



CANVAS

ON WILLOW



10089 WILLOW CREEK ROAD

CANVAS

ON WILLOW



121,500 RSF provides scale to accommodate changing business needs



Fully renovated, Class A office building located in a central, convenient location with excellent access to I-15



The Courtyard provides shaded conference space for meetings, socializing or lounging (Wi-Fi enabled)



Indoor + Outdoor modern athletic club



Showers and lockers



Suite options with balconies



AT&T Fiber Available



3.6/1,000 parking ratio



Ditch the ordinary, embrace the extraordinary. We're not your typical Class A office. We're a contemporary space designed for a thriving workforce, seamlessly blending indoor and outdoor environments.

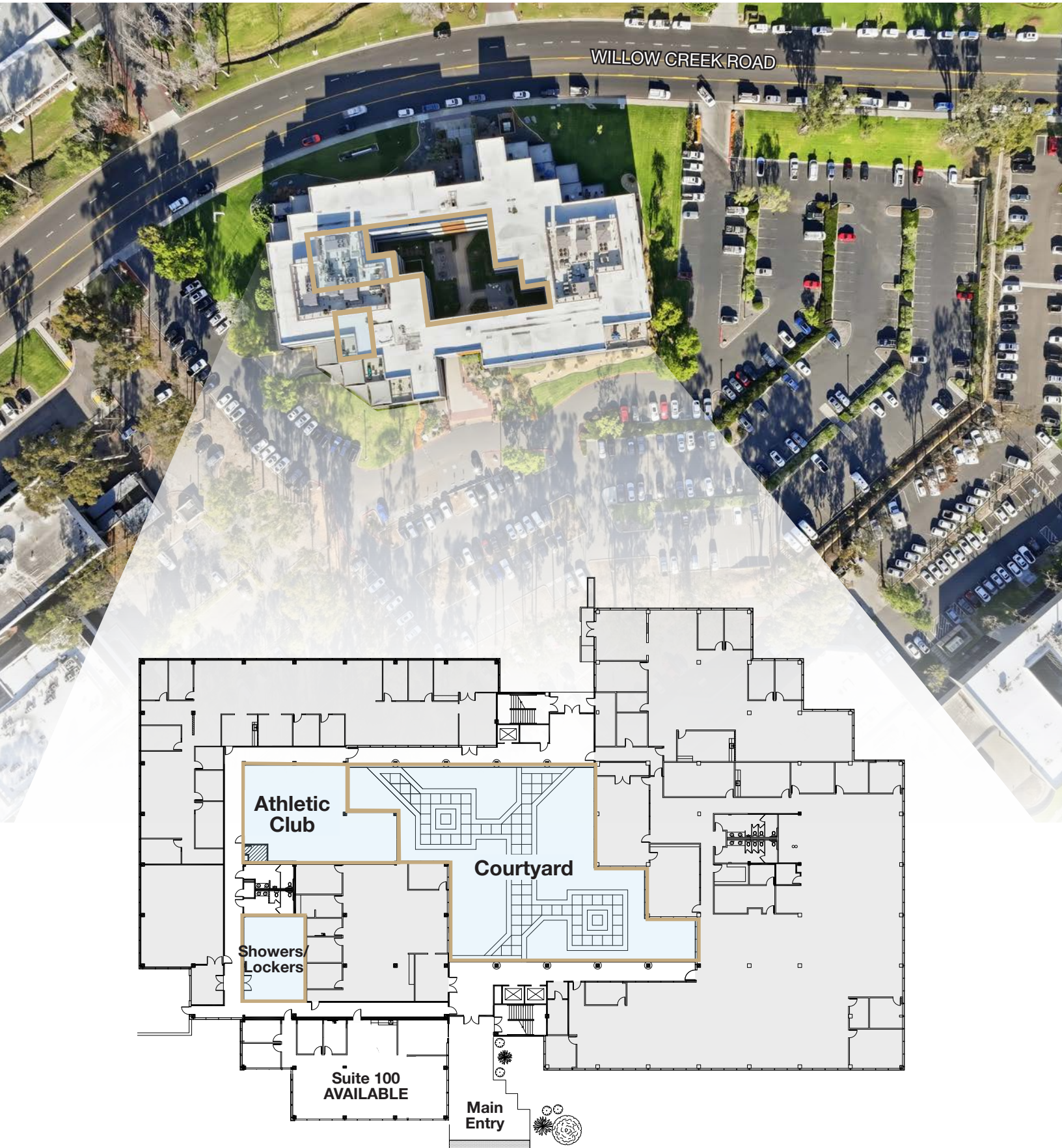
Our Courtyard offers shaded meeting spaces, lunch spots, and areas to unwind. And just steps away, you'll find park-like walking paths – perfect for stress relief, a dose of creative inspiration, or a quick midday workout. Our indoor-outdoor gym keeps you energized.

With Wi-Fi throughout, you can choose your perfect workspace. Canvas on Willow: Work where you can breathe, create, and thrive.



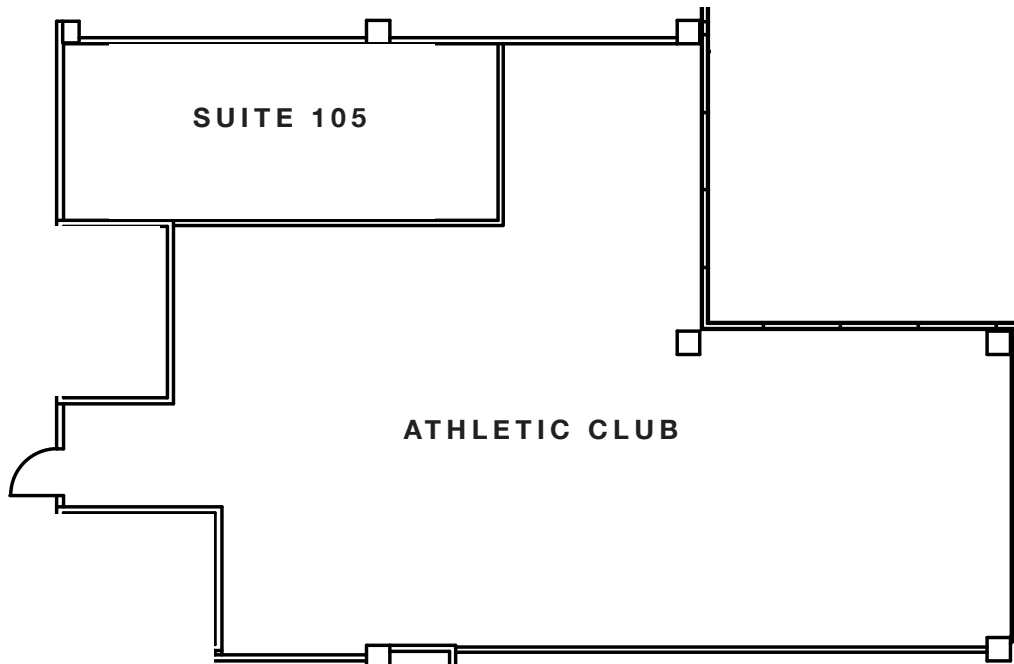
Site Plan

 PROPERTY VIDEO

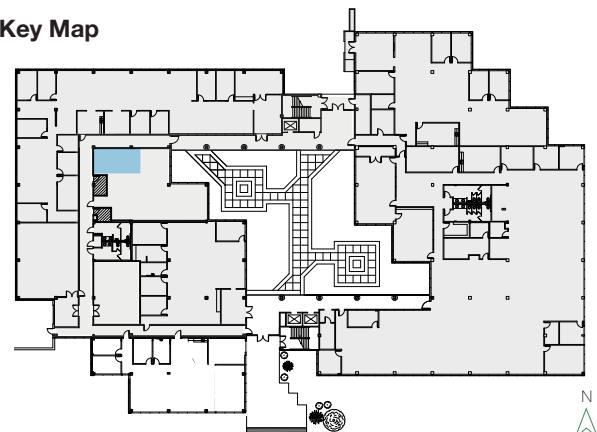


Floor Plans | 1st Floor

SUITE 105 | 374 SF | VACANT



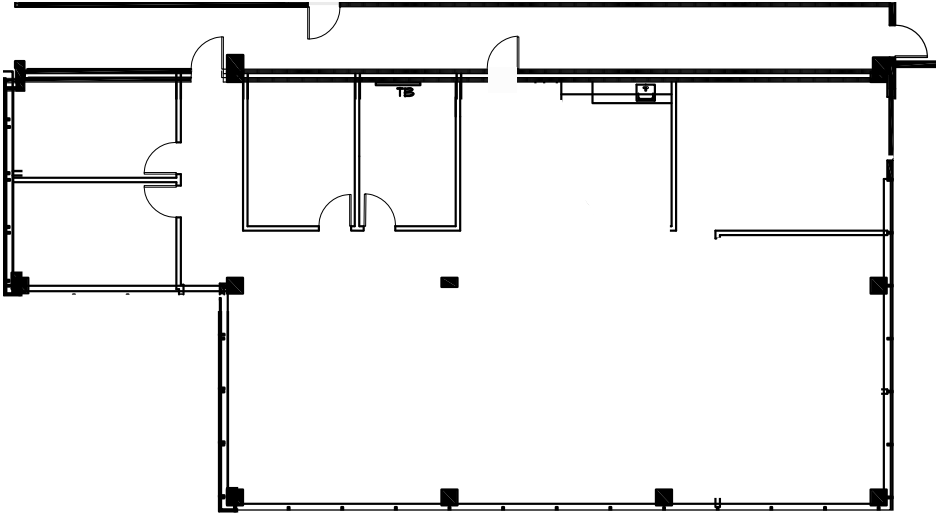
Key Map



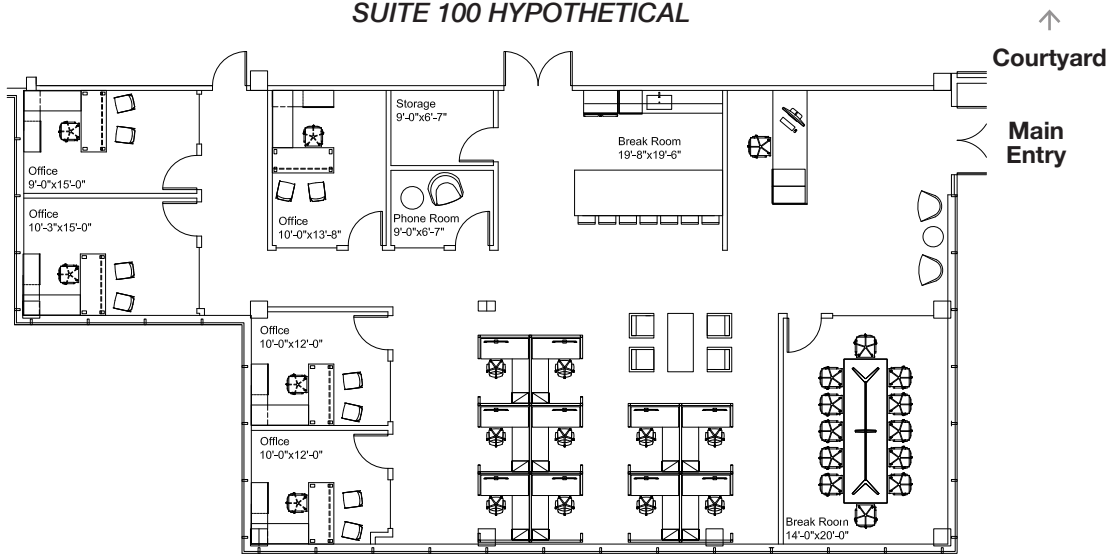
Floor Plans | 1st Floor

SUITE 100 | 3,470 SF | VACANT

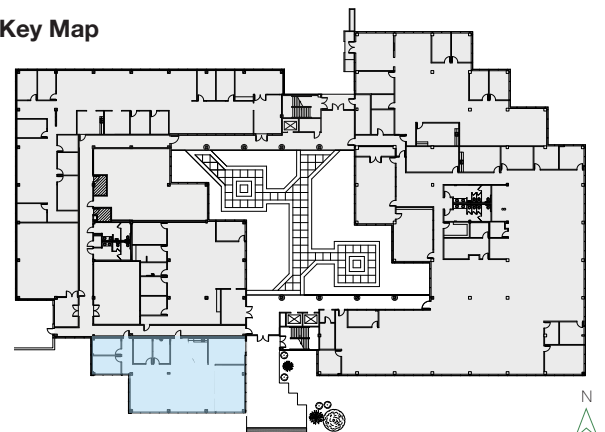
AS BUILT



SUITE 100 HYPOTHETICAL



Key Map



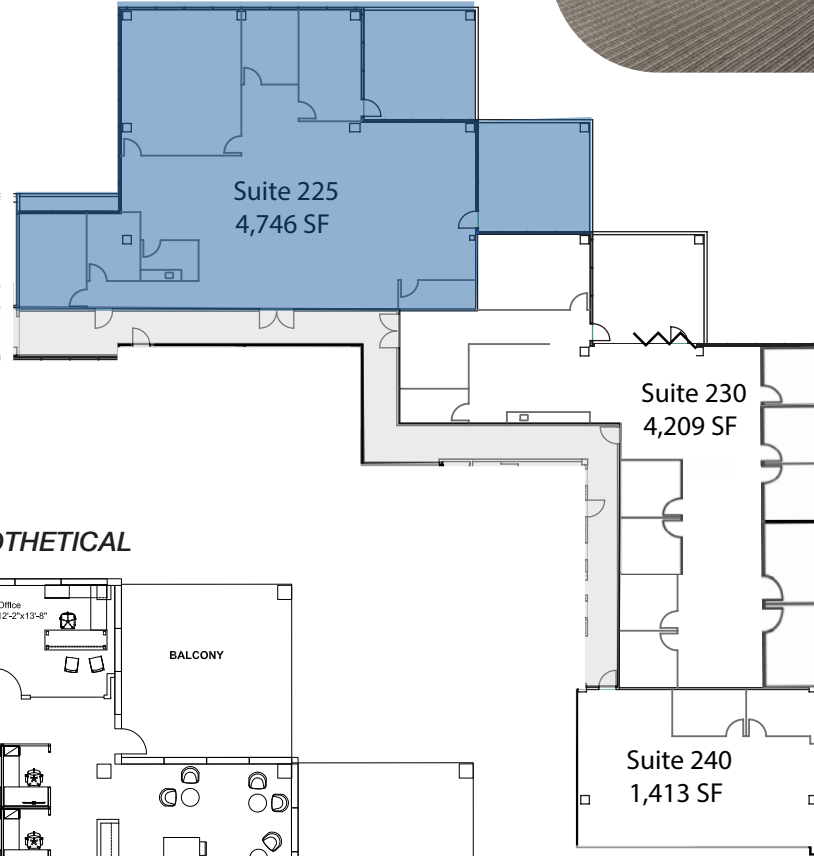
Floor Plans | 2nd Floor

SUITE 225* | 4,746 SF | Vacant

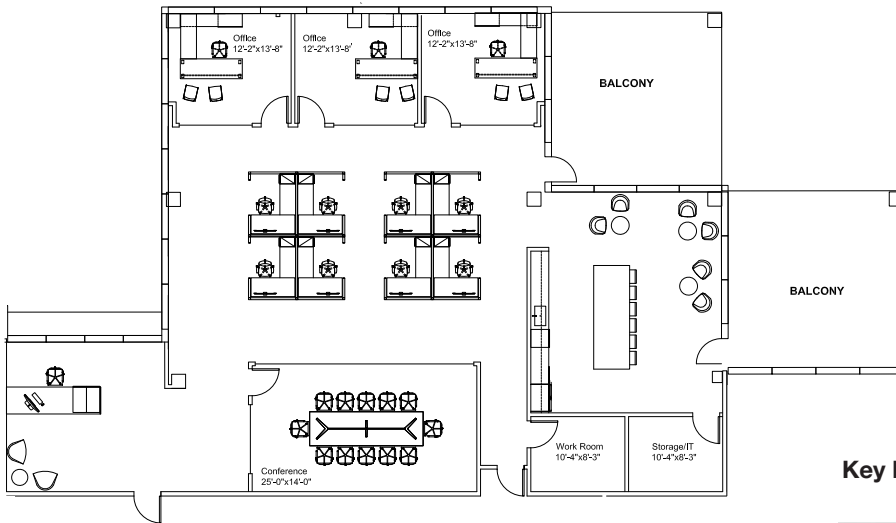
*Contiguous for 10,368 SF



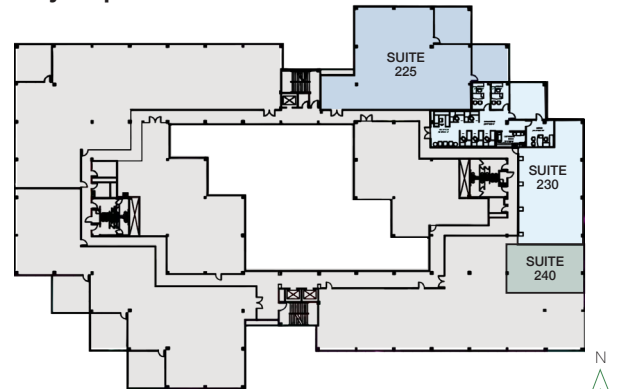
AS BUILT



SUITE 225 HYPOTHETICAL



Key Map



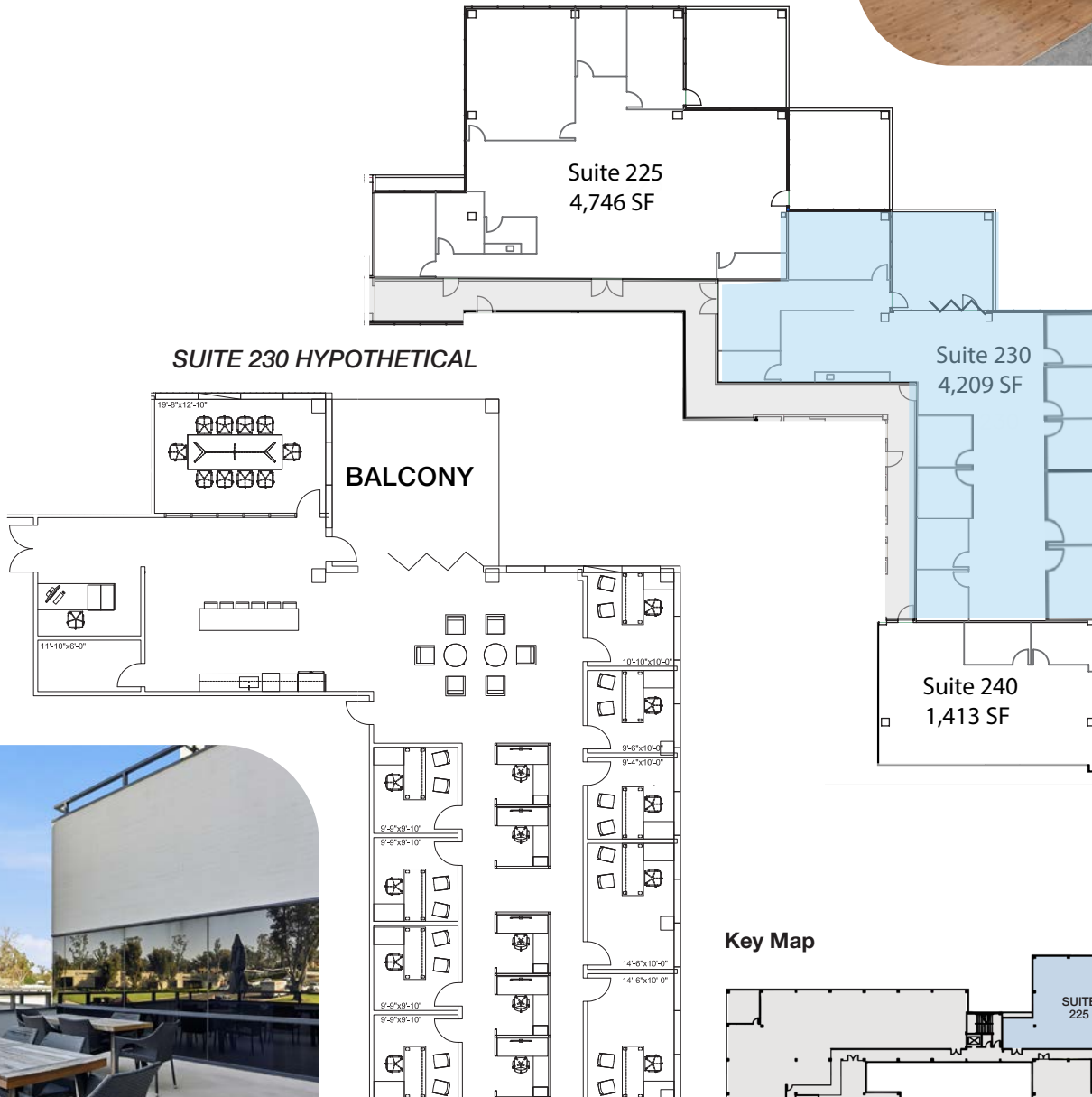
Floor Plans | 2nd Floor

SUITE 230* | 4,209 SF | Vacant - FULLY FURNISHED

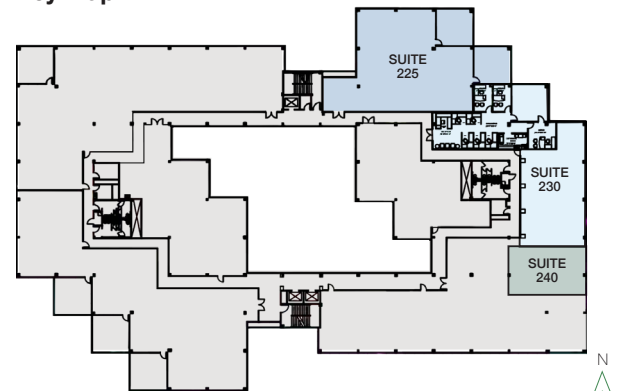
*Contiguous for 10,368 SF



AS BUILT



Key Map



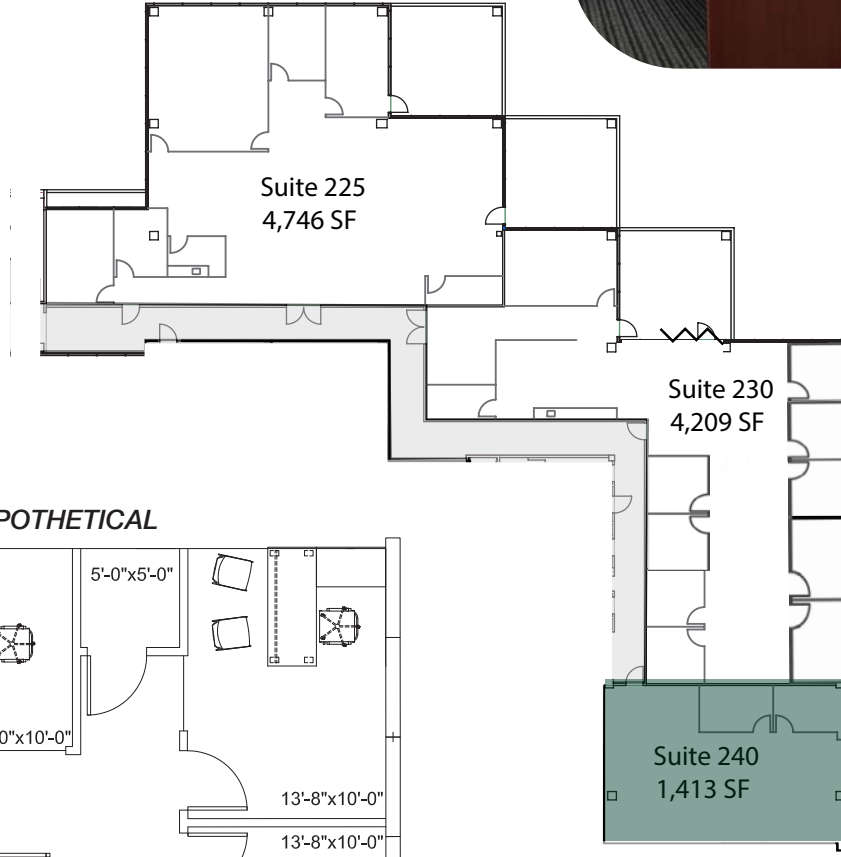
Floor Plans | 2nd Floor

SUITE 240* | 1,413 SF | Vacant

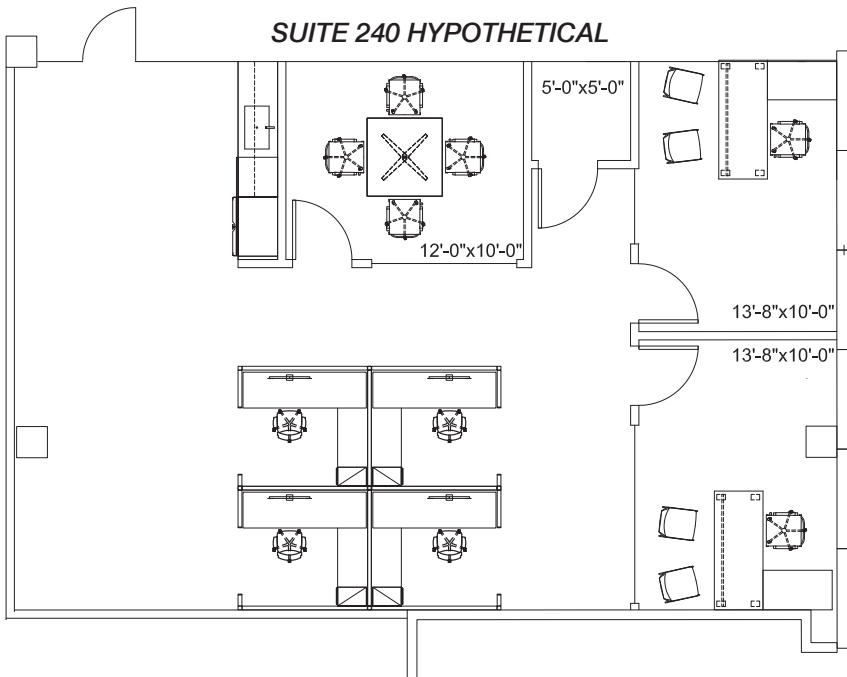
*Contiguous for 10,368 SF



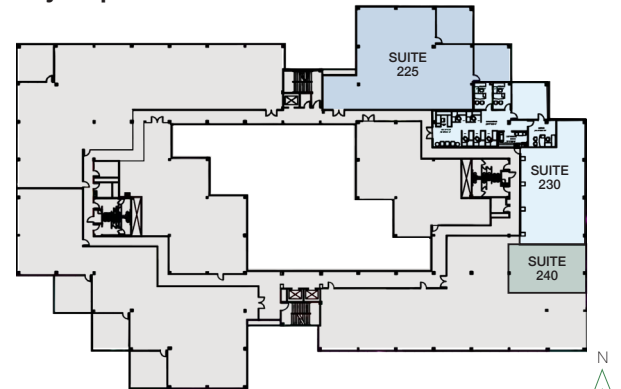
AS BUILT



SUITE 240 HYPOTHETICAL

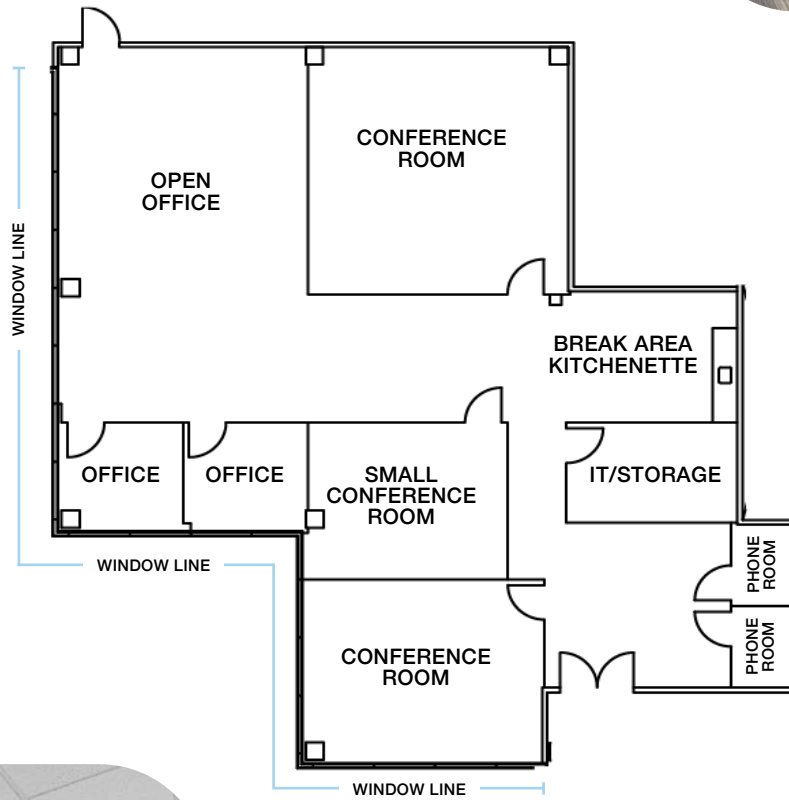


Key Map

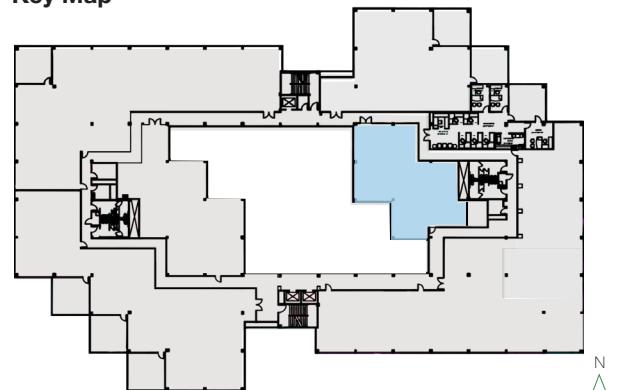


Floor Plans | 2nd Floor

SUITE 275 | 3,596 SF | Vacant

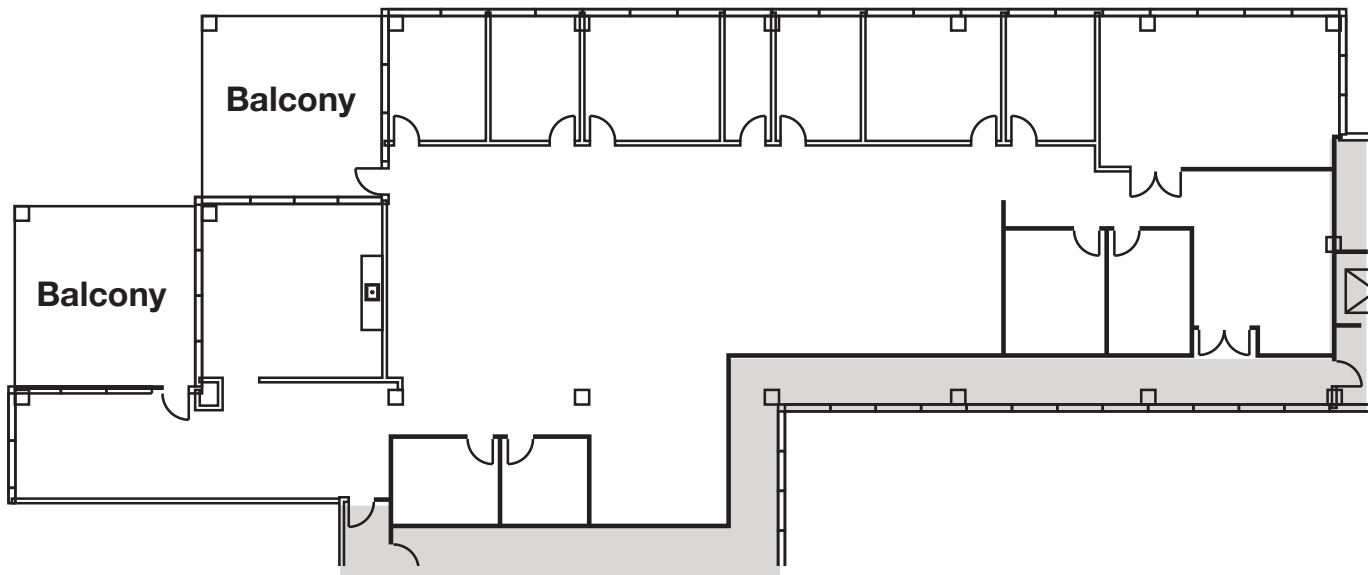


Key Map



Floor Plans | 3rd Floor

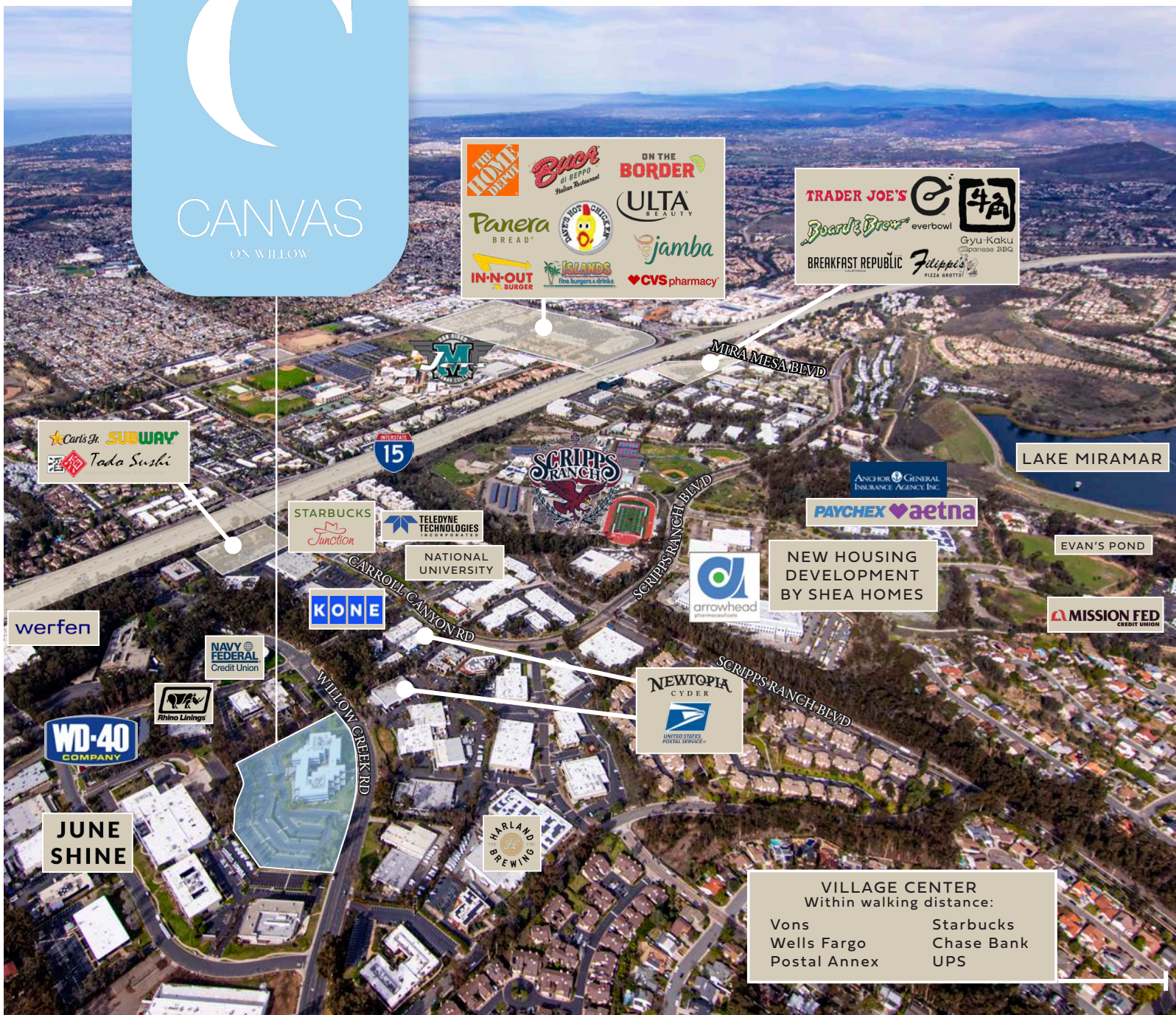
SUITE 350 | 7,916 SF | Vacant



Key Map



Area Overview



VILLAGE CENTER
 Within walking distance:

Vons	Starbucks
Wells Fargo	Chase Bank
Postal Annex	UPS

Day In A Life



Morning Perks

01

Effortless Commute:

Under 30 minutes from Little Italy, Lakeside, or Encinitas.

Coffee Fix:

Four coffee shops right outside your door for that morning boost.

Midday Recharge

02

Fresh Air & Fitness:

Indoor-outdoor gym or scenic walks/runs on Lake Miramar's 5-mile loop.

Lunch Adventure:

E-bike to Mira Mesa Marketcenter for diverse dining and shopping (Trader Joes, Barnes & Noble, Panera Bread, and more!).



Afternoon Unwind

03

Afternoon Unwind:

Happy Hour Haven: Quick stroll to Juneshine, Newtopia Cyder, or Harland Brewing for post-work relaxation.

The SUMA Experience at 10089 Willow Creek Blvd

At 10089 Willow Creek Blvd, our collaboration with SUMA, The Property Experience Company™, redefines the essence of a modern workspace. It's an intentional evolution from a beautiful structure to a truly connected and dynamic environment, designed to enrich the professional lives of those within its walls.

SUMA's philosophy centers on transforming a physical space into a living, breathing ecosystem. This translates into tangible benefits that elevate the daily experience for every individual in the building:



A Cultivated Community:

SUMA fosters a vibrant sense of community, transforming common areas and courtyards into natural gathering spaces. This intentional design encourages spontaneous interaction and collaboration, creating an atmosphere where connections flourish organically.



Integrated Well-being:

SUMA's vision extends to harmonizing the property's features with personal well-being. Our indoor-outdoor athletic club and the picturesque trails around Lake Miramar are not merely amenities but integral extensions of the workday, offering rejuvenating opportunities for both physical activity and mental clarity.



Operational Harmony:

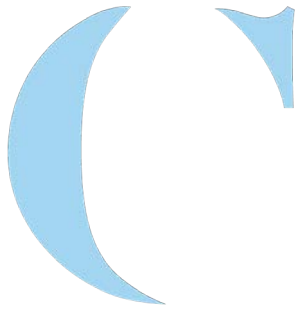
With SUMA, an unwavering commitment to operational excellence ensures a consistently seamless and responsive environment. Their proactive management of every detail, from maintenance to communication, creates an effortless experience, allowing your team to focus on their core objectives.



A Partnership in Progress:

SUMA's approach is characterized by a dedication to continuous improvement and tenant satisfaction. Their proven expertise ensures an environment that not only supports but actively enhances the growth and success of the businesses and individuals who call 10089 Willow Creek Blvd home.

[VISIT WEBSITE](#)



CANVAS

ON WILLOW

For More Information, Please Contact:

Scott Kincaid

Senior Vice President
Lic. 01228565
T +1 858 546 4691
scott.kincaid@cbre.com

Chris Williams

Senior Vice President
Lic. 01791013
T +1 858 646 4743
chris.williams1@cbre.com

Victoria Soto

Associate
Lic. 02139648
T +1 858 546 2675
victoria.soto@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. You 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. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.



CBRE