITIES

UNDER NEW OWNERSHIP



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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FLOOR PLAN | BLDG. 9510-9516 | SUITE 404

UNDER NEW OWNERSHIP



LEASING INCENTIVES

Suite 404

- 60 month term
- \$1.25 Year 1 rate
- \$1/sf moving allowance

BLDG 9510 | SUITE 404

- AVAILABLE SF: ±12,445 SF
- OFFICE SF: 1,207 SF
- CLEAR HEIGHT: 15'8" - 19'6"
- LOADING: (1) DH, (1) GL
- AVAILABLE NOW

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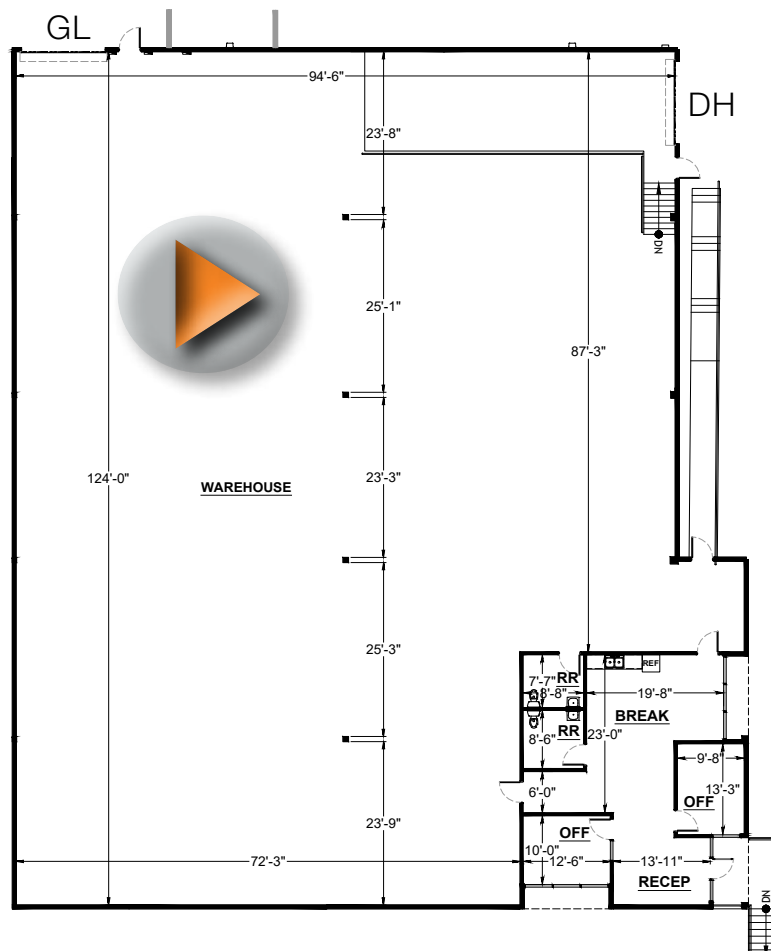
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CANYON INDUSTRIAL CENTER

FLOOR PLAN | BLDG. 9464-9466 | SUITE 701

UNDER NEW OWNERSHIP



LEASING INCENTIVES

Suite 701

- 60 month term
- \$1.25 Year 1 rate
- \$1/sf moving allowance

BLDG 9464-66 | SUITE 701

- AVAILABLE SF: ±13,183 SF
- OFFICE SF: 1,231 SF
- CLEAR HEIGHT: 15'8" - 19'6"
- LOADING: (1) DH, (1) GL
- AVAILABLE NOW

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