

STONECREST

9635 / 9645 / 9655 / 9665

GRANITE RIDGE DRIVE, SAN DIEGO, CA

CBRE



PENDULUM
PROPERTY PARTNERS



OUTDOOR COLLABORATION SPACES



TENANT LOUNGE



MODERNIZED COMMON AREAS

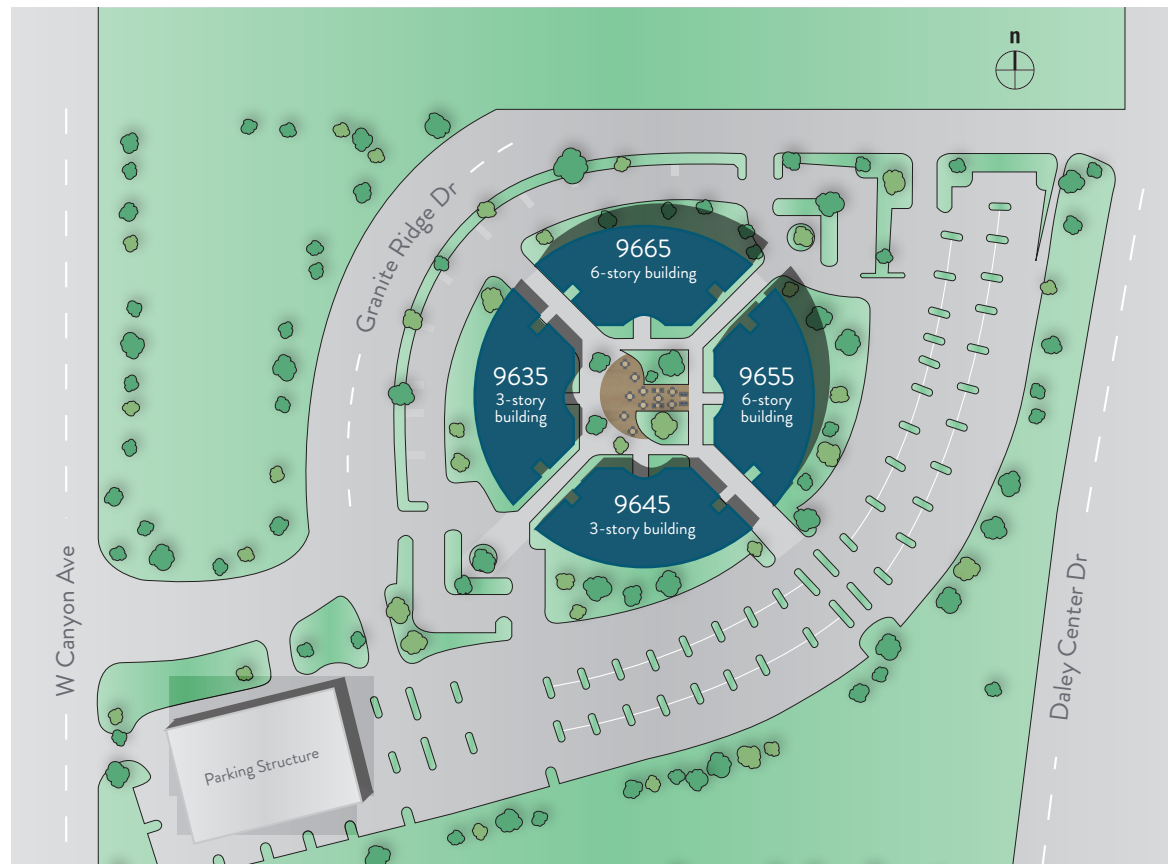


HIGH-END FITNESS CENTER



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 floor plates, 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





University of Phoenix

9635

9645

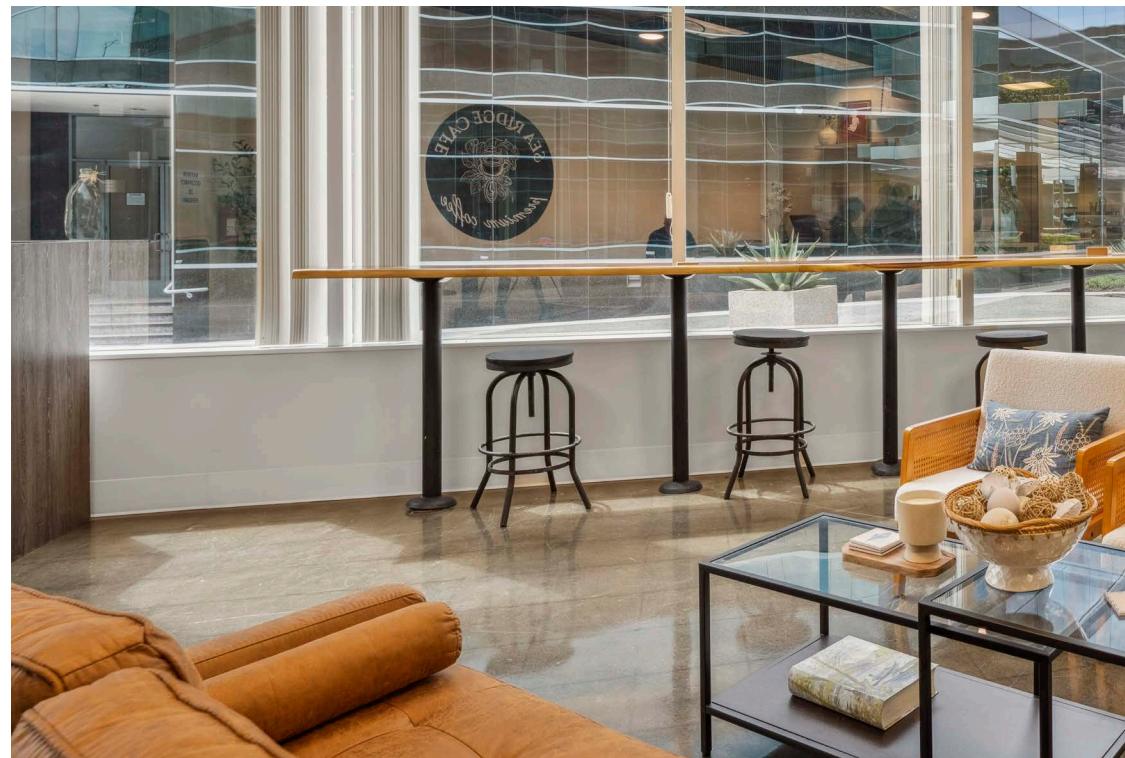


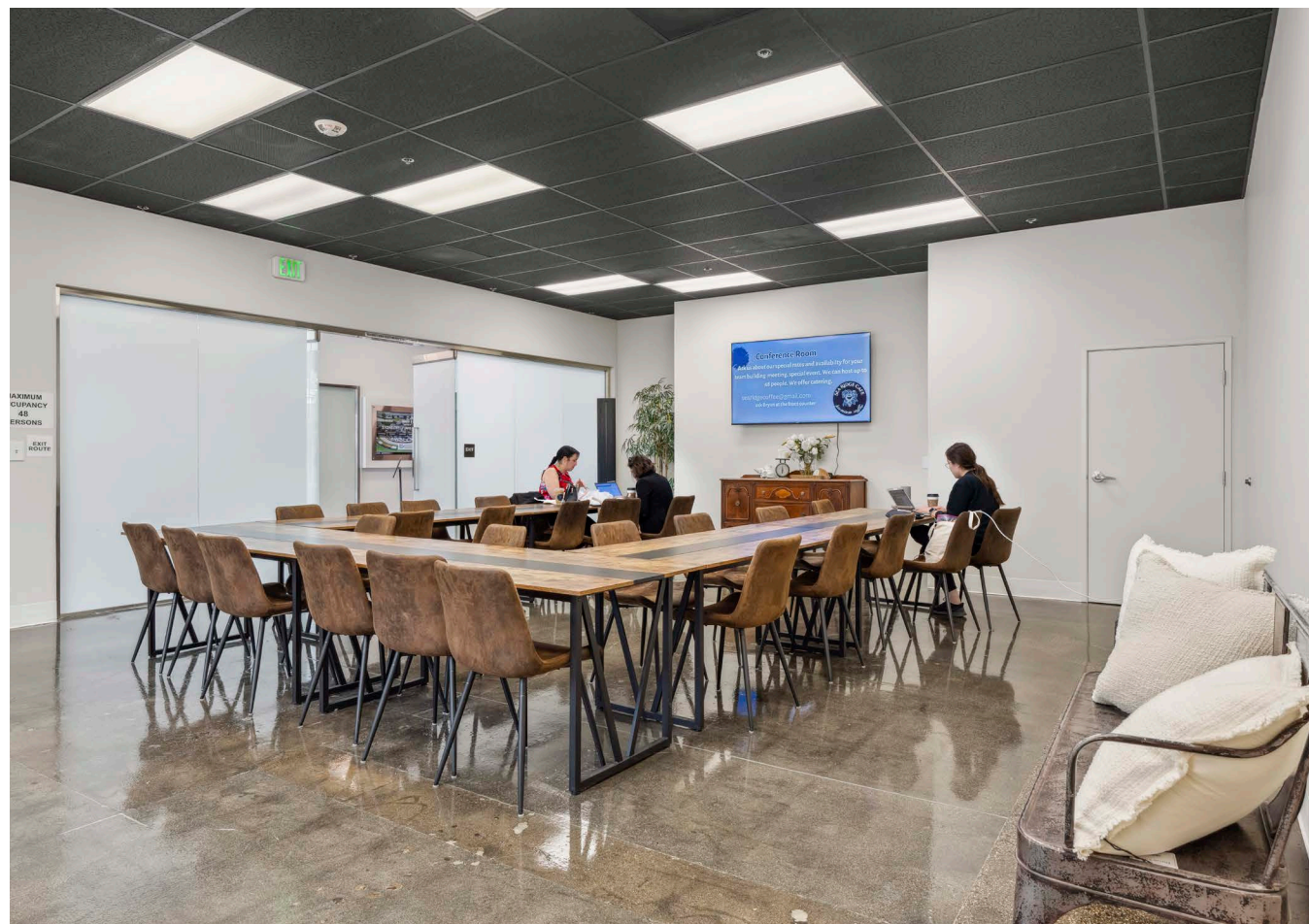
BRAND NEW SEA RIDGE CAFE NOW OPEN

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	VIRTUAL TOUR
9635 GRANITE RIDGE DRIVE				
220	5,992	Immediately	2nd generation space with one private patio and open area for workstations.	Click Here
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	Immediately	Warm shell space with double door entry off the elevator lobby.	
9665 GRANITE RIDGE DRIVE				
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	Immediately	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.	
540	1,997	Immediately	3 private offices, storage room, breakroom, and open office area.	
550	2,695	Immediately	Reception area, storage room, conference room, 7 private offices, breakroom and open office area.	

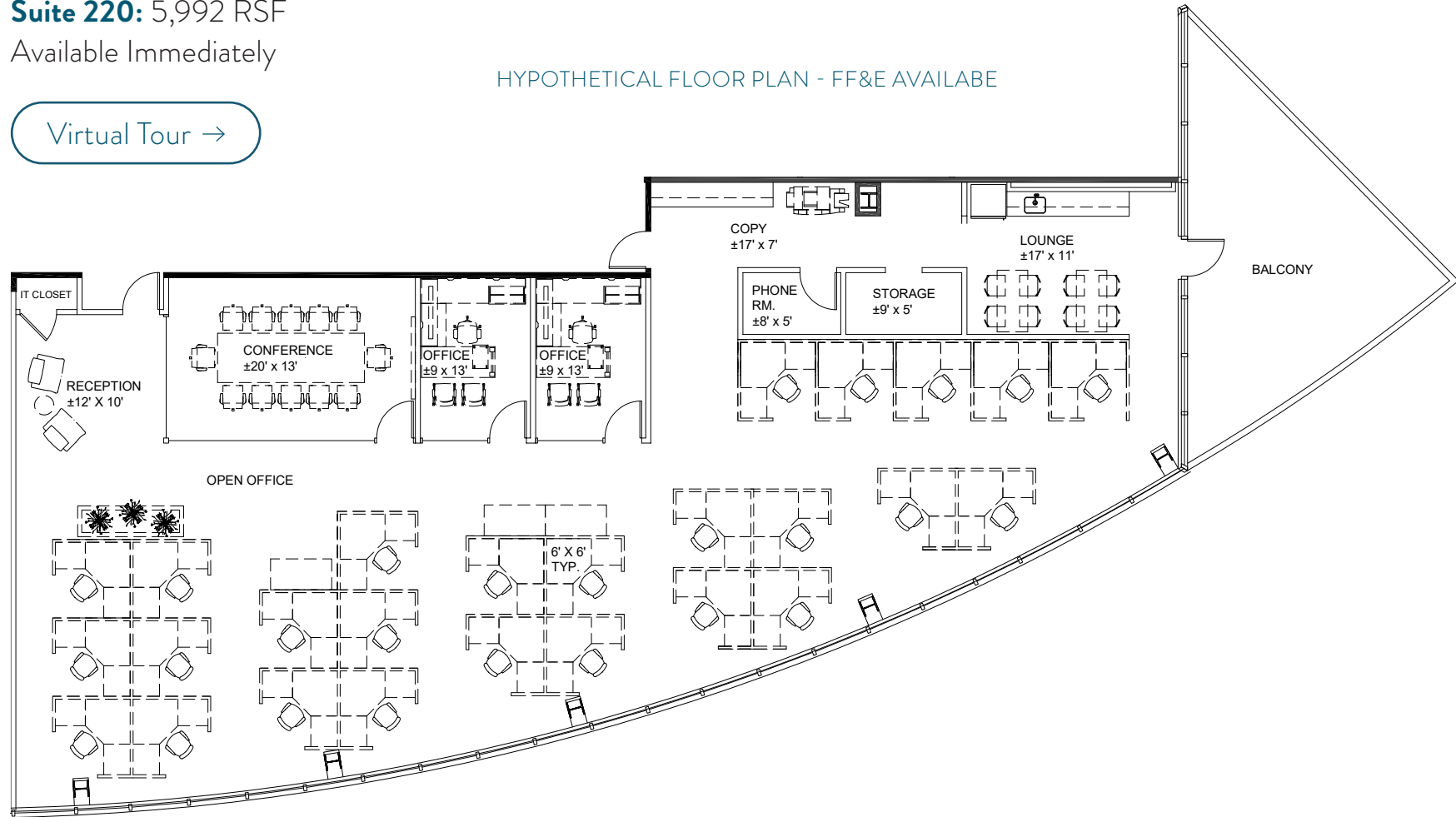
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9635 GRANITE RIDGE DRIVE

Suite 220: 5,992 RSF
Available Immediately

HYPOTHETICAL FLOOR PLAN - FF&E AVAILABLE

[Virtual Tour →](#)



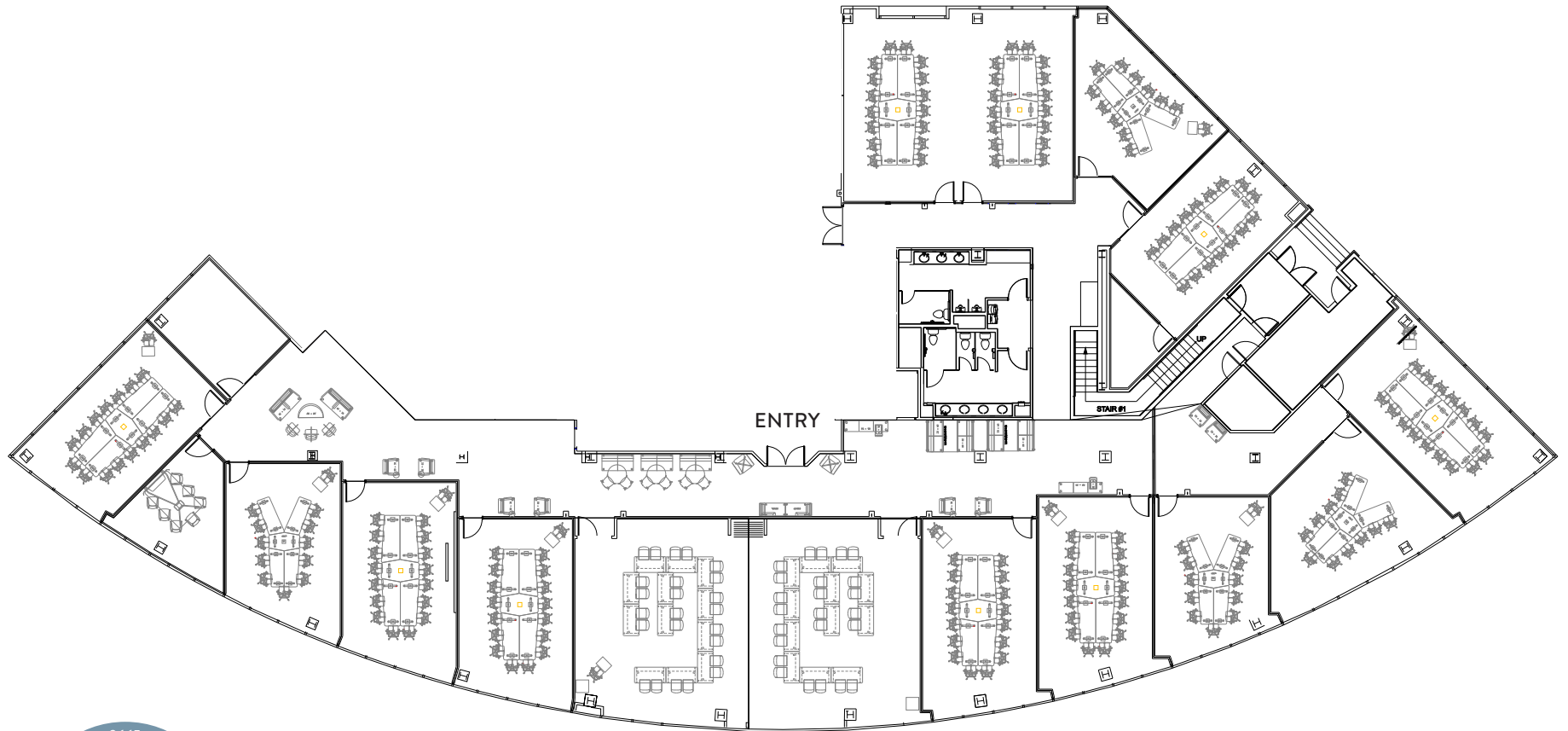
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9645 GRANITE RIDGE DRIVE

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

Available Immediately

AS-BUILT PLAN



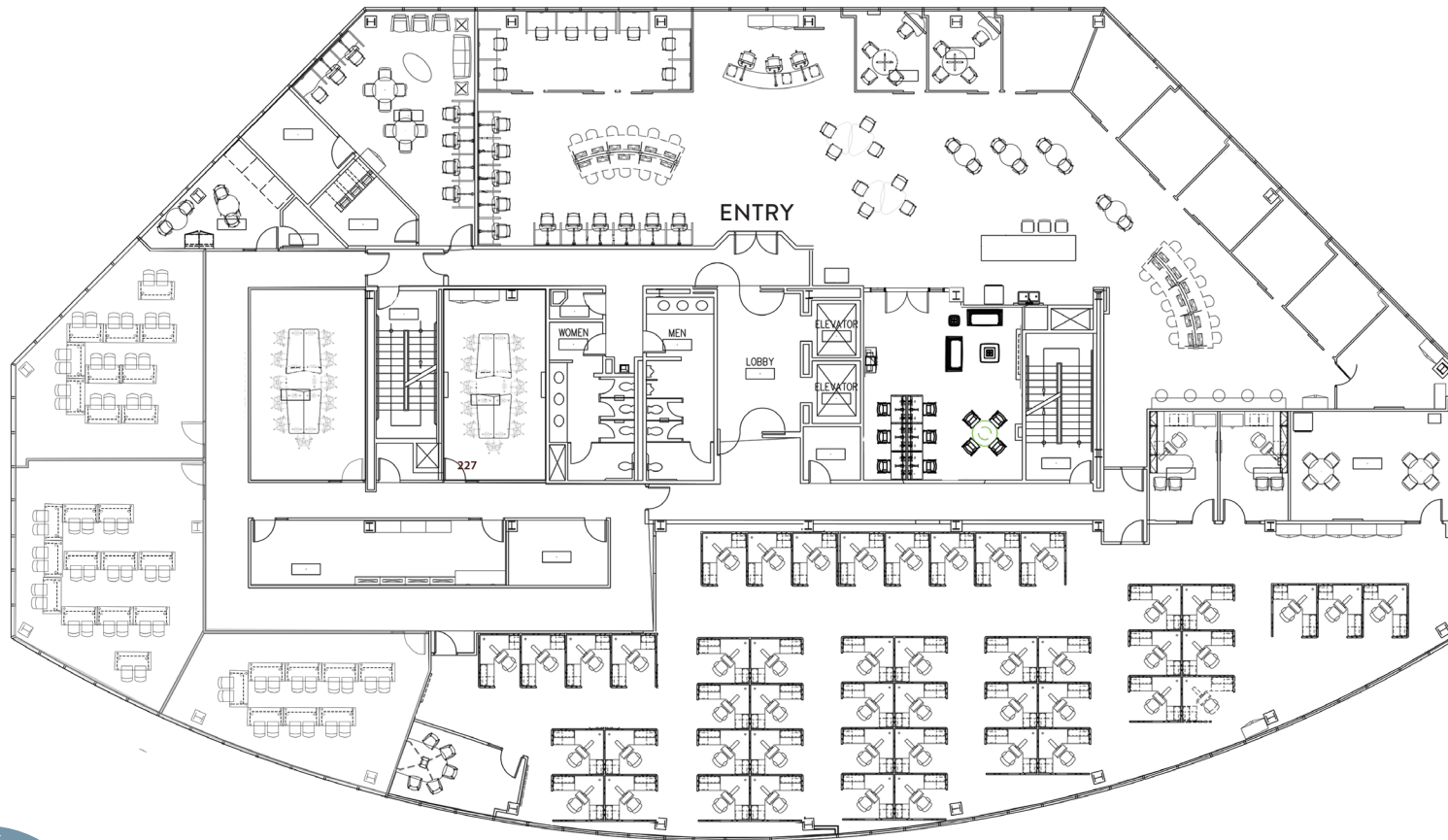
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9645 GRANITE RIDGE DRIVE

Second Floor: 18,930 RSF

Available Immediately

AS-BUILT PLAN



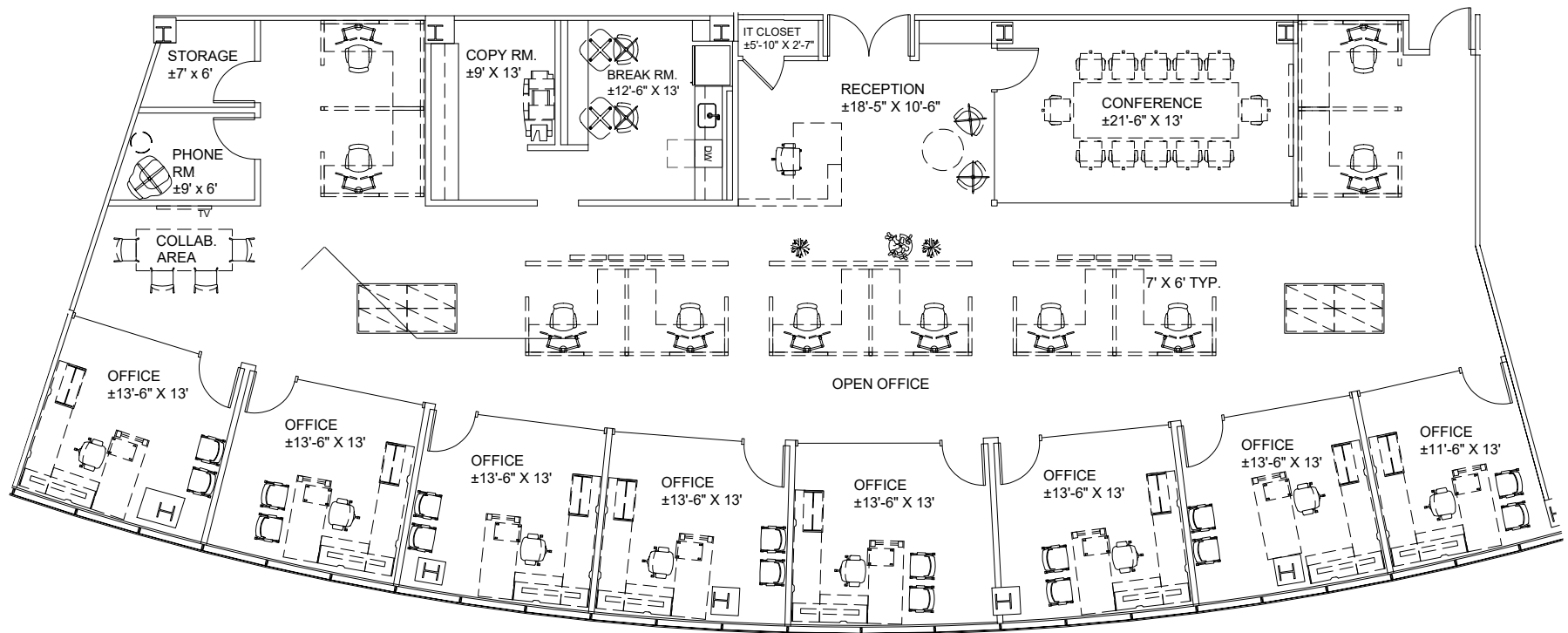
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9655 GRANITE RIDGE DRIVE

Suite 350: 4,881 RSF

Available Immediately

HYPOTHETICAL PLAN

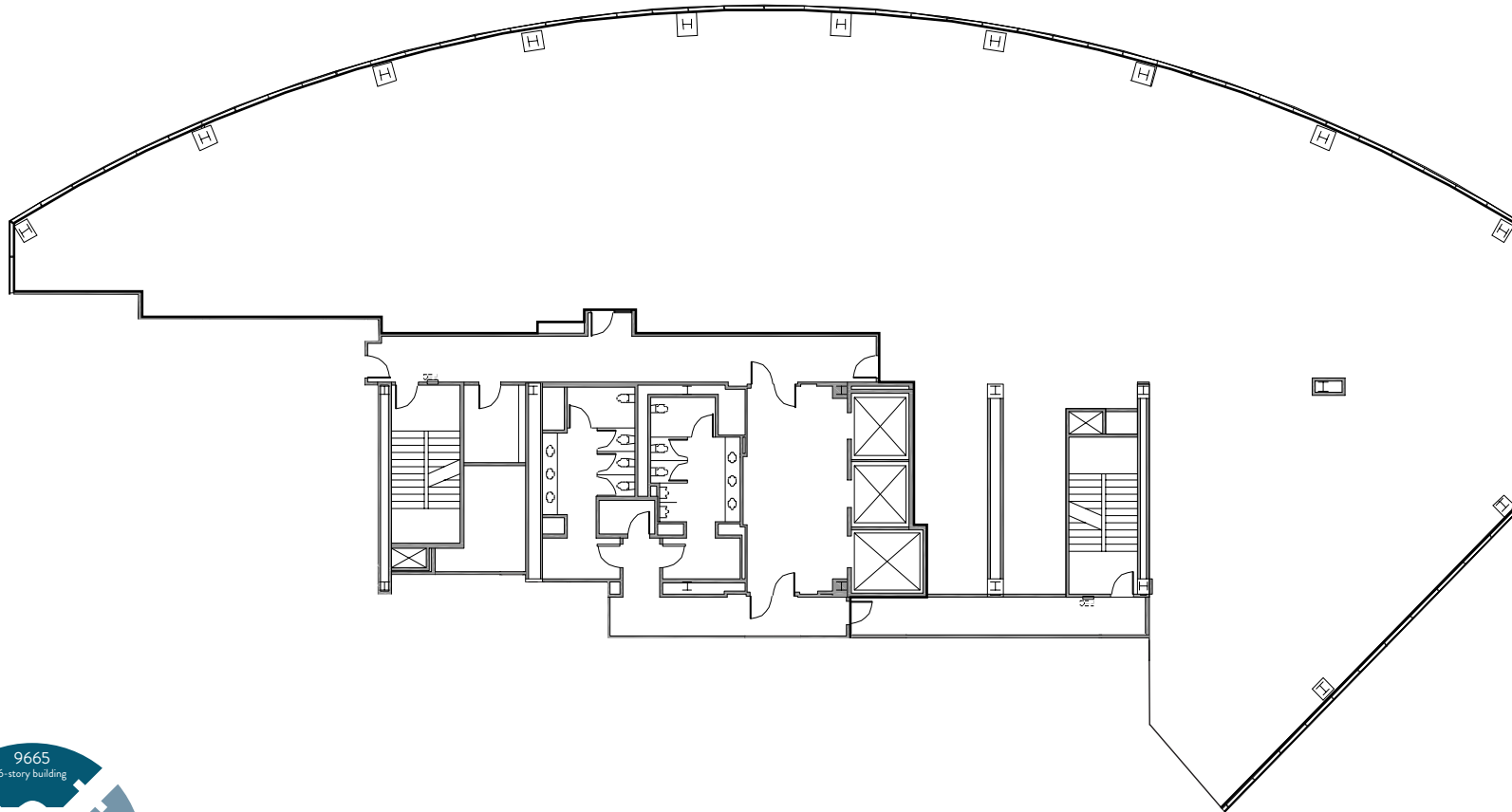


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9665 GRANITE RIDGE DRIVE

Suite 300: 11,426 RSF
Available Immediately

AS BUILT PLAN - SHELL SPACE

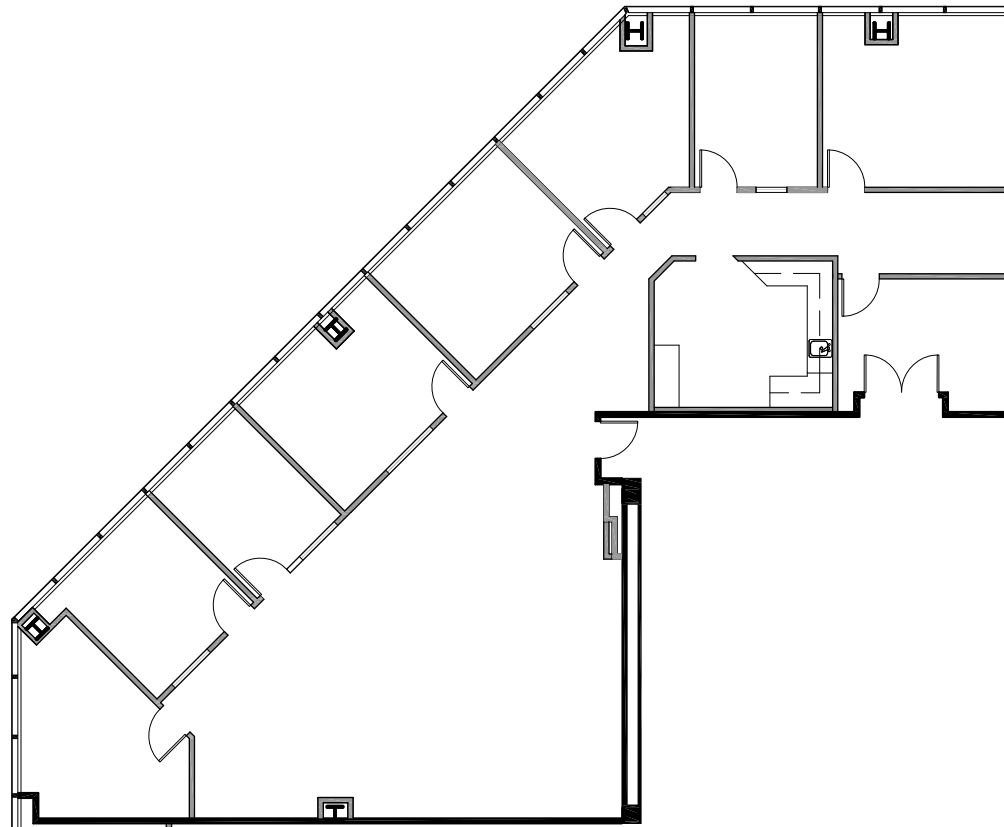


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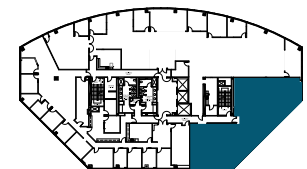
9665 GRANITE RIDGE DRIVE

Suite 430: 3,525 RSF
Available Immediately

AS-BUILT PLAN



KEY PLAN



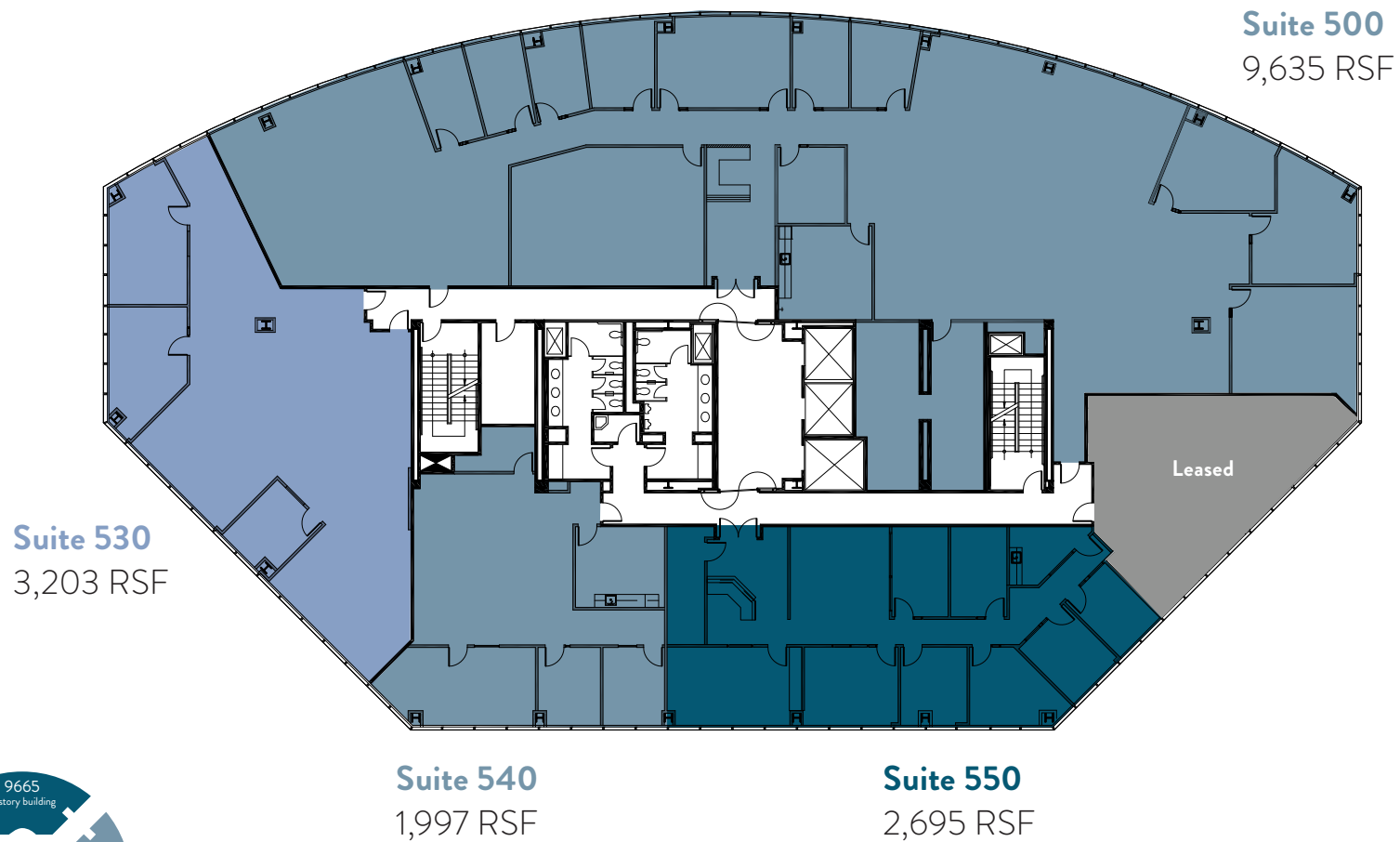
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9665 GRANITE RIDGE DRIVE

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

Available Immediately

AS-BUILT PLAN





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

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CBRE



PENDULUM
PROPERTY PARTNERS