

9449 CARROLL PARK DRIVE
SAN DIEGO, CA 92121

CANYON RIDGE

TECHNOLOGY PARK



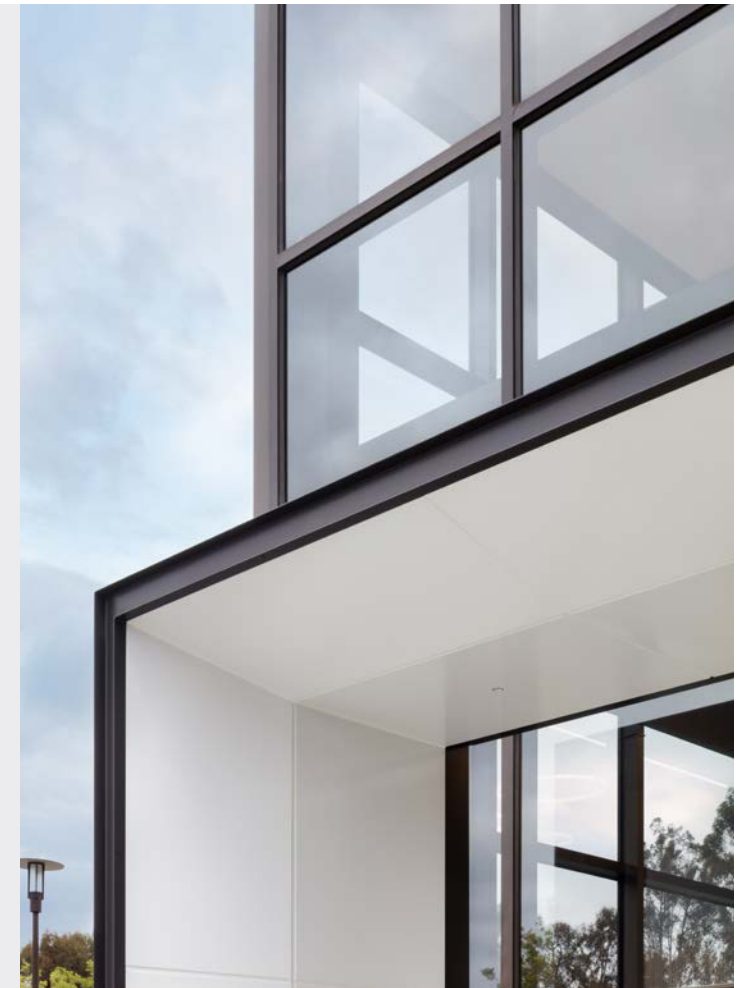
WHERE IDEAS
gain momentum

 CUSHMAN &
WAKEFIELD

 IRVINE COMPANY



- Signage opportunities
- 3.7:1,000 SF parking ratio with 155 surface stalls
- Convenient access to UC San Diego, Scripps Institute, La Jolla UTC and Westfield UTC
- WiFi-enabled indoor-outdoor workspace, event-ready BBQ stations, EV charging
- Easy ingress/egress via Carroll Park Drive & direct freeway access to the I-805, I-15, SR-52 and SR-56



BUILT FOR TEAMS

on the rise

9449 Carroll Park delivers an upgraded, move-in-ready opportunity at the center of Sorrento Mesa, one of San Diego's most active hubs for tech, life sciences and R&D. With flexible configurations for office, lab and research users, enhanced indoor-outdoor workspaces and direct freeway access, the future-ready campus is built for teams ready to move quickly.

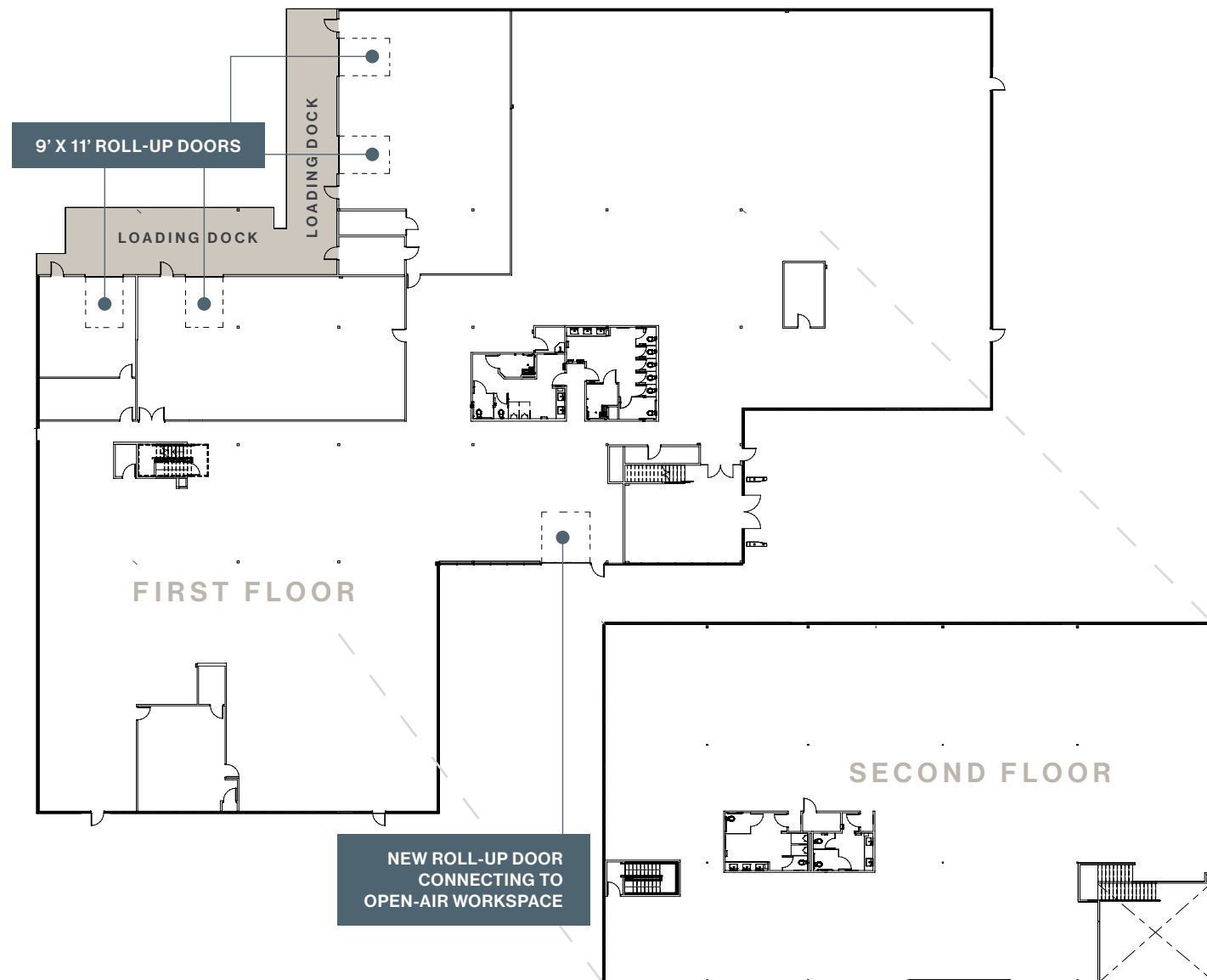
±41,782 SF

ACROSS TWO FLOORS

OFFICE, LAB & R&D

FLEXIBLE CONFIGURATIONS





FLEXIBLE by design

9449 Carroll Park creates room for more than one way of working. With 41,782 SF available between two floors, flexible configurations support office, lab, research and support functions for teams with evolving needs.

UPGRADED FULL-BUILDING WORKSPACE

- Entryway updates, including a modernized portal
- Flexible office, lab and warehouse space

ENHANCED INDOOR-OUTDOOR WORKSPACE

- New roll-up door connecting the break room to the open-air workspace

SIGNAGE

Building top and monument signage opportunities

PARKING

3.7 per 1,000 SF parking ratio with 155 surface stalls

WAREHOUSE CLEARANCE

12'

LOADING DOCK ROLL-UP DOORS

10' x 10'

BUILDING HVAC

1st Floor: 80 Tons
2nd Floor: 39 Tons

FIRE SPRINKLERS

.21 GPM per 1,500 SF

ELECTRICAL EXPANDABLE TO

MSA 1,600 amps, 480/277 volts, 3-phase, 4-wire, with a 500KVA utility service transformer

Generator 480/277 volts, 300KW to 375 KVA, 451 amps



MORE TO THE workday

9449 Carroll Park gives employees more to work with before, during and after the day. From morning hikes and client lunches along Mira Mesa Blvd. and at Westfield UTC to well-known craft happy hour spots like Cutwater and AleSmith a mile from campus, Canyon Ridge keeps everyday convenience close.



WITHIN 5 MILES:

100+
Shops

41+
Dining

8+
Hotels

6+
Fitness

8+
Breweries & Bars

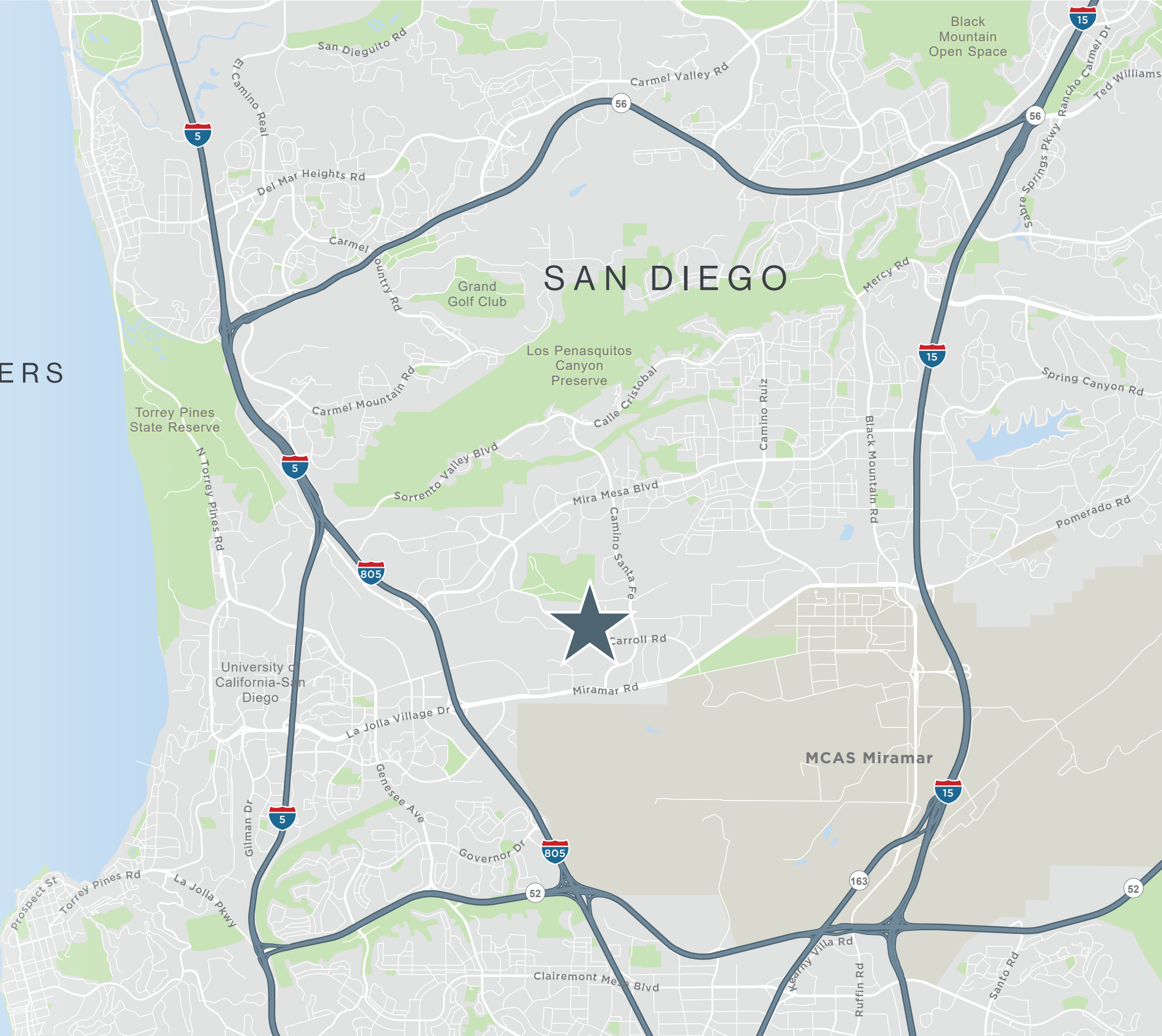
30+
Quick Bites

access

WHERE IT MATTERS

9449 Carroll Park gives teams a central Sorrento Mesa location with quick routes to San Diego's key employment, research and innovation hubs. Easy ingress and egress via Carroll Park Drive, along with access to I-805, I-15, SR-52 and SR-56, places the campus within reach of the resources that power San Diego's innovation corridor.

DRIVE TIMES:	
18 min	Del Mar
20 min	La Jolla
25 min	Encinitas
30 min	San Diego Int'l Airport
25 min	Downtown SD



THE MARKET BEHIND THE

momentum

San Diego’s innovation economy is anchored by strong tech, life science, R&D and higher education ecosystems. The region gives growing companies access to the research institutions, funding environment and specialized talent that continue to shape one of the country’s most competitive innovation markets.

1,300+ LIFE SCIENCES COMPANIES

50.9% SOFTWARE ENGINEER CONCENTRATION IN TECH ABOVE THE 49.8% U.S. AVERAGE

80 RESEARCH INSTITUTES

#2 MOST PATENT-INTENSIVE REGION IN THE U.S.

19.6% POPULATION WITH STEM DEGREES

WORKFORCE HAS A BACHELOR’S DEGREE OR HIGHER 40%

WE CREATE SPACES THAT BRING PEOPLE TOGETHER TO SUCCEED

More than 18 million people choose to live, work, shop, stay and play in Irvine Company’s 129M SF real estate portfolio. Decades of thoughtful planning and stewardship ensure we deliver exceptional placemaking and customer experiences — all backed by our commitment to long-term ownership and industry-leading financial stability.



INDUSTRY-LEADING FINANCIAL STABILITY

Unmatched capital resources uphold our standards of excellence, regardless of market conditions.

FUTURE-PROOF FLEXIBILITY

A range of lease options and collaborative partnerships support your growth.

ELEVATED CUSTOMER CARE

Expert teams and fast response times ensure worry-free workdays.

READY FOR WHAT’S NEXT

We keep your business at the forefront of what’s possible, no matter how work evolves.

SUSTAINABILITY BY DESIGN

Thoughtful design and resource-conscious practices guide how we build and operate for the long term.

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FOR LEASING

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 **IRVINE COMPANY**

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