

STONECREST

9635 / 9645 / 9655 / 9665

GRANITE RIDGE DRIVE, SAN DIEGO, CA

CBRE



PENDULUM
PROPERTY PARTNERS



OUTDOOR COLLABORATION SPACES



TENANT LOUNGE



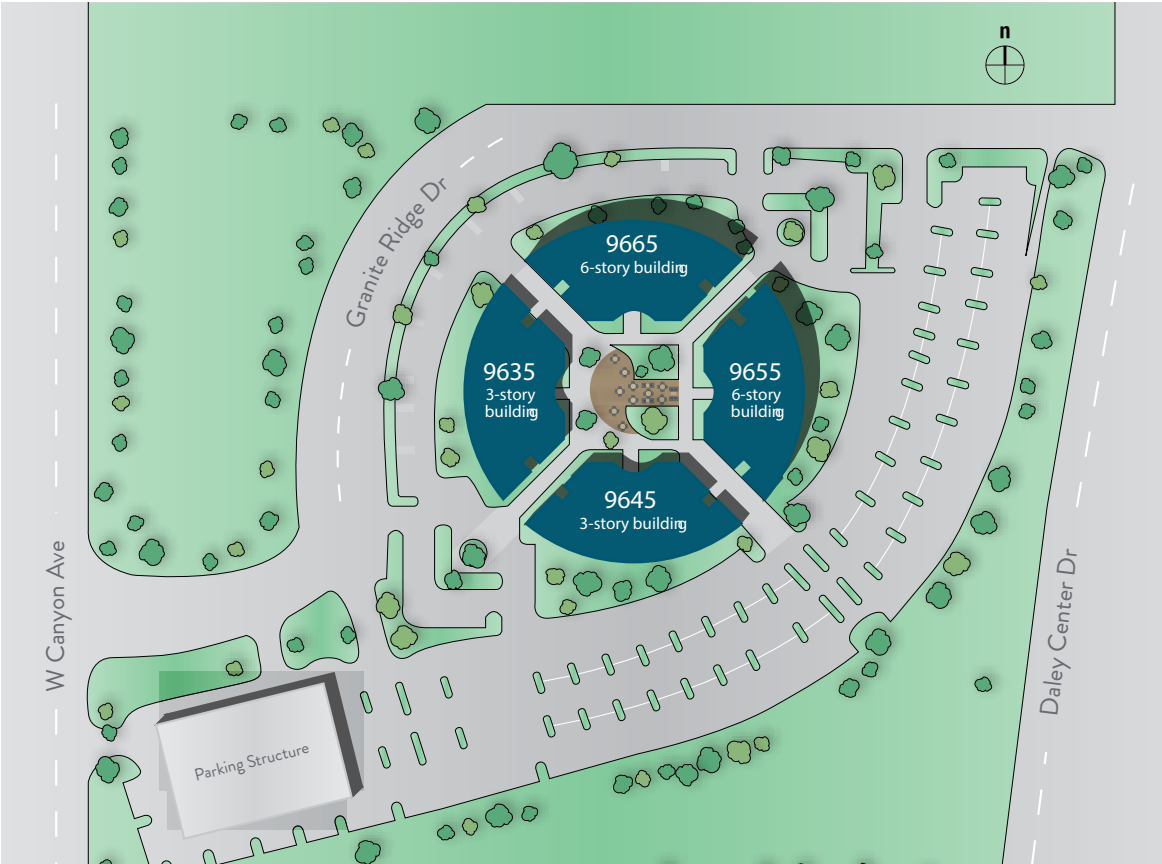
MODERNIZED COMMON AREAS



HIGH-END FITNESS CENTER

STONECREST

Welcome to STONECREST — a vibrant Class A campus in the heart of central San Diego. With its unbeatable location, top-notch amenities, and efficient floorplates, this dynamic campus is the perfect haven for businesses looking to attract and retain top talent. Strategically situated near a highly educated workforce, quality housing, and a diverse range of industries, this is the ultimate destination for your next office space in San Diego.





Vibrant, activated courtyard with comfortable seating designed for relaxation and collaboration



Brand-new on-site café for a quick coffee fix or a tasty bite



Convenient I-15 access via Aero Drive, with I-8, I-805, Highway 52, and Highway 163 just around the corner



4:1,000 parking ratio featuring both surface and covered parking options



2 minutes away from 21 delicious restaurants, 4 cozy hotels, and 4 fitness spots



Modern fitness center equipped with showers and lockers



On-site, responsive property management, engineering and security



Just a swing away from the Stadium Golf Center



STATION

OFFICE



BRAND NEW SEA RIDGE CAFE NOW OPEN

Savor a delicious treat, enjoy a quick lunch, or sip on a freshly brewed cup of coffee. Relax in our lounge seating or collaborate in designated areas, all while benefiting from a dedicated meeting space for your professional needs.

We now do pre-ordering! Text 858-588-2335 to put in your to-go order for food & drinks.

[View Menu →](#)



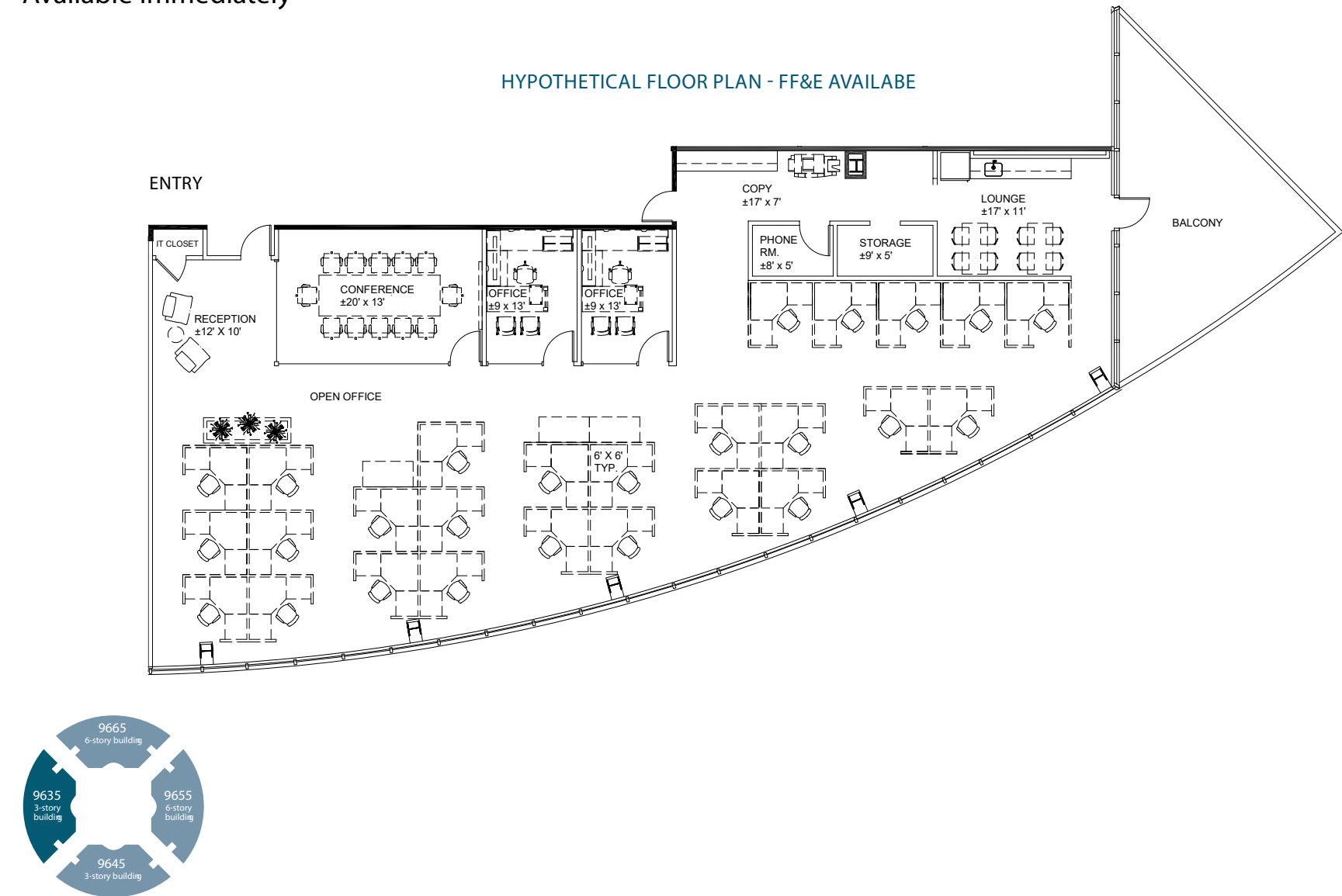
STONECREST AVAILABILITIES

SUITE	RSF	AVAILABILITY	NOTES
9635 GRANITE RIDGE DRIVE			
220	5,992	Immediately	2nd generation space with one private patio and open area for workstations.
9645 GRANITE RIDGE DRIVE			
1st	5,000-14,925	Immediately	Floor is currently built out with 16 classrooms and a break room.
2nd	18,930	Immediately	Full floor availability. 2nd generation space with mix of open area and classrooms.
9655 GRANITE RIDGE DRIVE			
350	4,881	12/1/2026	Warm shell space with double door entry off the elevator lobby.
9665 GRANITE RIDGE DRIVE			
220	7,166	60 Days'	2 private offices and open office area.
300	11,426	Immediately	Space is currently in shell condition.
430	3,525	Immediately	Corner suite with 7 private offices, reception, breakroom/copy area and open area for workstations.
500	9,653	9/1/2026	Reception area, 6 private offices, large conference room, breakroom, and open office area. Contiguous with Suite 530 for a total of 12,838 RSF.
530	3,203	Immediately	Reception area, 2 window lined private offices and large open office areas for workstations. Contiguous with Suite 500 for a total of 12,838 RSF.

STONECREST

9635 GRANITE RIDGE DRIVE

Suite 220: 5,992 RSF
Available Immediately

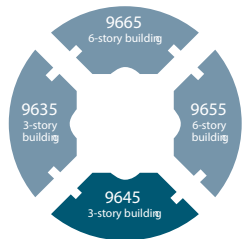
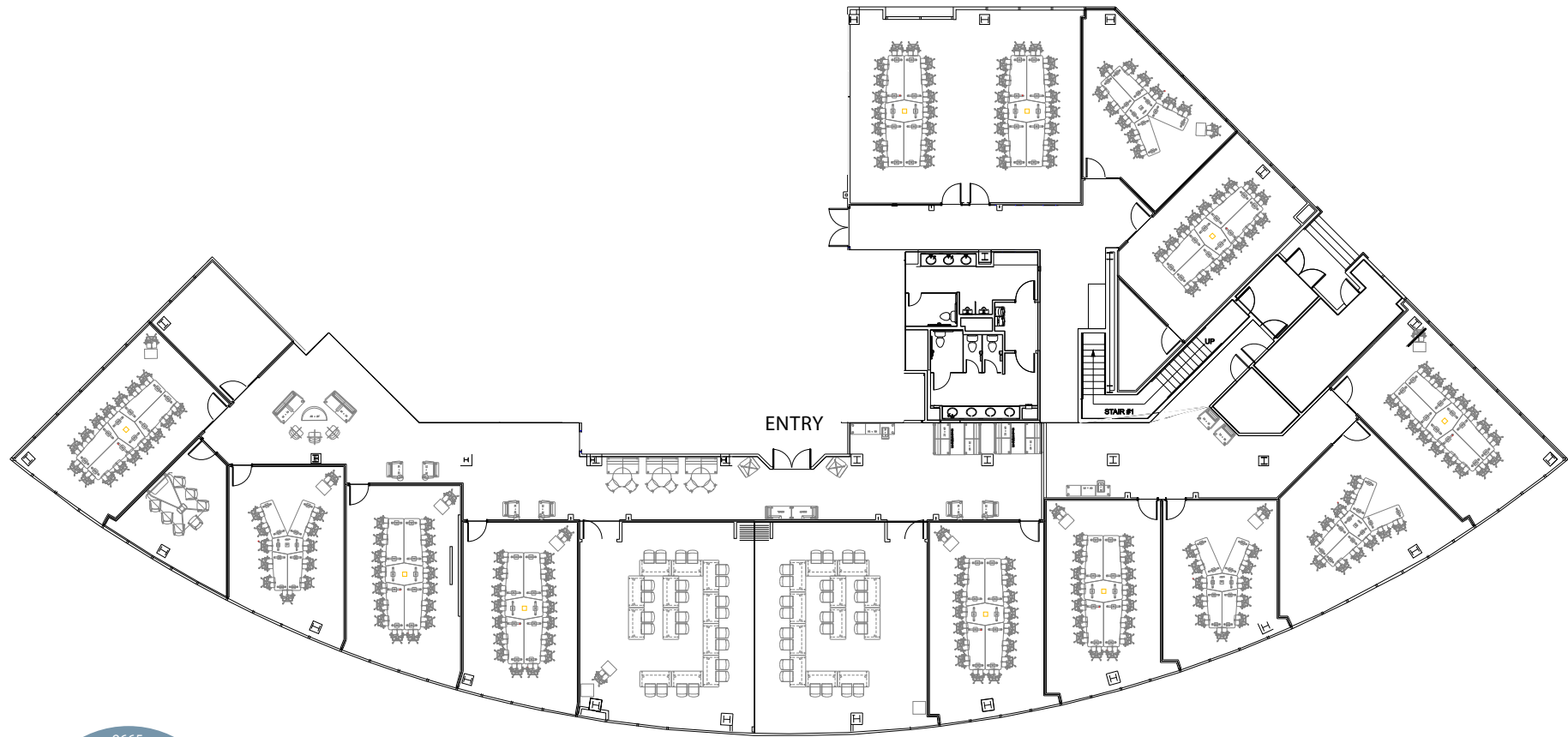


STONECREST

9645 GRANITE RIDGE DRIVE

First Floor: 14,925 RSF (Divisible to 5,000 RSF)
Available Immediately

AS-BUILT PLAN

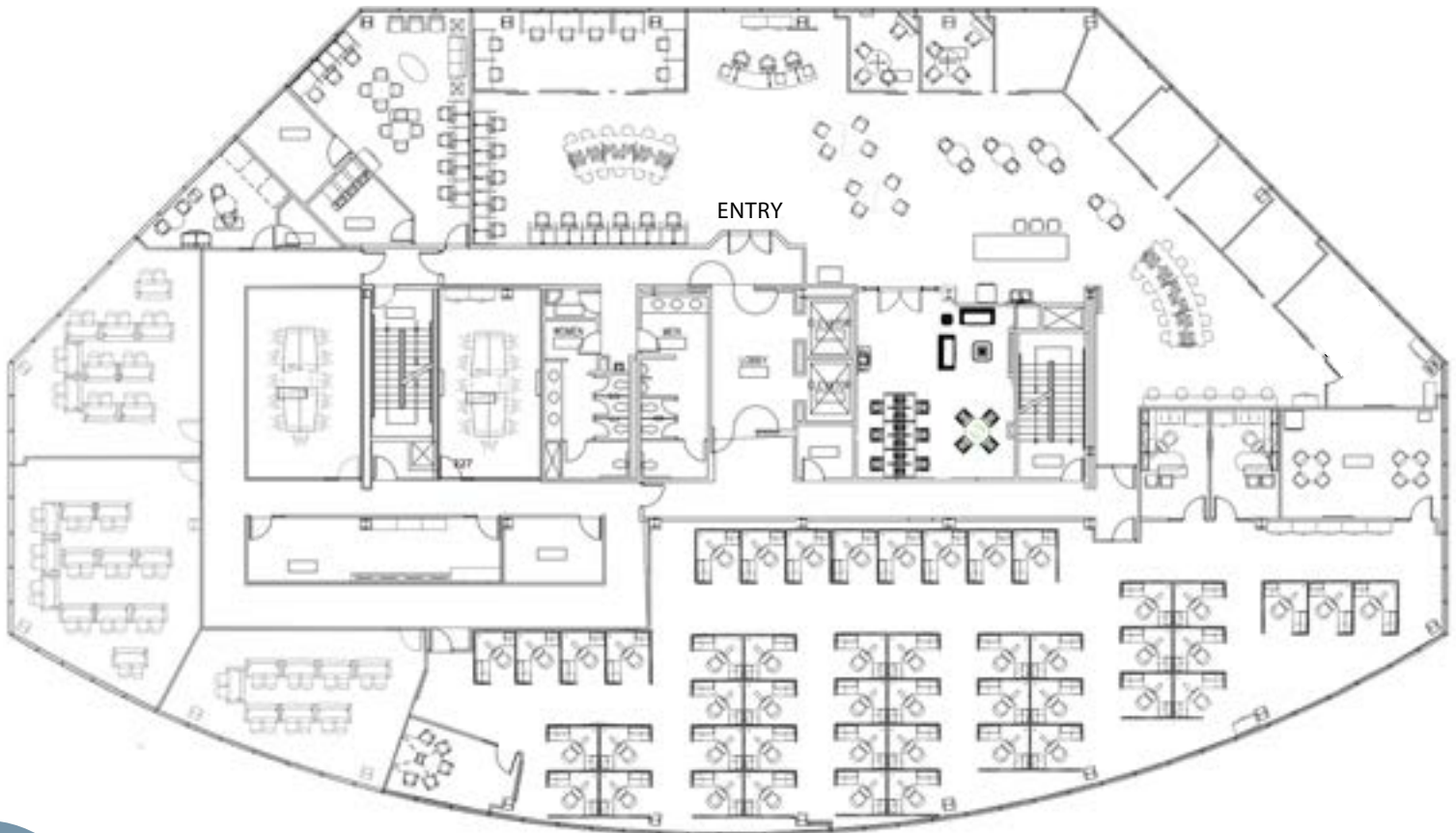


STONECREST

9645 GRANITE RIDGE DRIVE

Second Floor: 18,930 RSF
Available Immediately

AS-BUILT PLAN



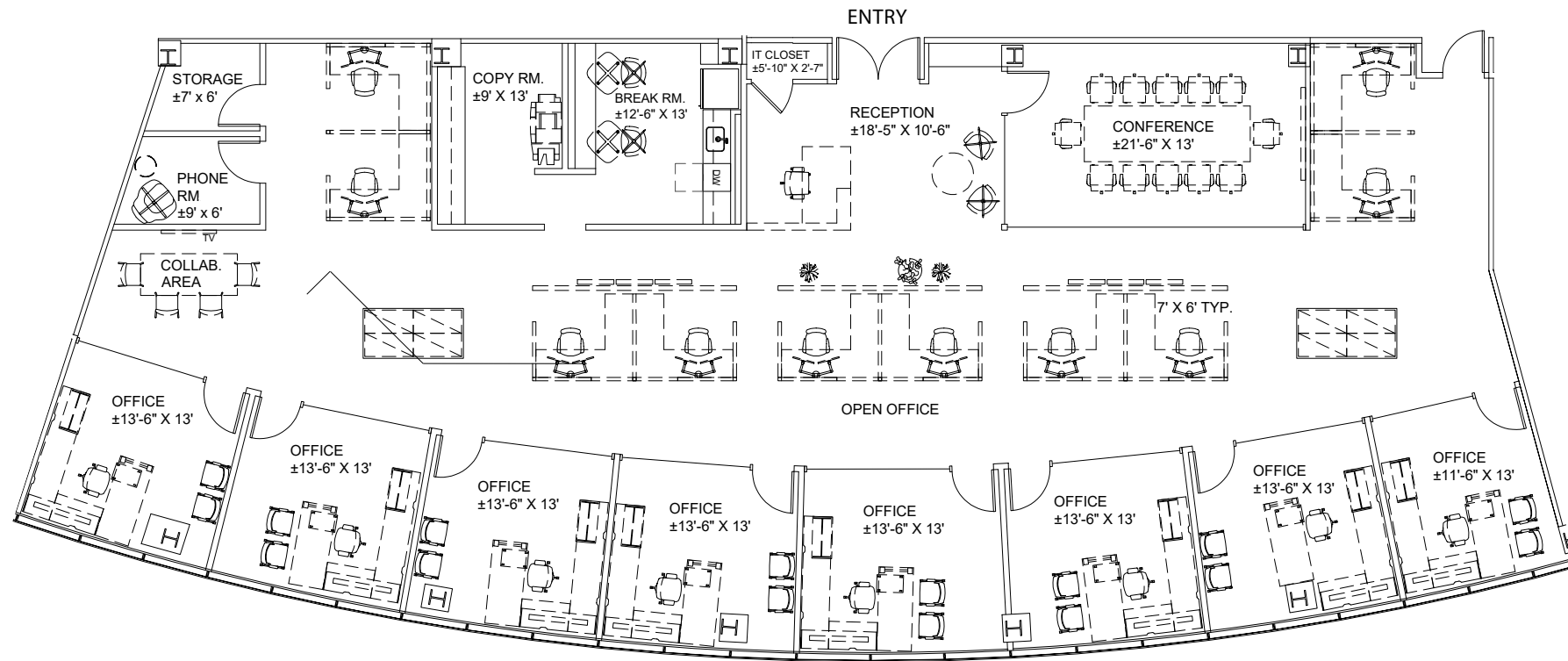
STONECREST

9655 GRANITE RIDGE DRIVE

Suite 350: 4,881 RSF

Available: 12/1/2026

HYPOTHETICAL PLAN



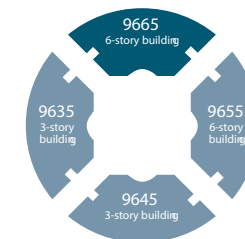
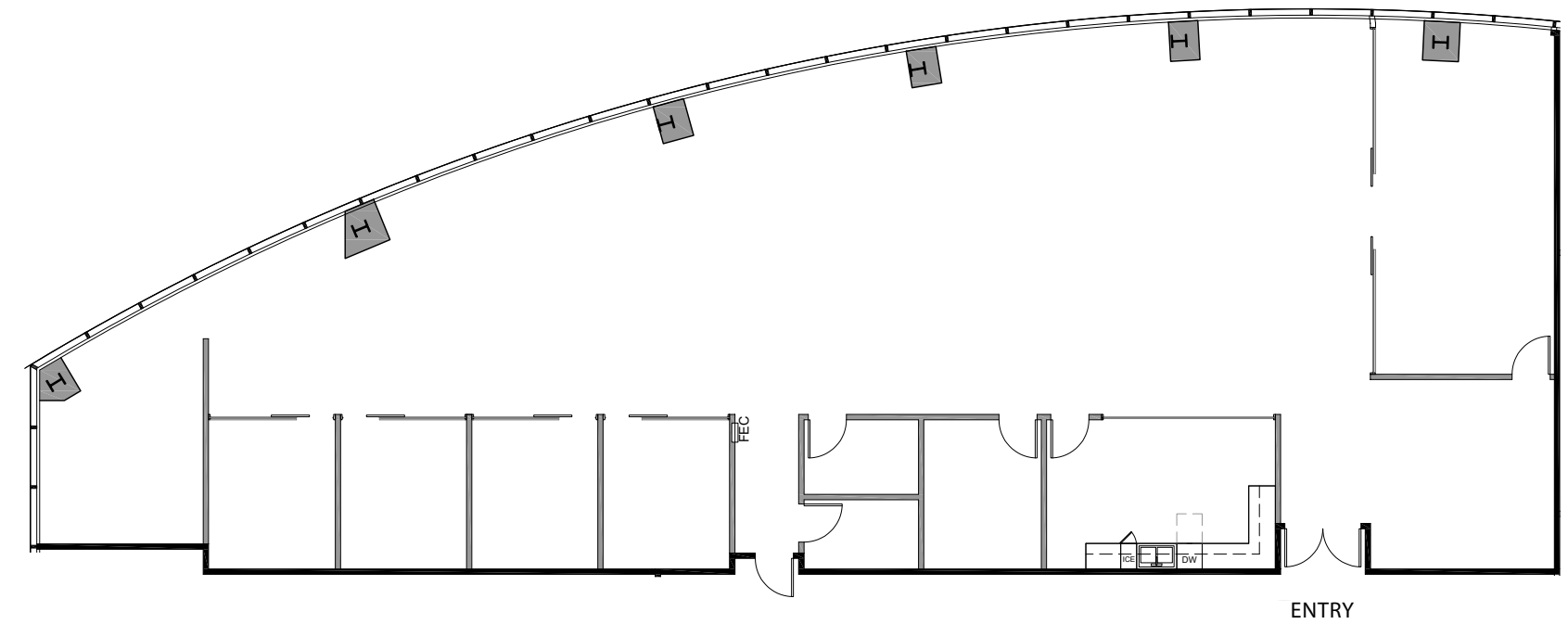
STONECREST

9665 GRANITE RIDGE DRIVE

Suite 220: 7,166 RSF

Available with 60 Days' Notice

AS-BUILT PLAN

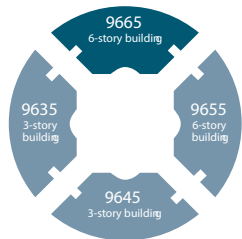
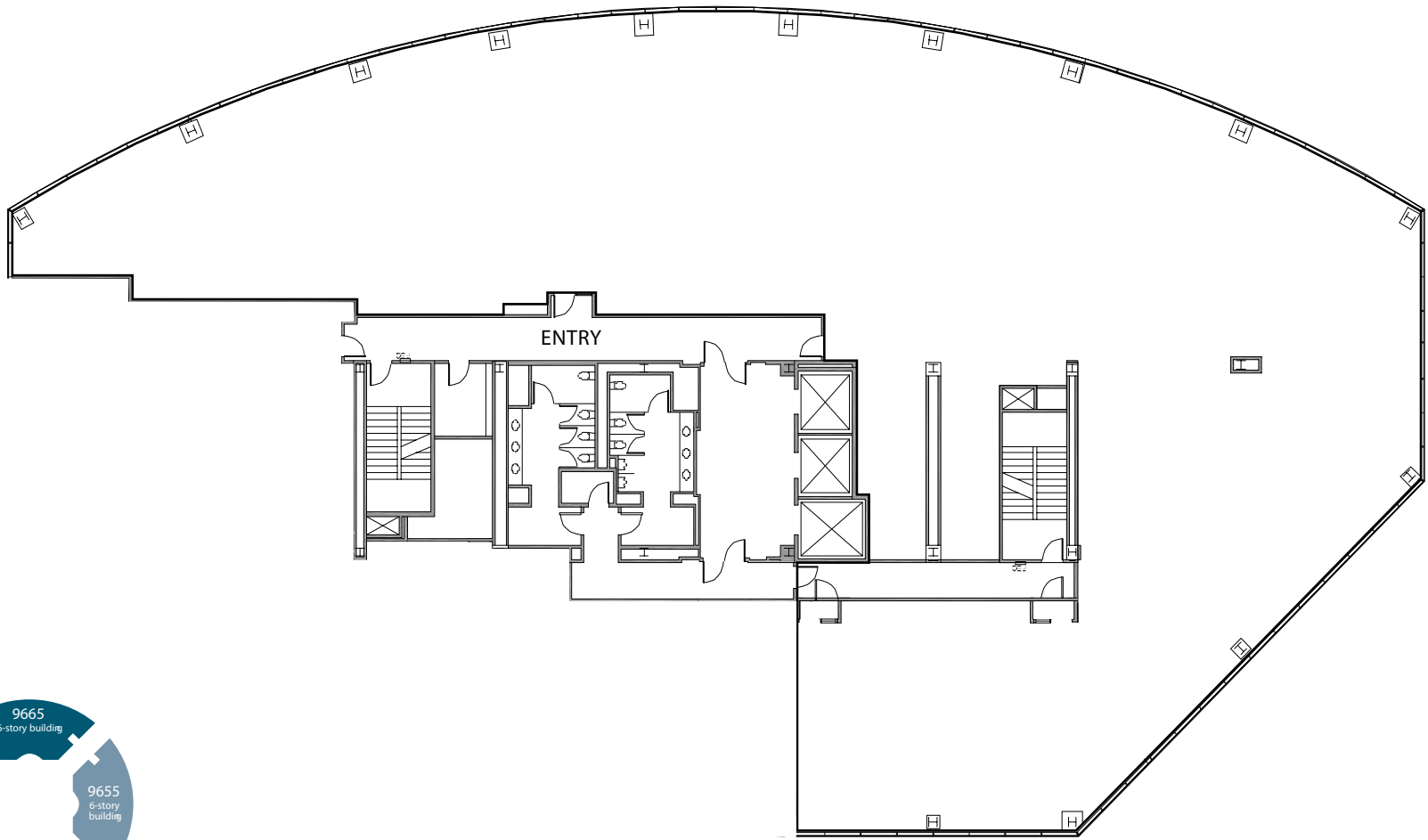


STONECREST

9665 GRANITE RIDGE DRIVE

Suite 300: 11,426 RSF
Available Immediately

AS BUILT PLAN - SHELL SPACE

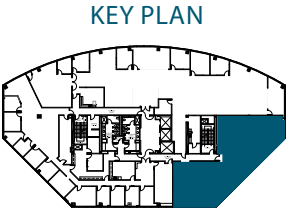
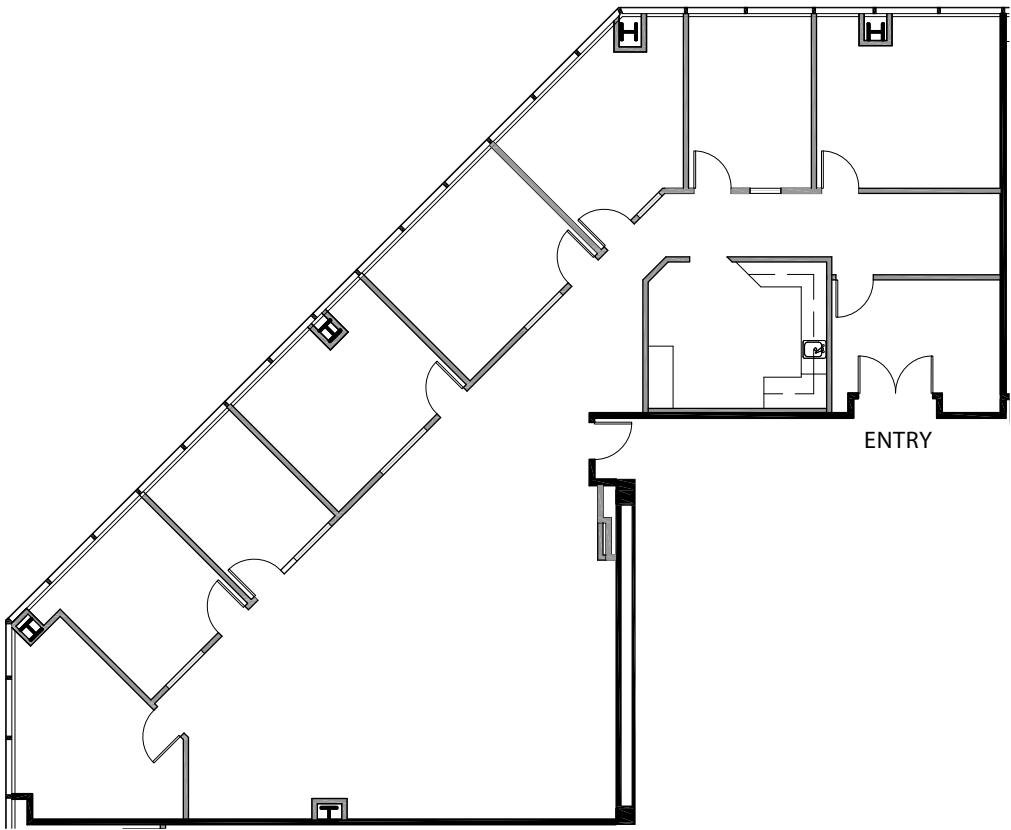


STONECREST

9665 GRANITE RIDGE DRIVE

Suite 430: 3,525 RSF
Available Immediately

AS-BUILT PLAN



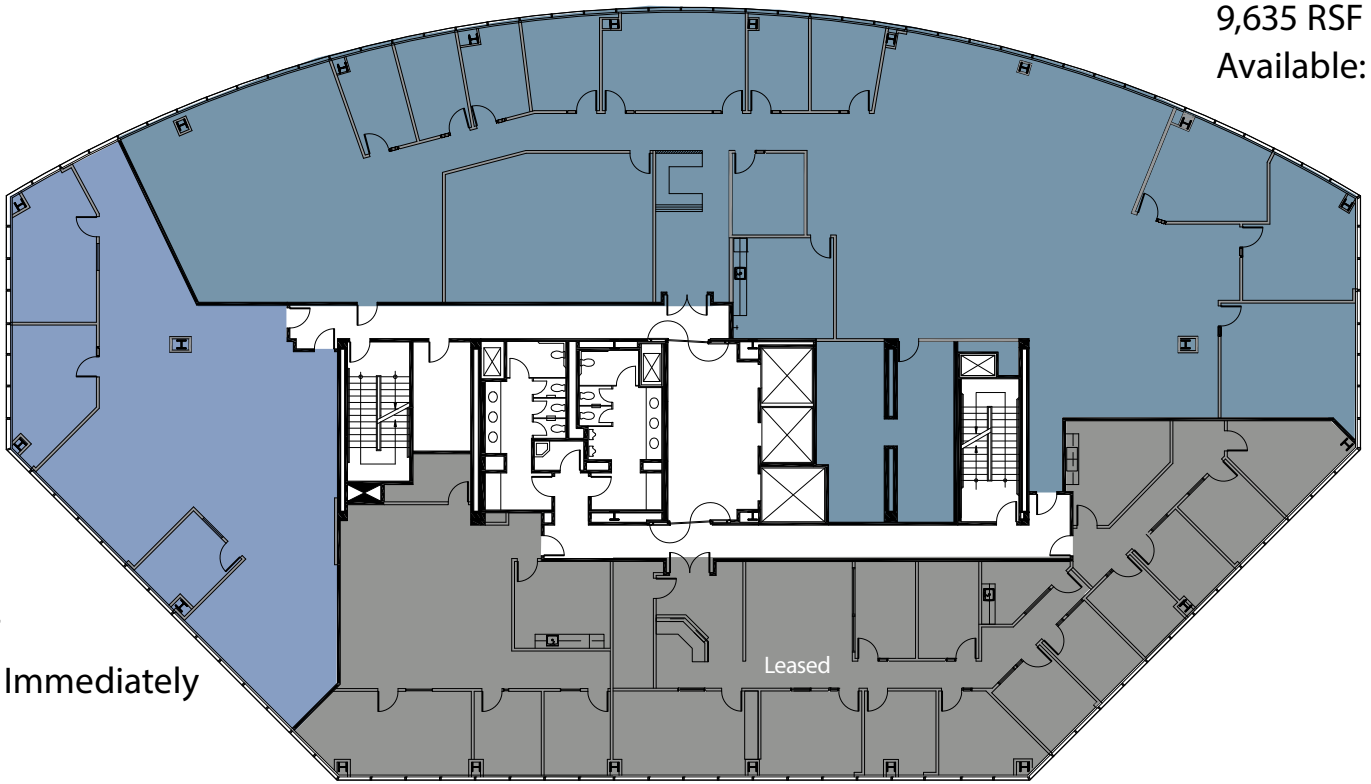
STONECREST

9665 GRANITE RIDGE DRIVE

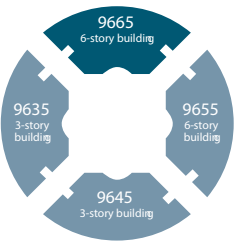
Suites 500, 530, 540 & 550: 17,530 RSF

AS-BUILT PLAN

Suite 500
9,635 RSF
Available: 9/1/2026



Suite 530
3,203 RSF
Available Immediately



OWNS, OPERATES, DEVELOPS, MANAGES

Our firm creates and executes value-add placemaking strategies utilizing its extensive real estate operating experience. Placemaking ensures our properties provide the best experience for our customers, their mode of work, their guests, and our community.

We offer unmatched levels of service through extraordinary attention to detail and strong relationships with our customers and partners.

Our discipline and market knowledge allow us to recognize and respond quickly to cycles. We are committed to maintaining pricing discipline and understanding the capital markets and market fundamentals. This approach helps us to understand where the pendulum is on its arc and allows us to cater strategies to meet the specific objectives of our clients in an ever-changing world.

[Learn More →](#)



STONECREST

Contact Us:

MIKE HOECK
Lic. 01386247
+1 858 646 4700
mike.hoeck@cbre.com

ELLYCIA WALKER
Lic. 01984836
+1 858 546 4657
ellycia.walker@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

CBRE



PENDULUM
PROPERTY PARTNERS