

SAN DIEGO | CALIFORNIA

CHANCELLOR PARK

4510-4520 EXECUTIVE DRIVE



CBRE
ANCHOR
HEALTH PROPERTIES

CLASS A TWO-BUILDING
MEDICAL AND OFFICE
CAMPUS

FEATURES



Multi-level subterranean parking structure



Easy access to the I-5 and I-805 freeway



Two-building Class A office and medical project



Fitness center with showers and lockers



On-site deli



Shared conference room facilities



Westfield UTC, restaurants, & hotels within walking distance



AVAILABILITY

BUILDING	SUITE	RSF	AVAILABILITY
4510	201	2,168	1/1/26
	202	1,219	VACANT
	P10	1,386	1/1/26

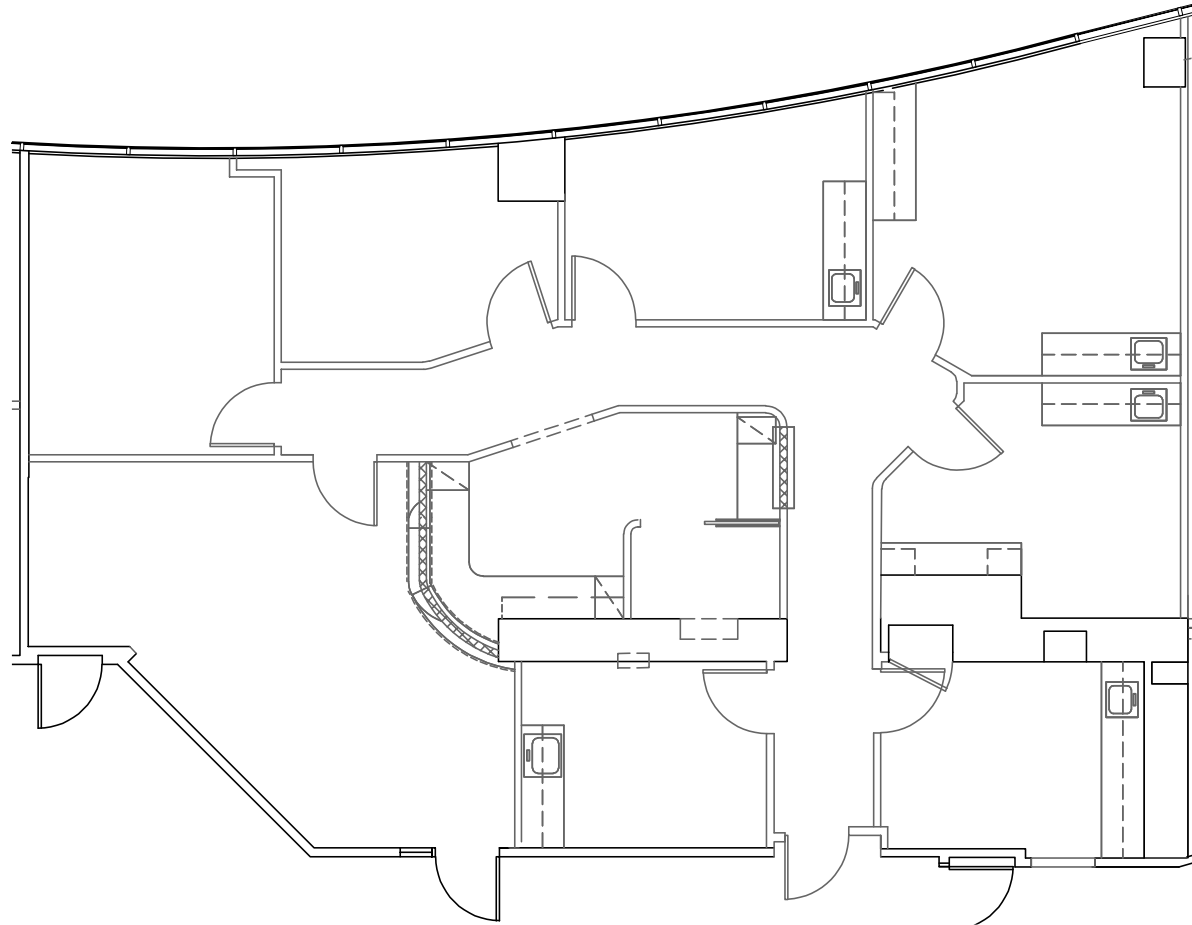
BUILDING	SUITE	RSF	AVAILABILITY
4520	200	1,503	VACANT
	230	2,802	VACANT
	250	1,456	11/1/2025
	300*	6,031	VACANT
	350*	4,888	VACANT

*Can be combined for 10,919 SF

CHANCELLOR PARK

SUITE 201 | 2,168 SF
ASKING RATE: NEGOTIABLE
AVAILABLE 1/1/26

CURRENT LAYOUT

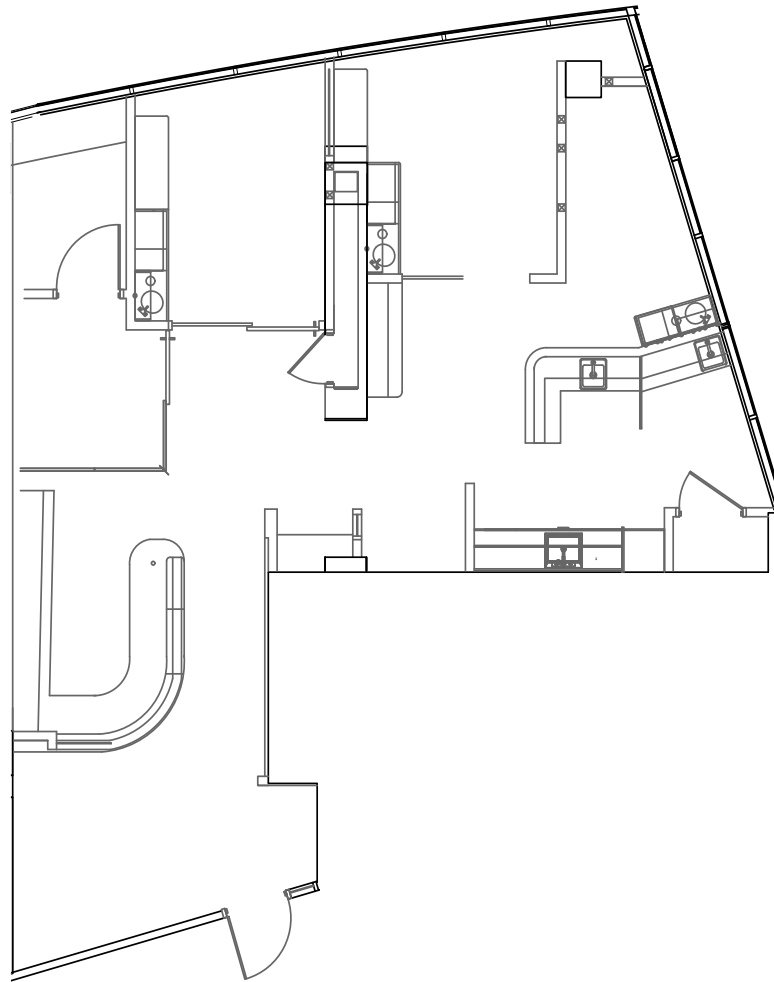


4510 EXECUTIVE DRIVE
SUITE 201 | 2,168 SF

CHANCELLOR PARK

SUITE 202 | 1,219 SF
ASKING RATE: NEGOTIABLE
AVAILABLE NOW

CURRENT LAYOUT



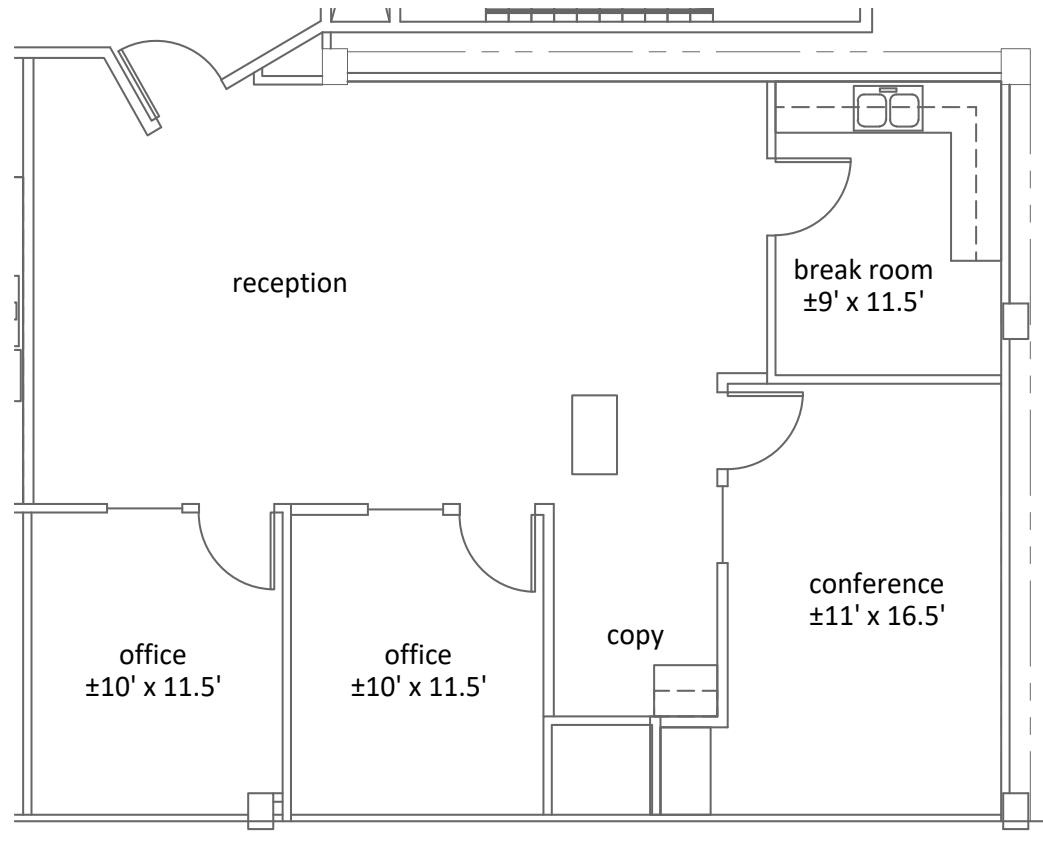
ENTRY

4510 EXECUTIVE DRIVE
SUITE 202 | 1,219 SF

CHANCELLOR PARK

SUITE P10 | 1,386 SF
ASKING RATE: NEGOTIABLE
AVAILABLE 1/1/26

CURRENT LAYOUT

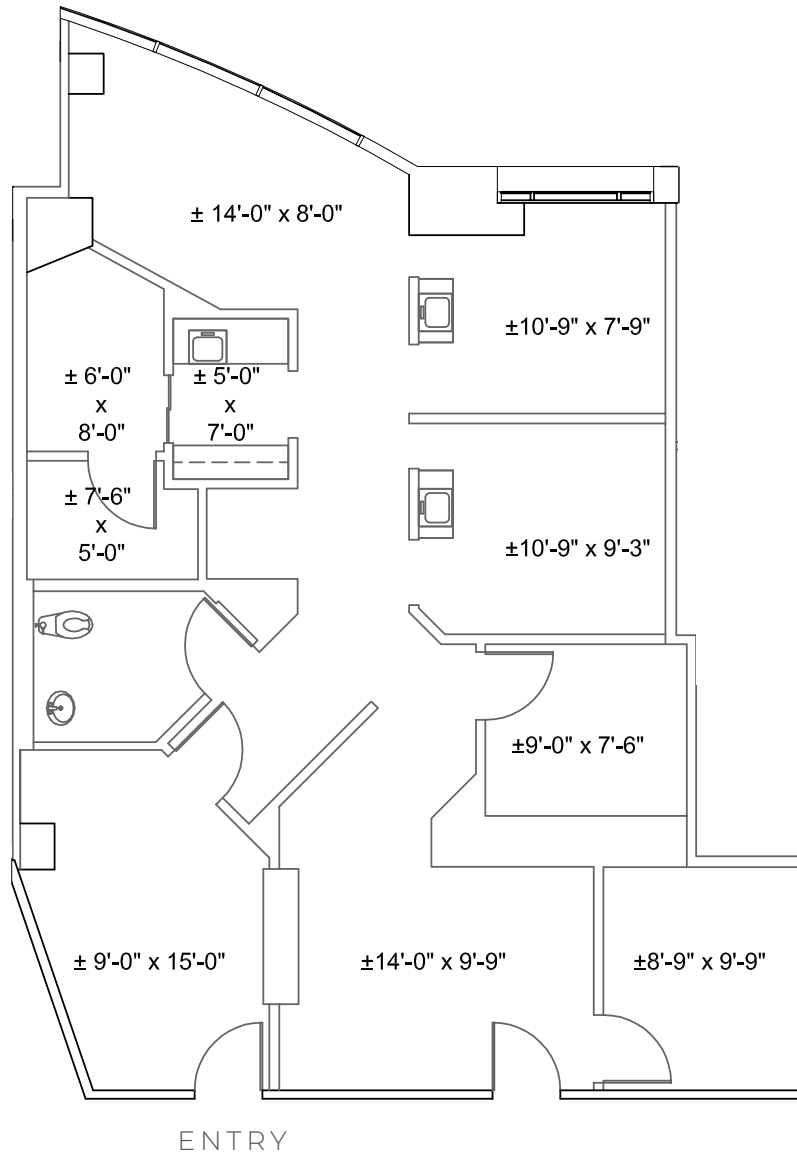


4510 EXECUTIVE DRIVE
SUITE P10 | 1,386 SF

CHANCELLOR PARK

SUITE 200 | 1,503 SF
ASKING RATE: NEGOTIABLE
AVAILABLE NOW

CURRENT LAYOUT



4520 EXECUTIVE DRIVE
SUITE 200 | 1,503 SF

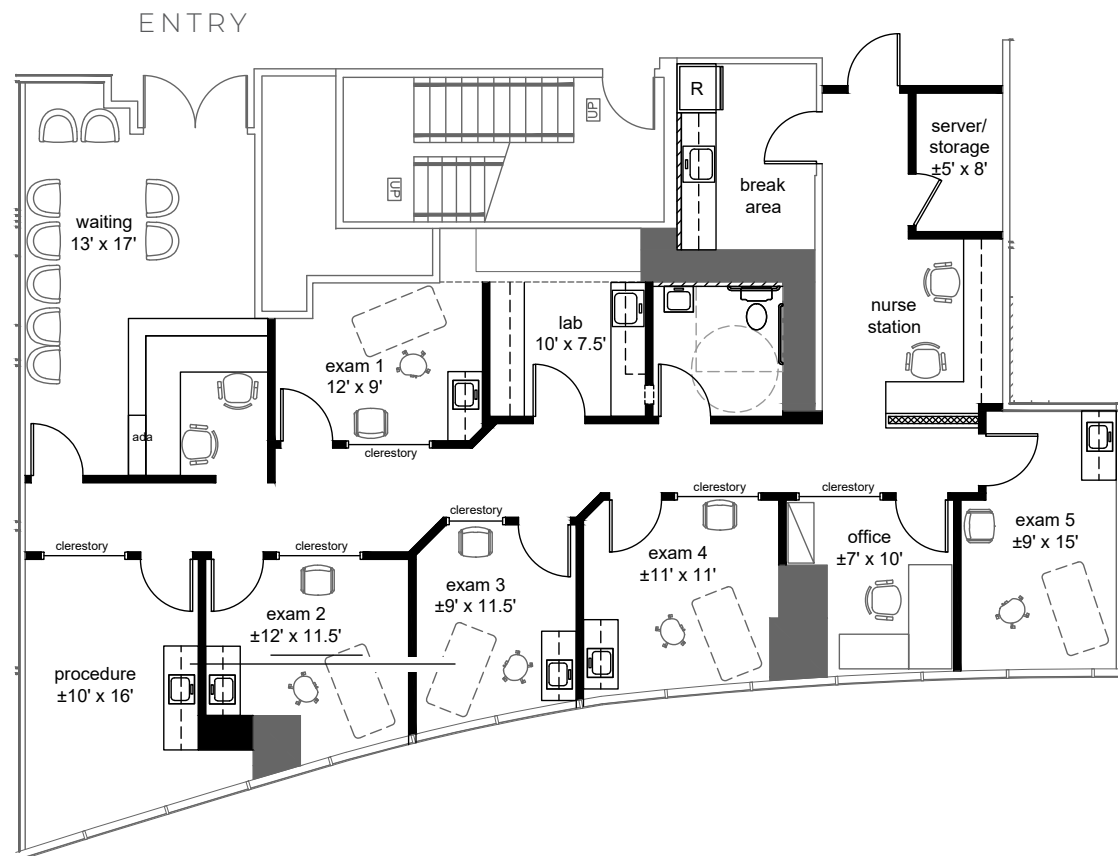
CHANCELLOR PARK

SUITE 230 | 2,802 SF

ASKING RATE: NEGOTIABLE

AVAILABLE NOW

CURRENT LAYOUT



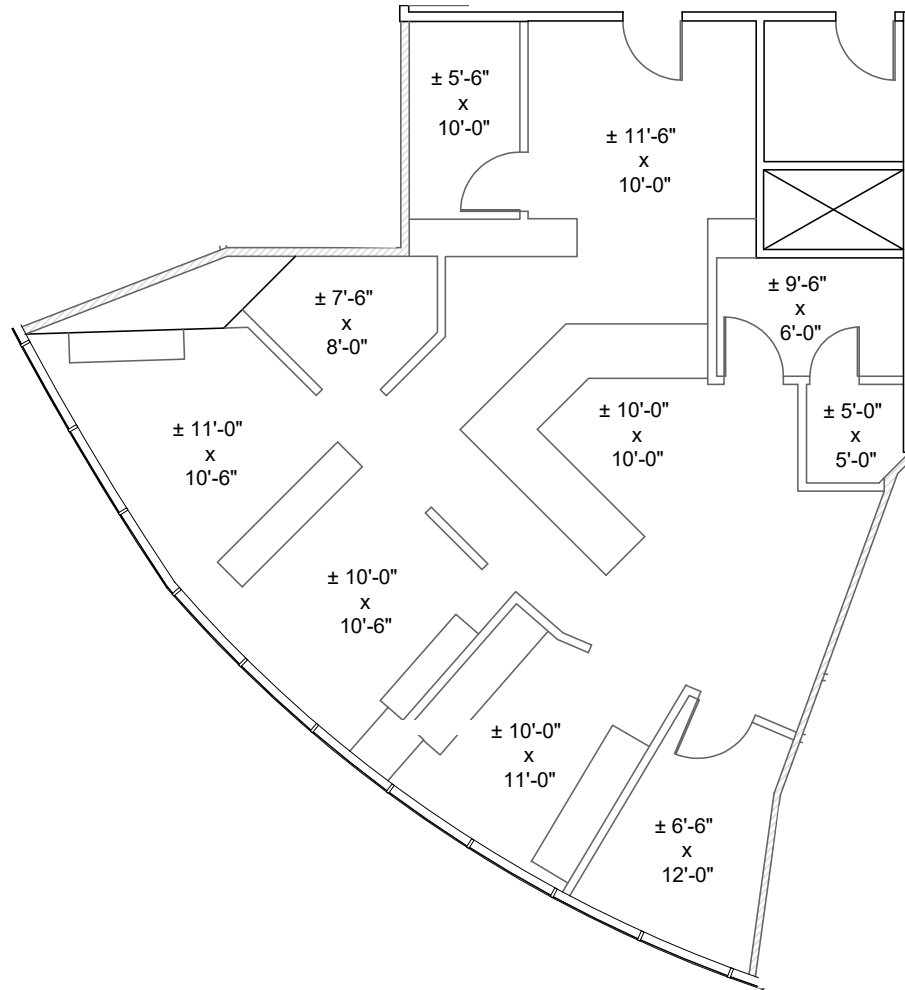
4520 EXECUTIVE DRIVE

SUITE 230 | 2,802 SF

CHANCELLOR PARK

SUITE 250 | 1,456 SF
ASKING RATE: NEGOTIABLE
AVAILABLE 11/1/2025

ENTRY



CURRENT LAYOUT

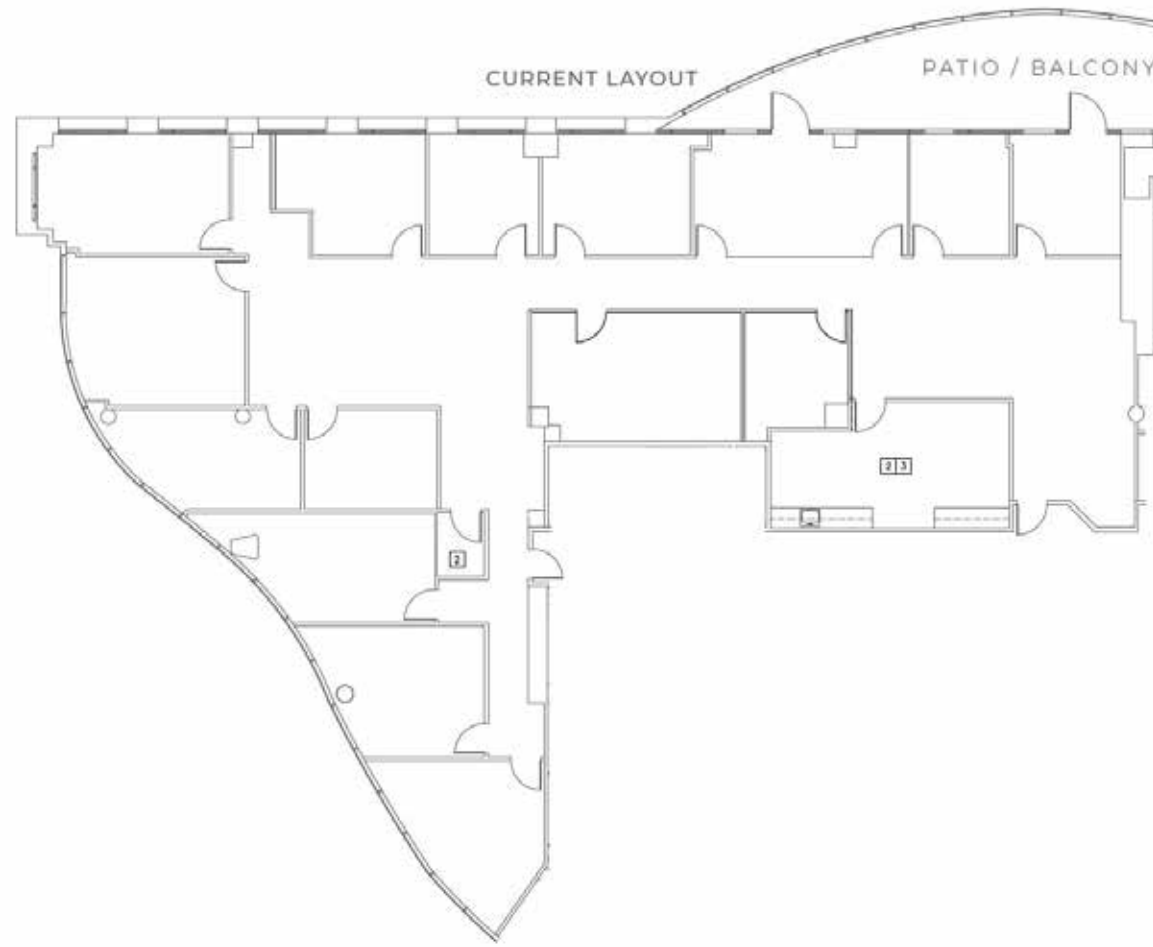
4520 EXECUTIVE DRIVE
SUITE 250 | 1,456 SF

CHANCELLOR PARK

SUITE 300 | 6,031 SF

ASKING RATE: NEGOTIABLE

AVAILABLE: NOW



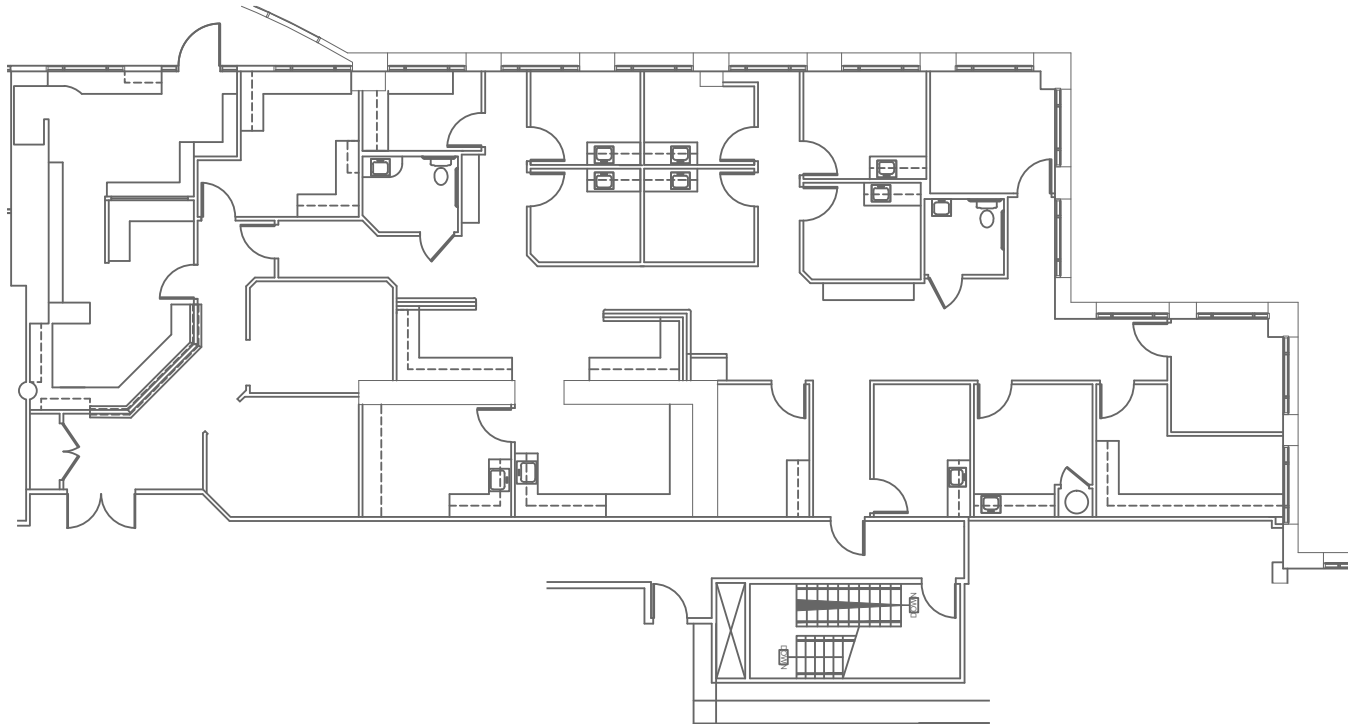
4520 EXECUTIVE DRIVE

SUITE 300 | 6,031 SF

CHANCELLOR PARK

SUITE 350 | 4,888 SF
ASKING RATE: NEGOTIABLE
AVAILABLE: NOW

CURRENT LAYOUT



ENTRY

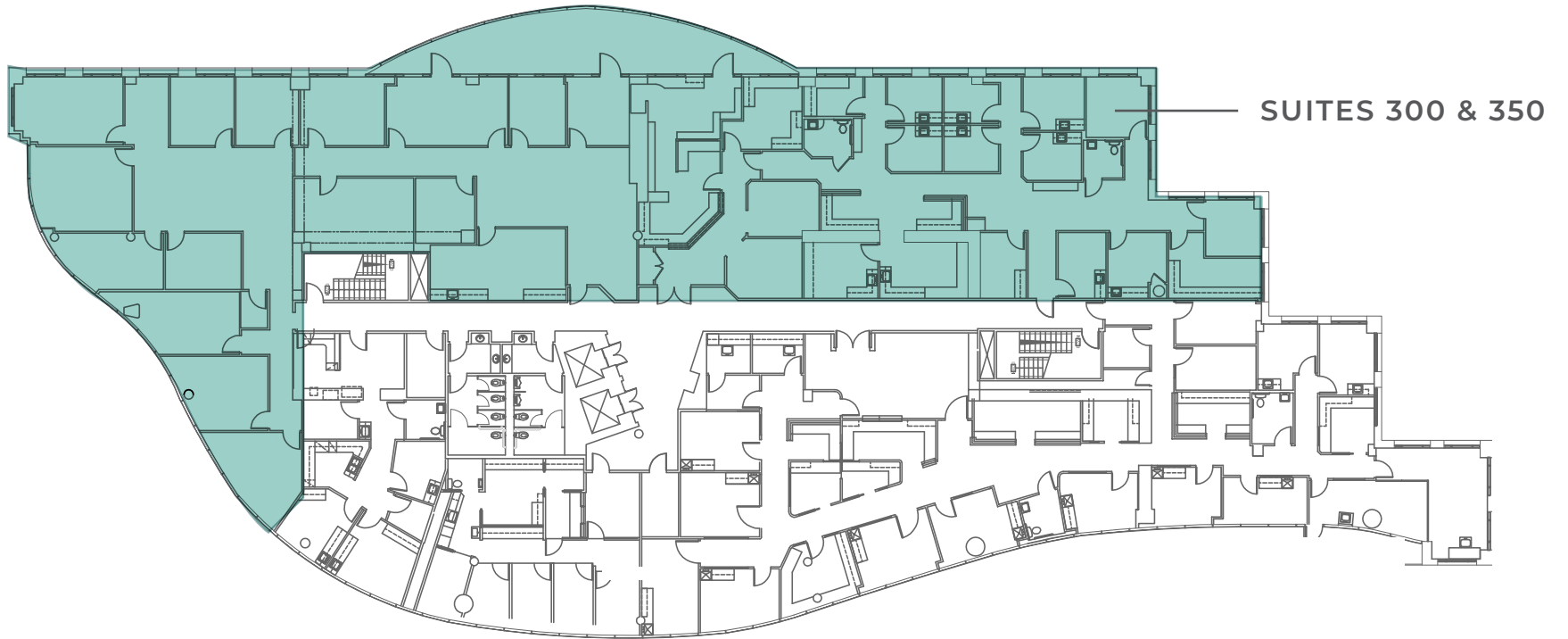
4520 EXECUTIVE DRIVE
SUITE 350 | 4,888 SF

CHANCELLOR PARK

SUITES 300 & 350 | 10,919 SF

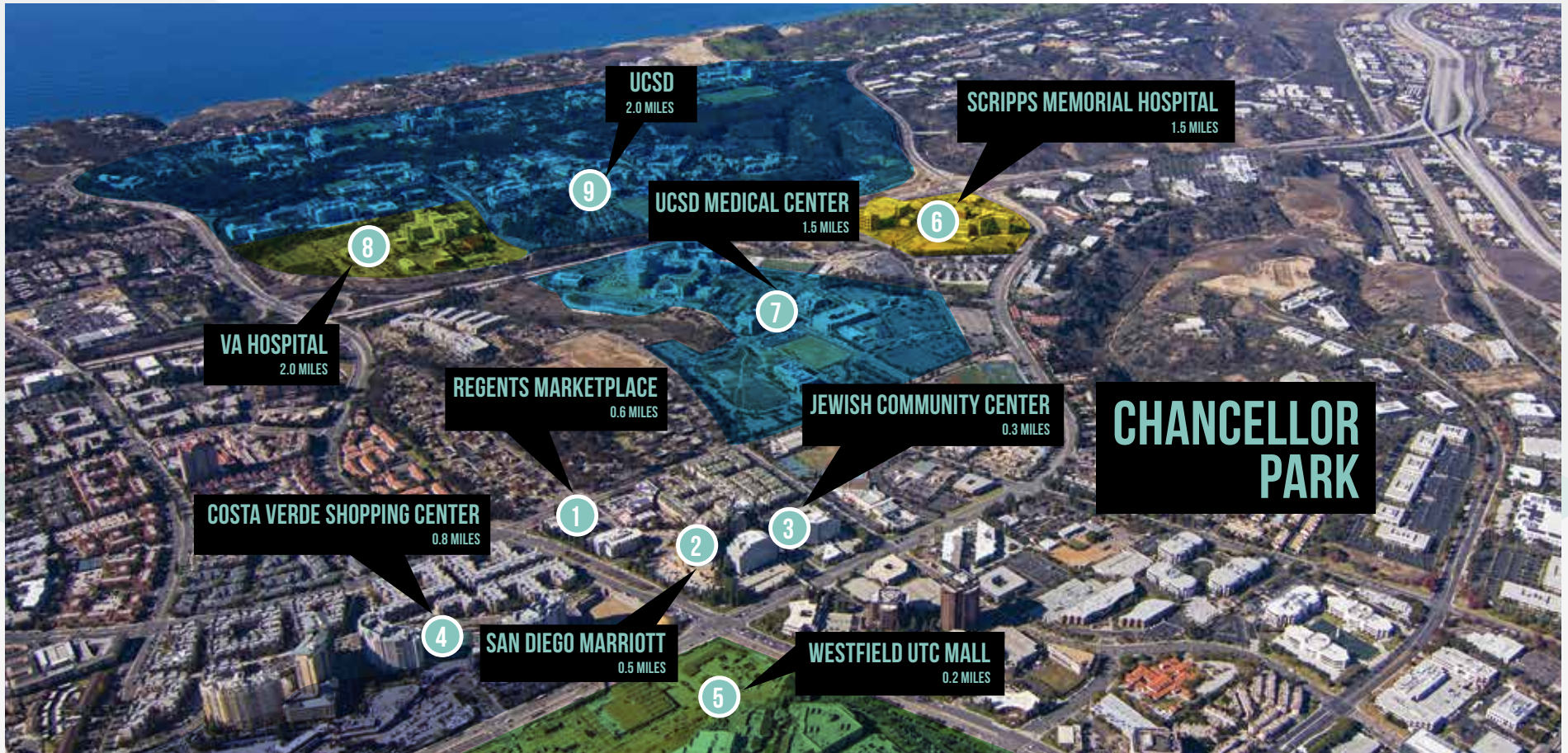
ASKING RATE: NEGOTIABLE

AVAILABLE: NOW



4520 EXECUTIVE DRIVE
SUITE 300 & 350 | 10,919 SF

AMENITIES MAP



- 1 REGENTS MARKETPLACE**
 Regents Pizzeria
 Nozomi
 L&L Hawaiian
 Papa John's

- 2 SAN DIEGO MARRIOTT**

- 3 LAWRENCE FAMILY JEWISH COMMUNITY CENTER**

- 4 COSTA VERDE CENTER**
 Bristol Farms
 Yogurtland
 Subway
 Sammy's Woodfired Pizza
 Roy's La Jolla
 Robeks Juice
 McDonald's
 KI Sushi & Sake Bar
 Five Guys Burger and Fries
 Draft Republic
 Coco's Bakery

- Chipotle
 Baskin Robbins
 Apolloni Greek Bistro
 US Post Office
 Massage Envy
 U.S. Postal Service
 Costa Verde Car Wash

- 5 WESTFIELD UTC MALL**
 Crate & Barrel
 24 Hour Fitness
 Nordstrom
 La Colombe
 Macy's
 Williams Sonoma
 Gap
 Anthropologie
 Zara
 Tender Greens
 Arclight Cinemas

- Bonobos
 Lululemon
 Free People
 Soul Cycle
 Seasons 52
 Pinkberry
 Pressed Juicery
 Eureka!
 Lemonade
 Pottery Barn
 Restoration Hardware
 Shake Shack

- 6 SCRIPPS MEMORIAL HOSPITAL LA JOLLA**

- 7 UCSD MEDICAL CENTER**

- 8 VA HOSPITAL**

- 9 UCSD**

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