

Virtual Tour



9444  
BALBOA

SAN DIEGO, CALIFORNIA



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BALBOA EXECUTIVE CENTER

CBRE

# BALBOA EXECUTIVE CENTER



## FEATURES



New spec suites



Common area Wi-Fi



Exterior monument signage available



Outdoor collaboration areas



One electric vehicle charging station



Steel frame construction



New Amenity Center features a large conference room, training room and lounge area



Fitness facility that will include new stationary bikes, showers and lockers located in the 1st floor restroom



Extensive glass line with panoramic mountain views



Adjacent to bus stop / public transportation



**±121,140 RSF**  
five-story Class "A" building



**4.5**  
parking spaces per 1,000 USF -  
40% covered at no charge




**Immediate**  
freeway access to I-15,  
Highways 52 and 163

## AVAILABILITIES


### SECOND FLOOR

Suite	Square Feet	Available	Lease Rate	Click to View
215	2,910 SF	Vacant	\$3.35/SF + E	 Floor Plan
285 Spec Suite	2,751 SF	Vacant	\$3.35/SF + E	 Floor Plan

### THIRD FLOOR

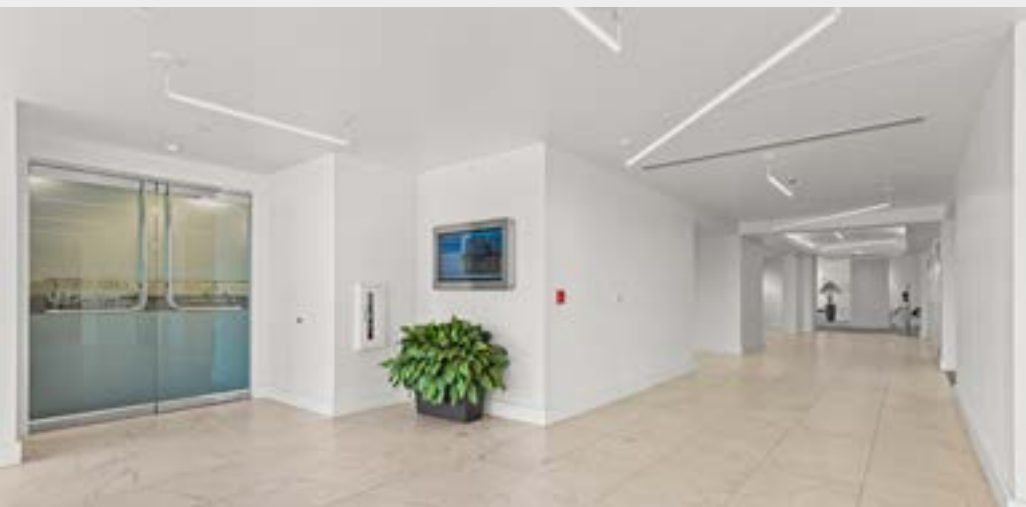
Suite	Square Feet	Available	Lease Rate	Click to View
300	5,956 SF	12/1/2026	\$3.35/SF + E	 Floor Plan

### FOURTH FLOOR

Suite	Square Feet	Available	Lease Rate	Click to View
450	2,325 SF	Vacant	\$3.35/SF + E	 Floor Plan



# MODERN LOBBY RENOVATIONS



## OUTDOOR AREAS



**AMPLE COVERED & SURFACE PARKING**

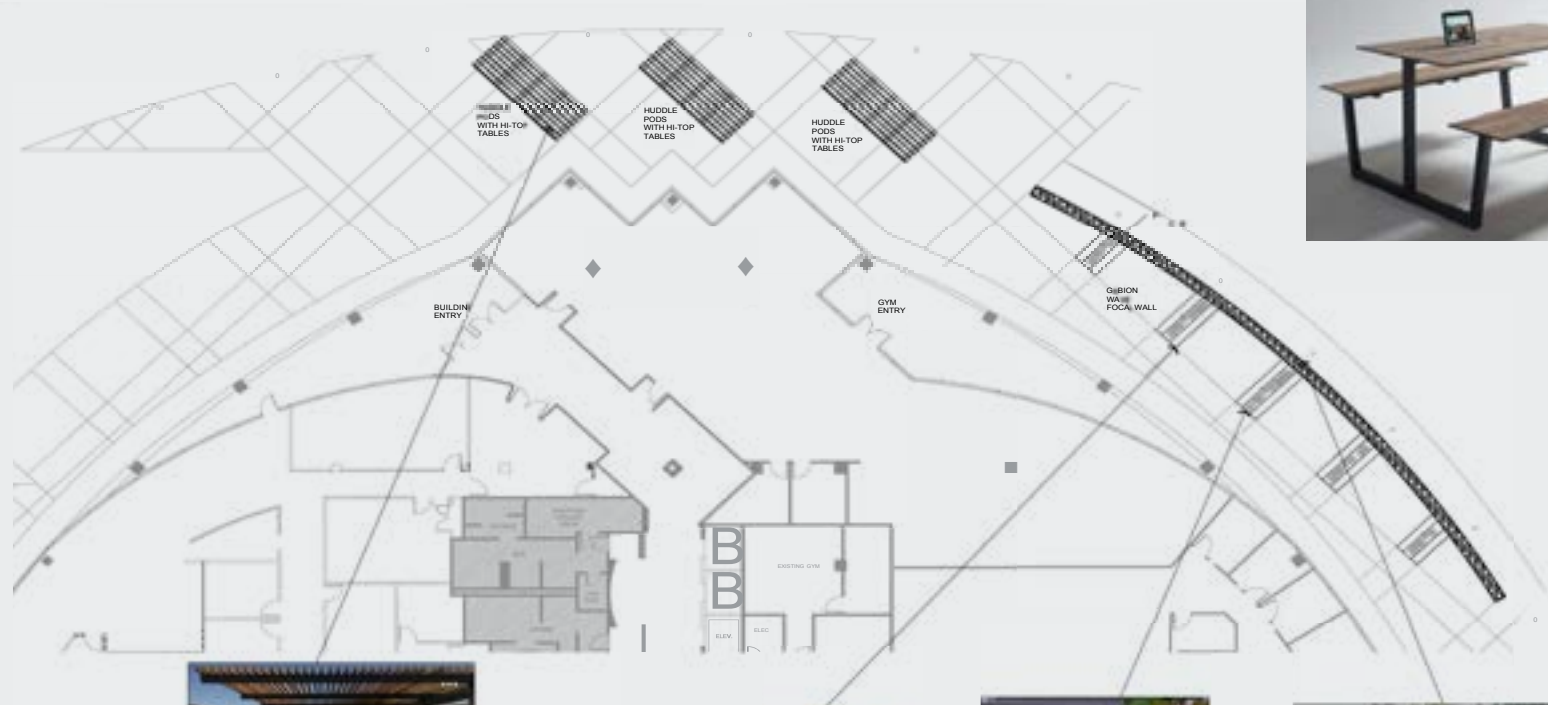


**OUTDOOR SEATING AREA**

# CONCEPTUAL RENDERINGS

## IN PLANNING

- » Updated outdoor seating
- » Landscaping



STEEL FRAMED PODS WITH HUDDLE ROOMS



COLD ROLLED STEEL BENCHES



SUCCULENT CONCEPT



GABION WAVE FOCAL WALL

## CONCEPTUAL RENDERINGS

### IN PLANNING

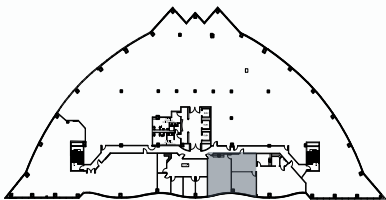
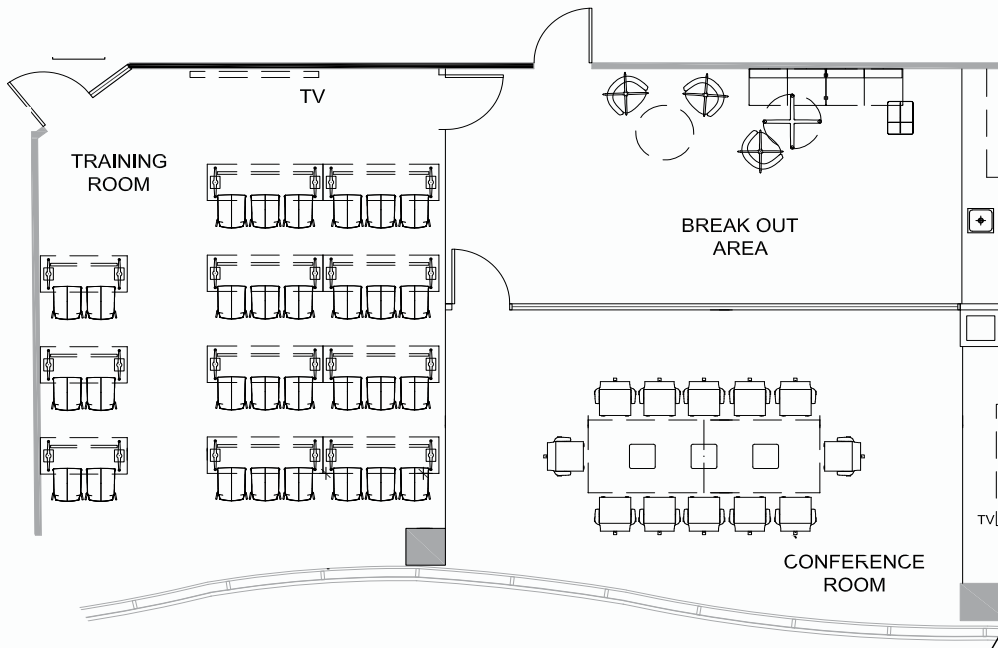
- » New outdoor seating including huddle pods and new bench areas



# NEW FITNESS CENTER



# NEW AMENITY CENTER



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## FLOOR PLANS

### AS-BUILT PLAN

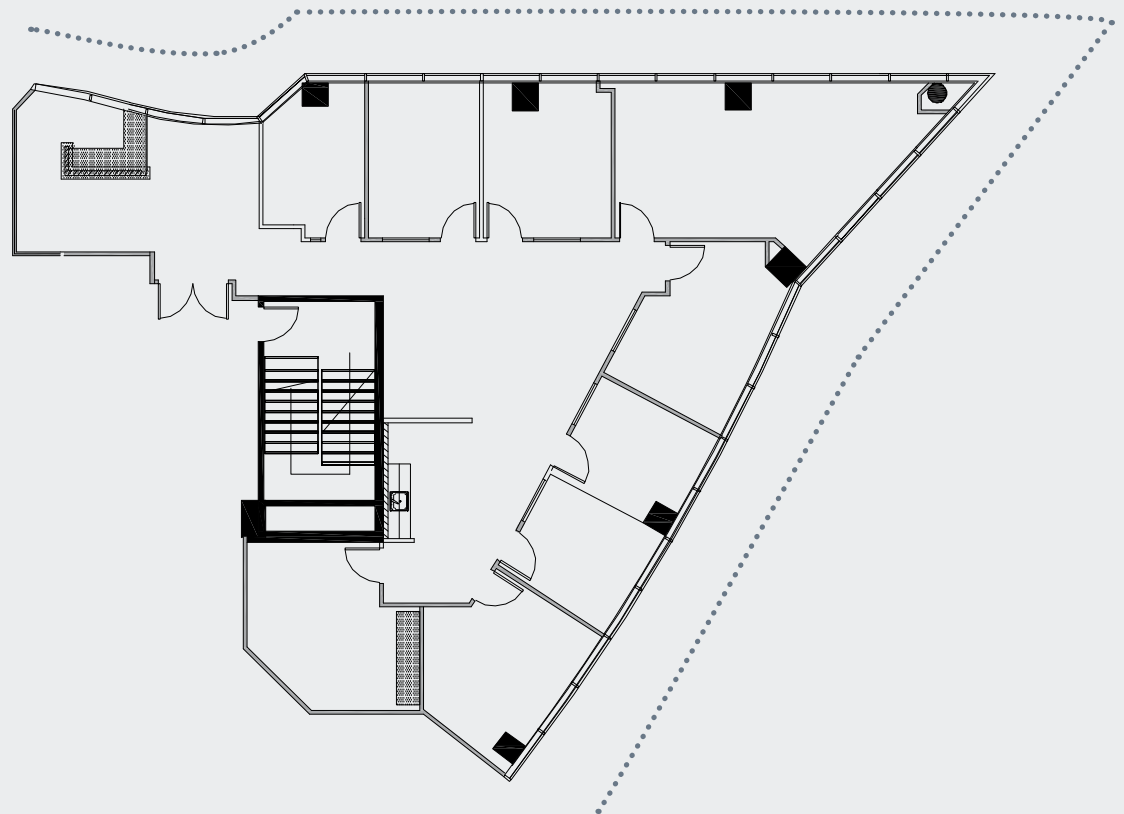
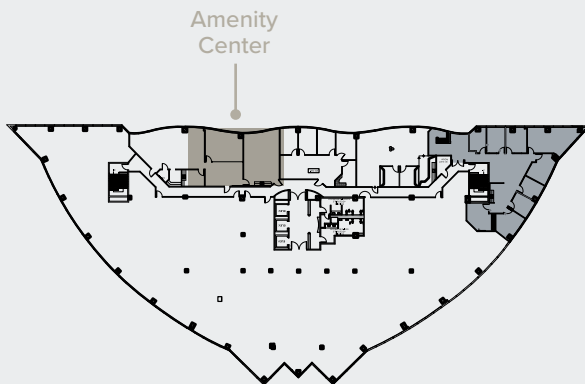
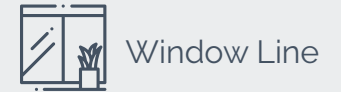
#### SUITE 215

Square Feet: 2,910 SF

Available: Vacant

Lease Rate: Negotiable

Suite features reception, 8 private offices, conference room, kitchenette, and open office area.



# FLOOR PLANS

## SPEC SUITE

### SUITE 285

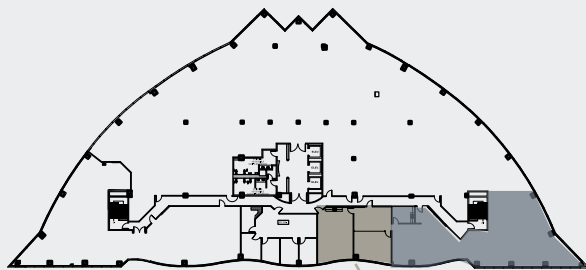
Square Feet: 2,751 SF

Available: Vacant

Lease Rate: Negotiable

Suites features reception area, conference room, two offices, IT room and open area.

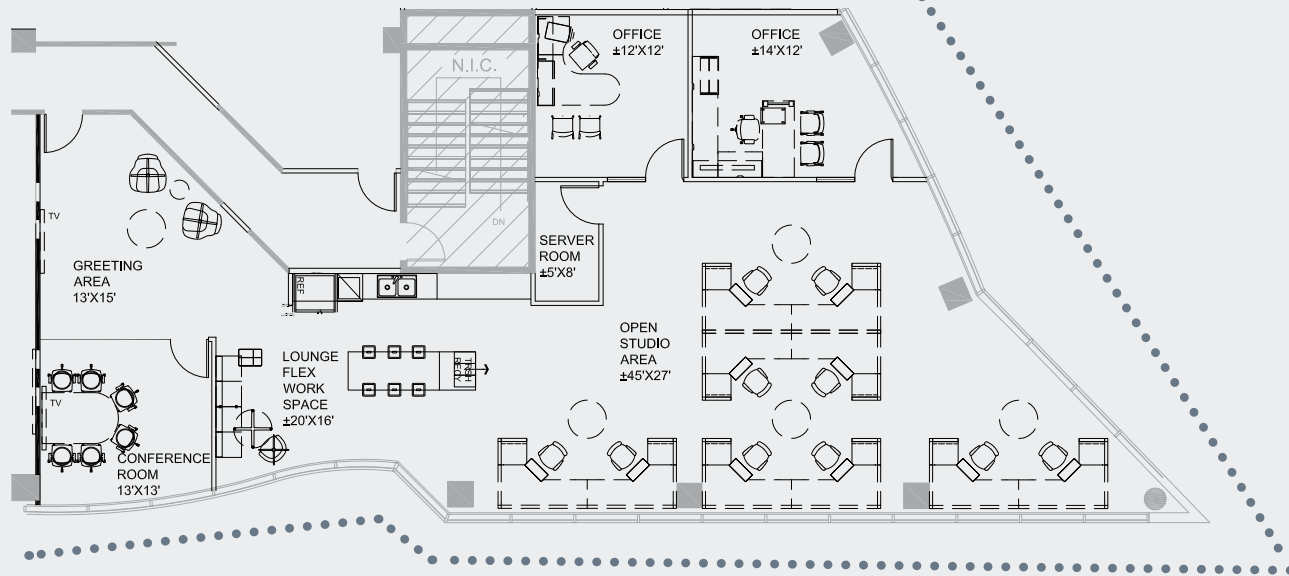
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Amenity Center



Window Line



SUITE 285



## FLOOR PLANS

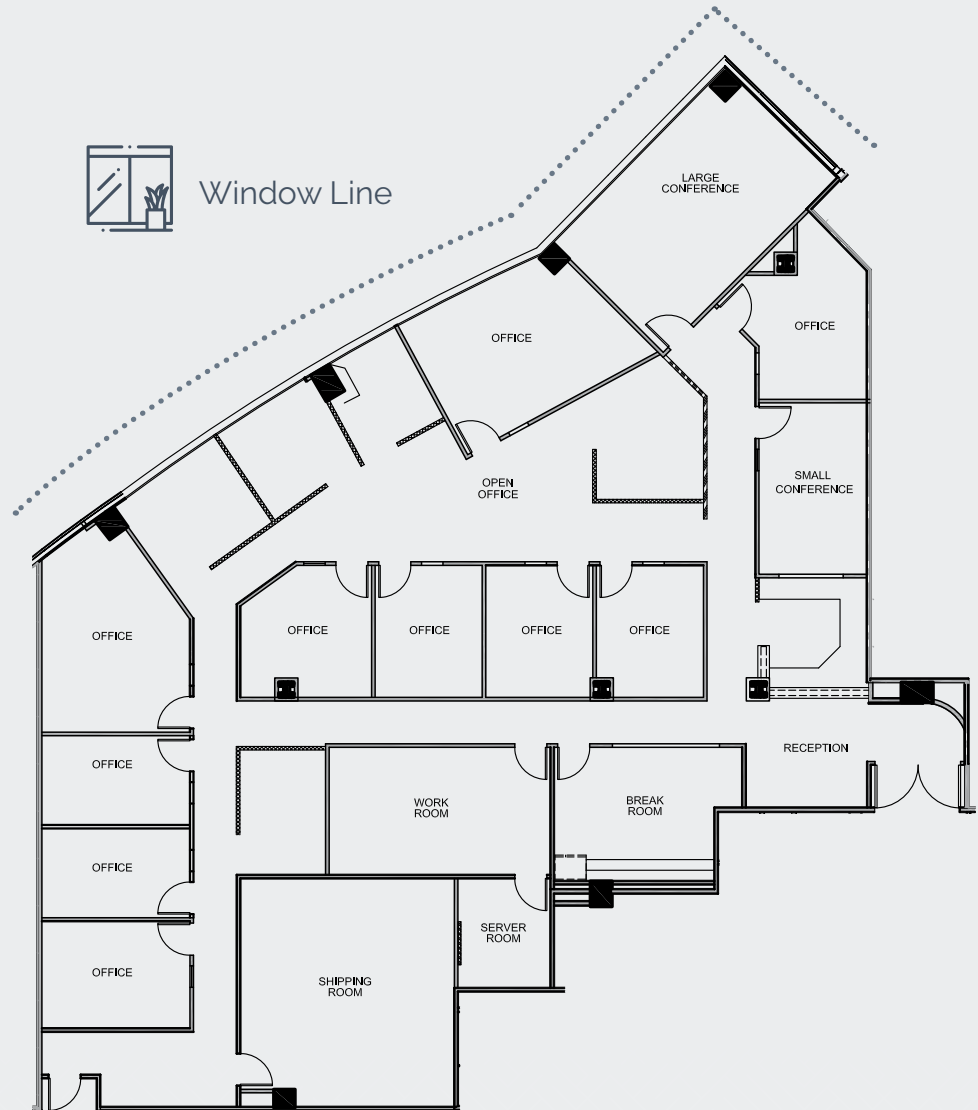
### SUITE 300

Square Feet: 5,956 SF

Available: 12/1/2026

Lease Rate: Negotiable

Suite features reception area, large and small conference rooms, 10 private offices, break room, server room, shipping room, work room and open office area.



# FLOOR PLANS

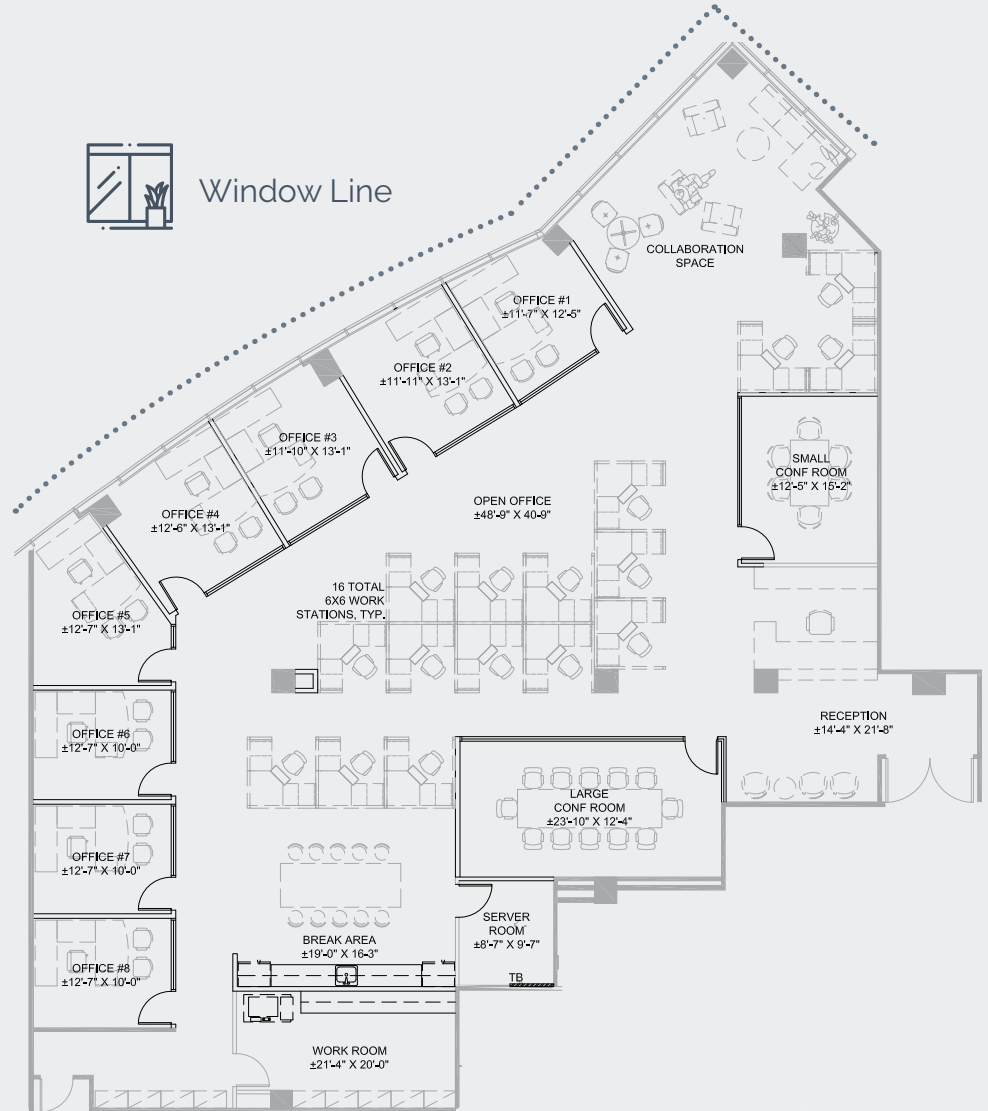
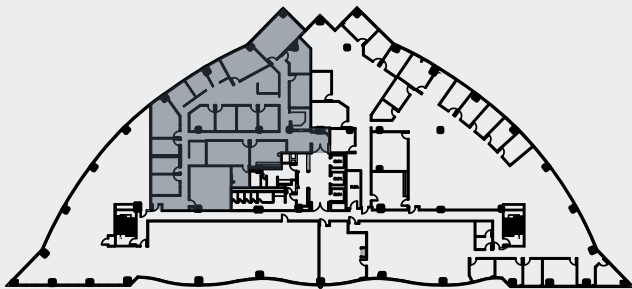
## SUITE 300

Square Feet: 5,956 SF

Available: 12/1/2026

Lease Rate: Negotiable

## PROPOSED PLAN



## FLOOR PLANS

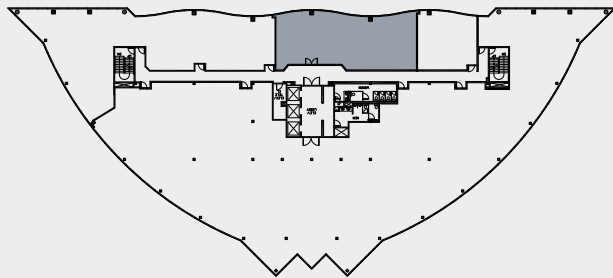
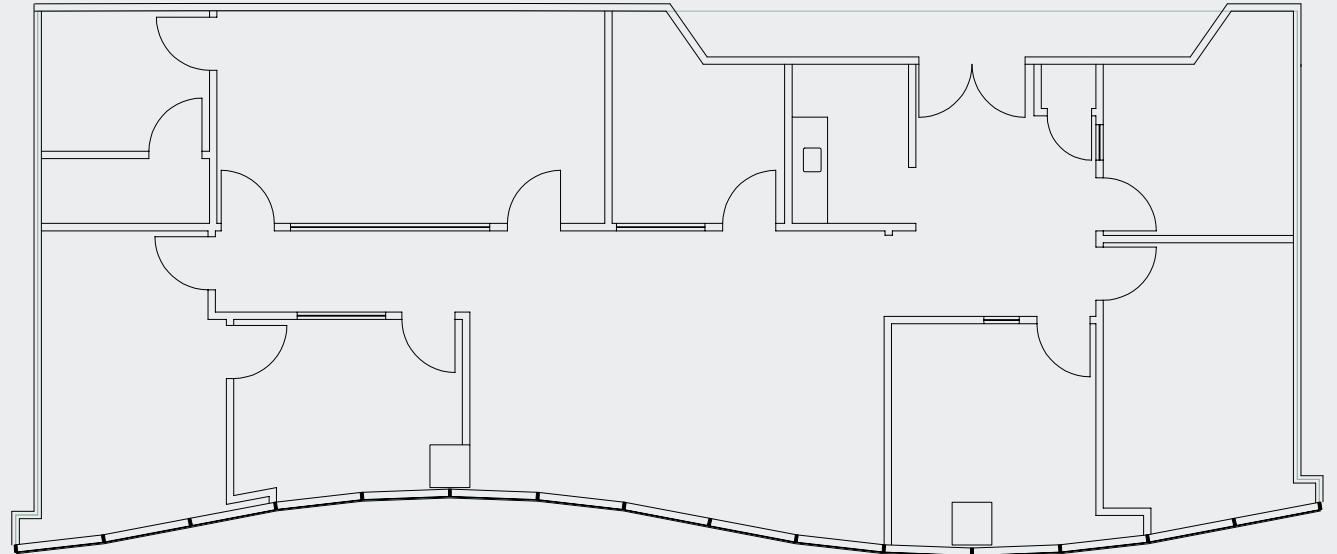
### SUITE 450

Square Feet: 2,325 SF

Available: Vacant

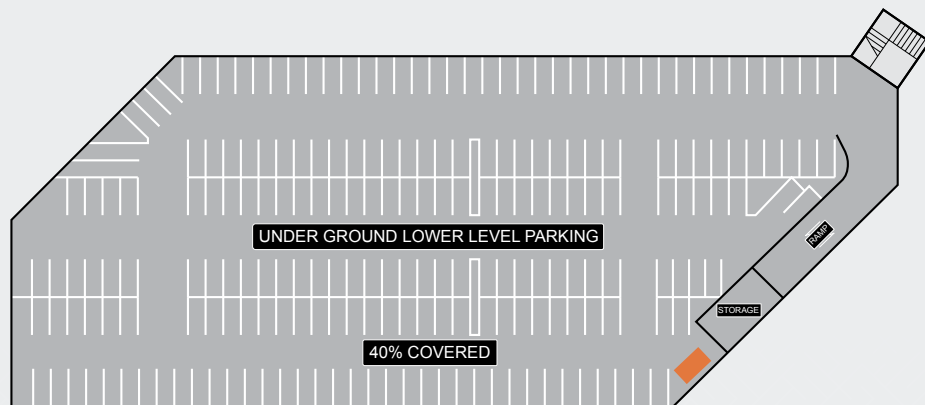
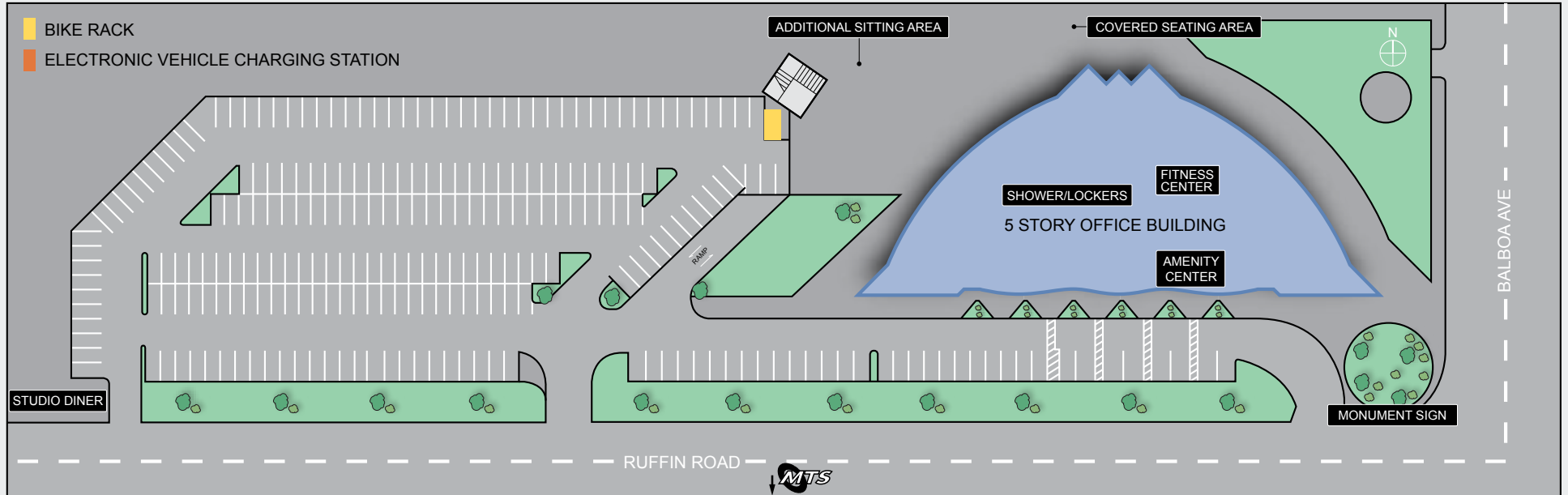
Lease Rate: Negotiable

Suite features conference room, kitchenette, 5 offices, storage/IT, and open area.

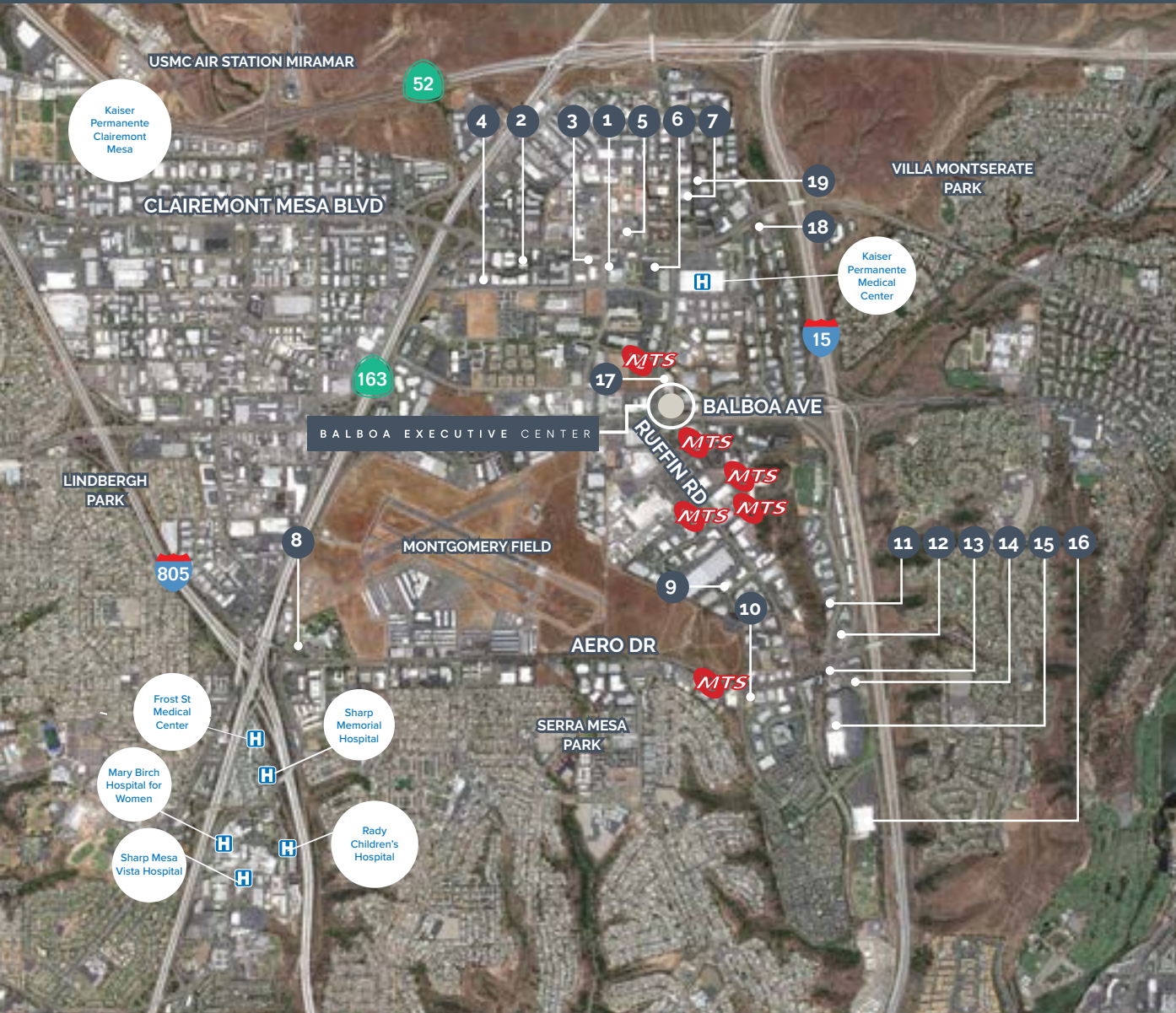


Window Line

# SITE PLAN



# AMENITIES MAP



- |   |   |
|---|---|
| <p><b>1</b> YMCA<br/>Robeks Juice<br/>C+K Mediterranean Grill<br/>Dry Cleaners<br/>Marriott<br/>Panda Express<br/>Jack in the Box</p> <p><b>2</b> Bank of America<br/>McDonald's</p> <p><b>3</b> Rubio's<br/>Village India</p> <p><b>4</b> 7 Eleven<br/>North Island Credit Union<br/>1001 Hair Salon<br/>Filippis Pizza</p> <p><b>5</b> Ace<br/>Chase<br/>Taco Bell<br/>Wells Fargo<br/>Wendy's<br/>Khan's Cave Grill<br/>Tavern and Harvest Taco Shop</p> <p><b>6</b> Mobil 1<br/>San Diego County Library<br/>Subway<br/>Carl's Jr.<br/>The Coffee Bean<br/>FedEx<br/>Palominos Mexican Food<br/>Giovanni's</p> <p><b>7</b> Chase</p> <p><b>8</b> Sheraton</p> | <p><b>9</b> Cafe 160</p> <p><b>10</b> 7 Eleven<br/>Pickup Stix<br/>Jack in the Box<br/>Papa John's</p> <p><b>11</b> Togo's<br/>Holiday Inn<br/>Sizzler<br/>Sub Marina</p> <p><b>12</b> Express Tire<br/>McDonald's<br/>Taco Bell</p> <p><b>13</b> Panda Express<br/>Einstein Bros Bagels<br/>Starbucks</p> <p><b>14</b> Quizno's<br/>Payless Shoe Source</p> <p><b>15</b> Vons<br/>Wells Fargo<br/>Walmart<br/>PetSmart</p> <p><b>16</b> Stadium Golf</p> <p><b>17</b> Studio Diner</p> <p><b>18</b> Grab and Go Subs<br/>Robertos Taco Shop<br/>Paul Mitchell Salon<br/>Murphy Canyon Preschool</p> <p><b>19</b> Innovations Academy</p> |
|---|---|

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