

9410 CARROLL PARK DRIVE
SAN DIEGO, CA 92121

CANYON RIDGE

TECHNOLOGY PARK



WHERE HIGH-PERFORMING
teams work

 CUSHMAN &
WAKEFIELD

 IRVINE COMPANY



WHERE INNOVATION FINDS

room to grow

Located in the heart of Sorrento Mesa, 9410 Carroll Park Drive delivers a full-building opportunity designed for office, R&D, manufacturing and technology users. With expansive floor plates, robust infrastructure and a highly accessible location within San Diego's premier innovation corridor, the building provides the flexibility today's businesses need to grow and evolve.

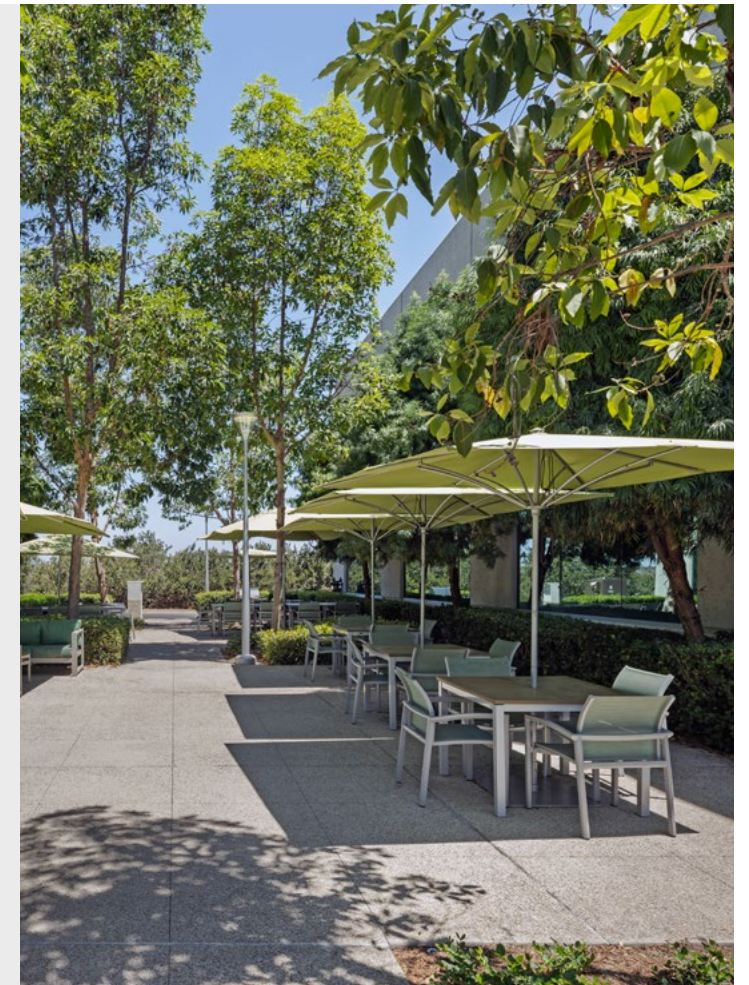
±110,041 SF

FULL-BUILDING OPPORTUNITY

OFFICE, LAB & R&D

FLEXIBLE CONFIGURATIONS

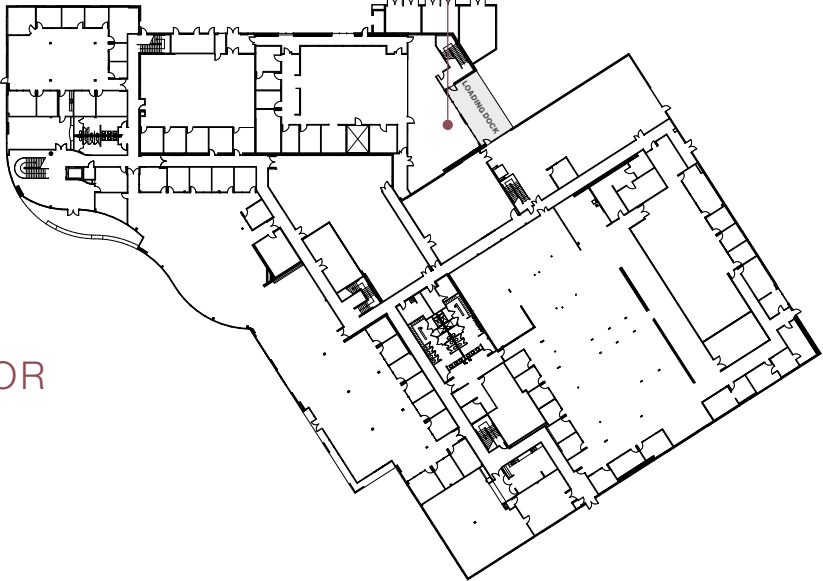
- Signage opportunities
- Shared campus parking with 958 surface stalls across 9380–9480 Carroll Park Drive
- Convenient access to UC San Diego, Scripps Institute, La Jolla UTC & Westfield UTC
- On-site amenities include WiFi-enabled indoor-outdoor workspace, event-ready BBQ stations & EV charging
- Easy ingress/egress via Carroll Park Drive & direct freeway access to the I-805, I-15, SR-52 & SR-56



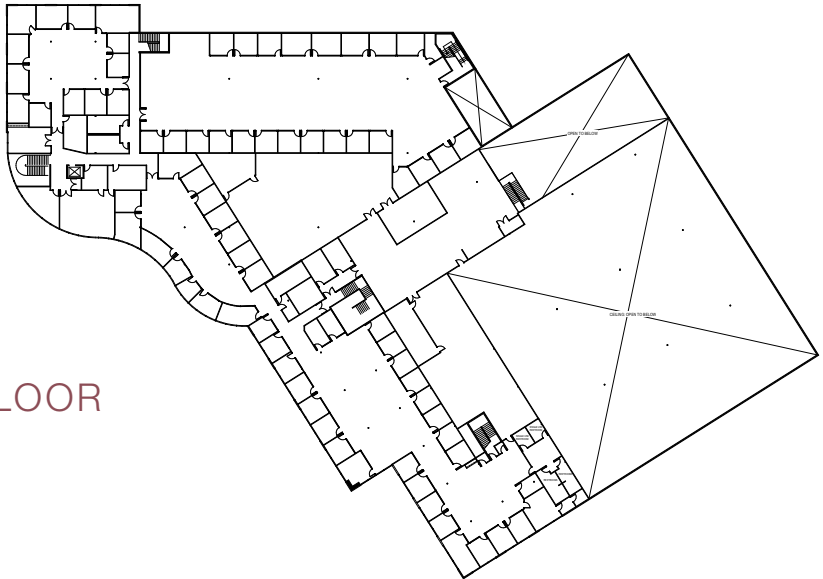
FLEXIBLE
by design

Canyon Ridge Technology Park creates room for more than one way of working. With 110,041 SF available between two floors, flexible configurations accommodate office, lab, research and support functions for teams with evolving needs.

11' X 12' ROLL-UP LOADING DOOR



FIRST FLOOR



SECOND FLOOR

BUILDING
specs

FULL-BUILDING
WORKSPACE

- Flexible office, R&D, manufacturing and warehouse configurations
- Two-story building with 30' building height

INDOOR-OUTDOOR
WORKSPACE

- Opportunity to connect indoor and outdoor collaboration spaces
- Campus setting with landscaped outdoor gathering areas

SIGNAGE

Building top and monument signage opportunities

PARKING

3.0 per 1,000 SF parking ratio

WAREHOUSE
CLEARANCE

24' warehouse clearance (existing drop ceiling in some areas/mezzanine)

LOADING DOCK

37' wide loading truck ramp
One 11' x 12' roll-up loading door

FIRE SPRINKLERS

Fully sprinklered throughout at 0.33 GPM / 3,000 SF

ELECTRICAL
EXPANDABLE TO

4,000-amp, 480/277-volt, 3-phase, 4-wire electrical service
Office: 20 watts/SF
Warehouse: 10 watts/SF
450 kW Detroit Diesel backup generator

HVAC

Two 180-ton Smardt chillers
Variable Air Volume (VAV) air handling units serving both floors

BUILDING FEATURES

Structural steel columns with concrete tilt-up wall panels
Guardian Green glazing with aluminum mullion curtain wall
One hydraulic elevator (2,500-lb capacity) and one mezzanine lift
Municipal water and sewer service



MORE TO THE workday

9410 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 Technology Park keeps everyday convenience close.

WITHIN 5 MILES:

100+
Shops

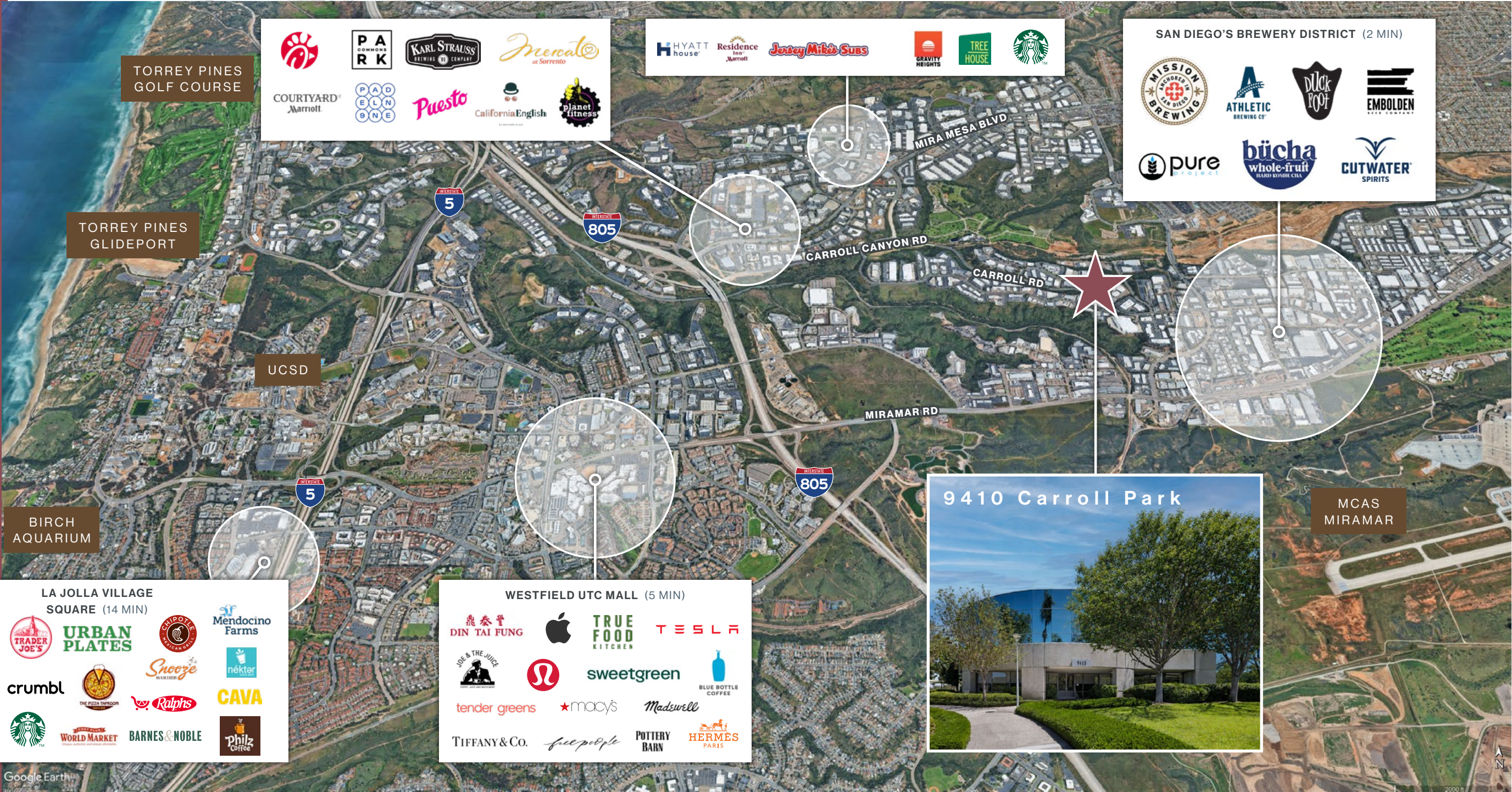
41+
Dining

8+
Hotels

6+
Fitness

8+
Breweries & Bars

30+
Quick Bites



TORREY PINES
GOLF COURSE

TORREY PINES
GLIDEPORT

UCSD

BIRCH
AQUARIUM

9410 Carroll Park

MCAS
MIRAMAR

LA JOLLA VILLAGE SQUARE (14 MIN)

TRADER JOE'S, URBAN PLATES, CHIPOTLE, Mendocino Farms, crumbl, THE PIZZA THRONOM, Snooze, nēktar, CAVA, Starbucks, WORLD MARKET, BARNES & NOBLE, Philz Coffee

COURTYARD Marriott, PAKCOMMONS, KARL STRAUSS BREWING CO, Mercato at Sorrento, PAD EL NINE, Puesto, California English, planet fitness

HYATT house, Residence Inn Marriott, Jockey Mike's Subs, GRAVITY HEIGHTS, TREE HOUSE, Starbucks

SAN DIEGO'S BREWERY DISTRICT (2 MIN)

MISSION BREWING, ATHLETIC BREWING CO, DUCK FOOT, EMBOLDEN, pure, bücha whole-fruit, CUTWATER SPIRITS

WESTFIELD UTC MALL (5 MIN)

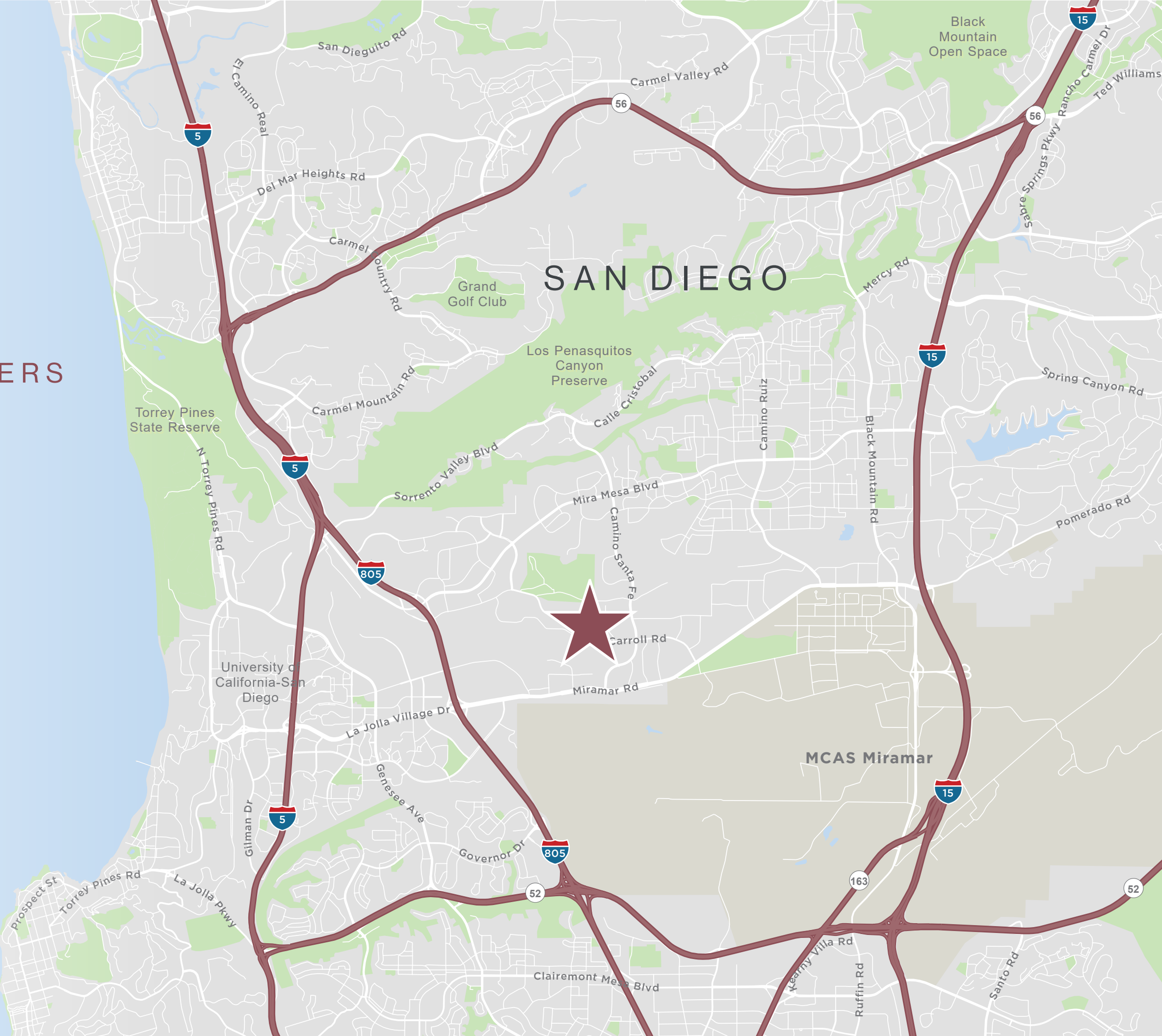
DIN TAI FUNG, Apple, TRUE FOOD KITCHEN, TESLA, JOE & THE JUICE, Omega, sweetgreen, BLUE BOTTLE COFFEE, tender greens, macy's, Madswell, TIFFANY & Co., free people, POTTERY BARN, HERMES PARIS

access

WHERE IT MATTERS

9410 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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