

STONECREST

9635 / 9645 / 9655 / 9665

GRANITE RIDGE DRIVE, SAN DIEGO, CA

CBRE



PENDULUM
PROPERTY PARTNERS



OUTDOOR COLLABORATION SPACES



TENANT LOUNGE



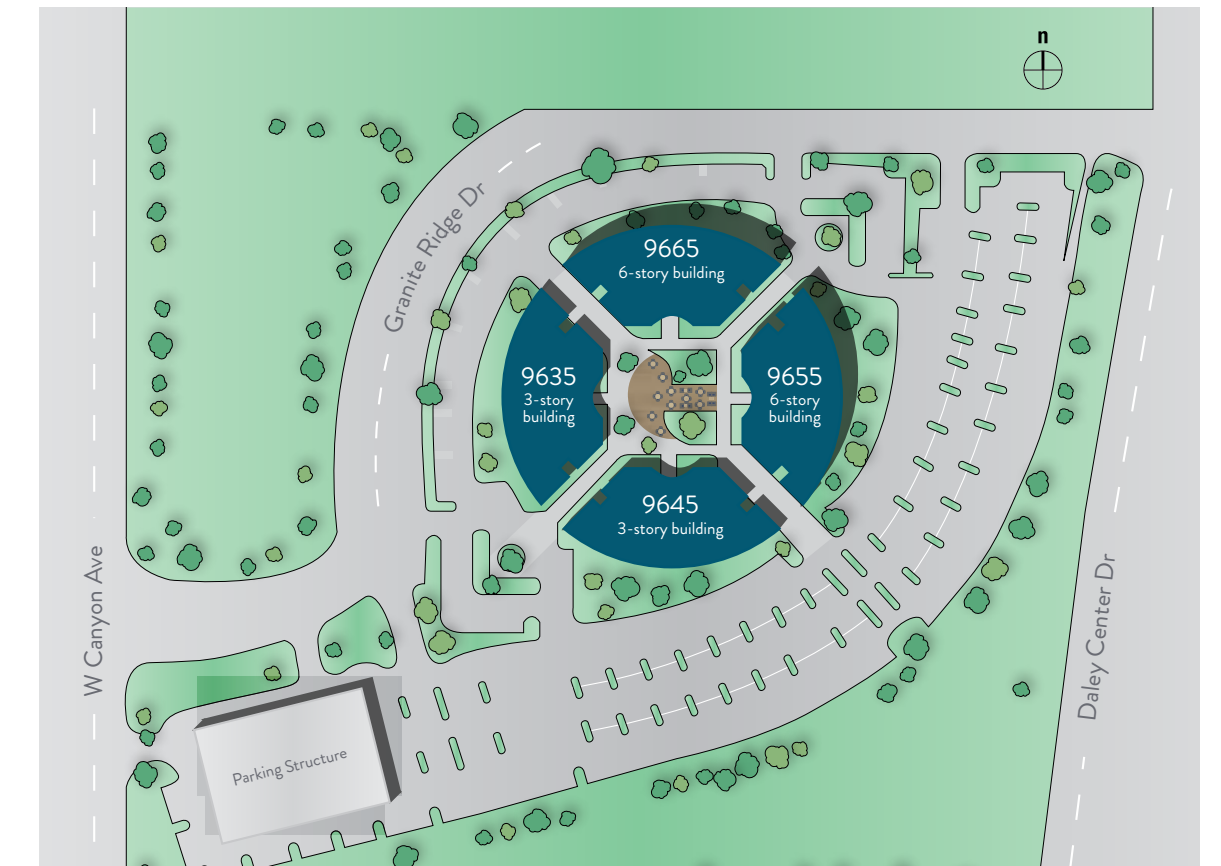
MODERNIZED COMMON AREAS



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



STON

MARK



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

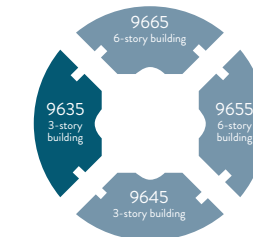
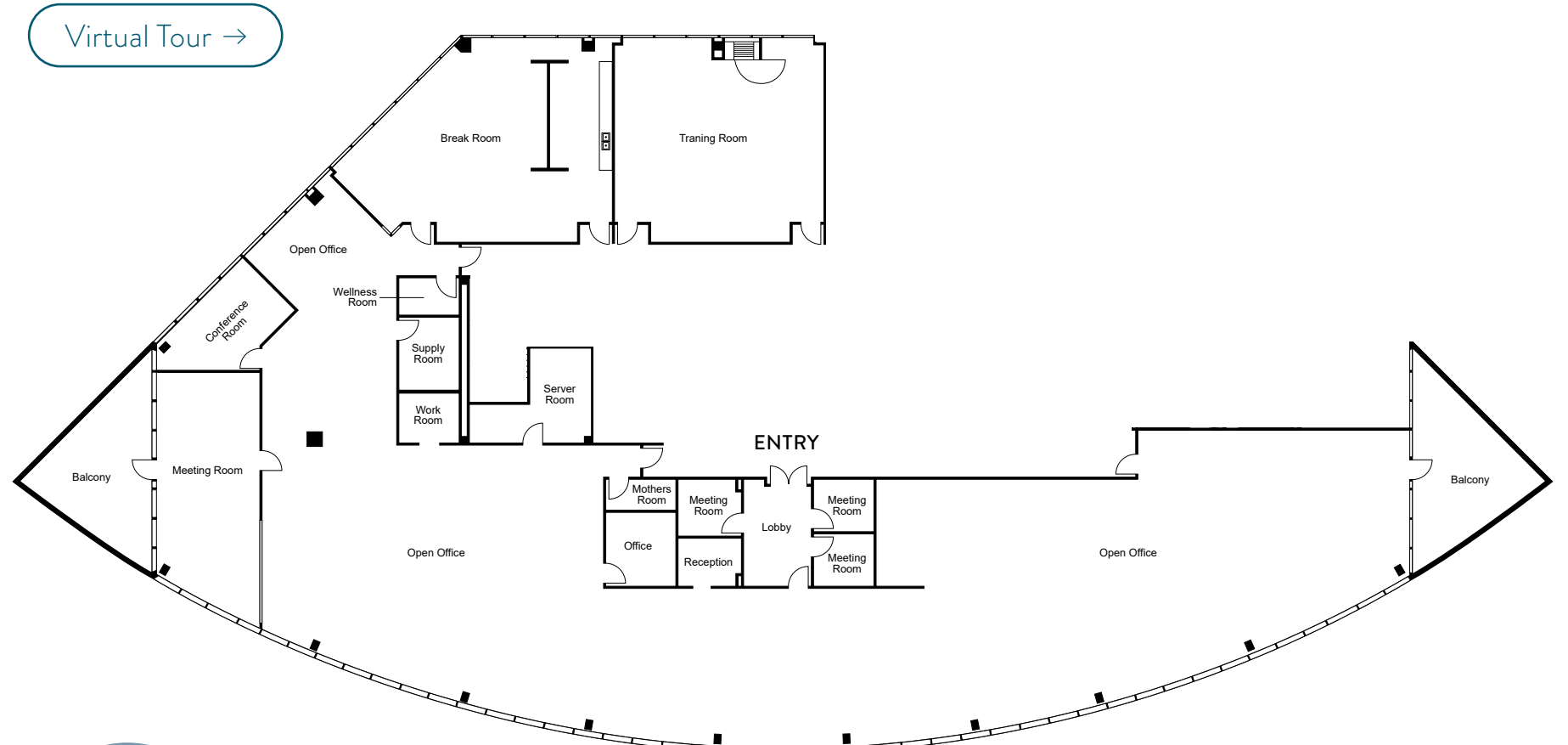
| SUITE | RSF | AVAILABILITY | NOTES | VIRTUAL TOUR |
|---------------------------------|--------------|--------------|---|----------------------------|
| 9635 GRANITE RIDGE DRIVE | | | | |
| 200 | 14,939 | Immediately | Full floor availability. 2nd generation space with two private patios and open area 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 | | | | |
| 300/310 | 18,925 | Immediately | Full floor availability totaling 18,925 RSF. | |
| 300 | 13,175 | Immediately | Space is currently in shell condition. | |
| 310 | 5,750 | Immediately | Double door entry with 9 window line private offices, reception area, open office area, large conference room and break room. | |
| 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. | |
| 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 200: 14,939 RSF
Available Immediately

AS-BUILT PLAN - FF&E INCLUDED



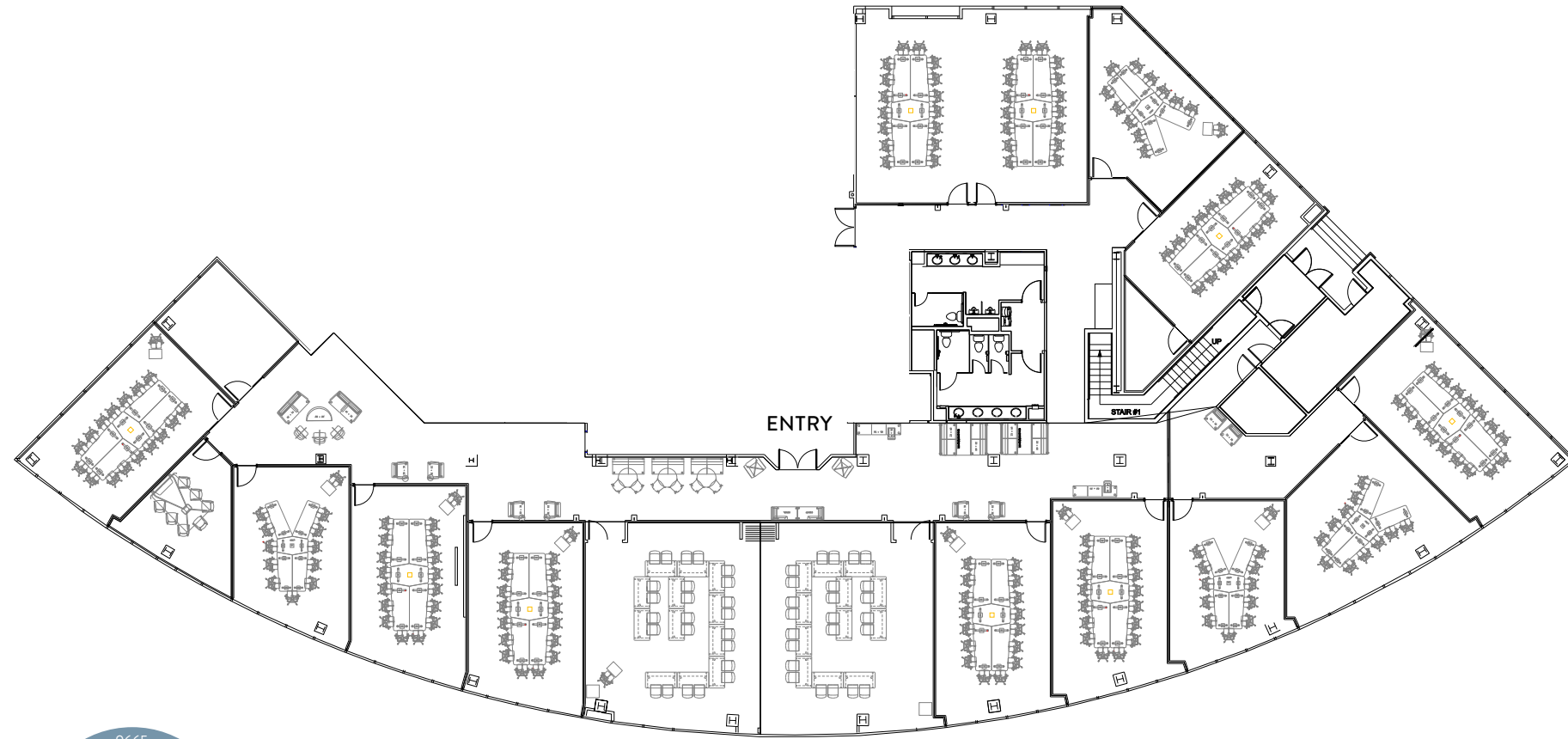
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9645 GRANITE RIDGE DRIVE

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

Available Immediately

AS-BUILT PLAN



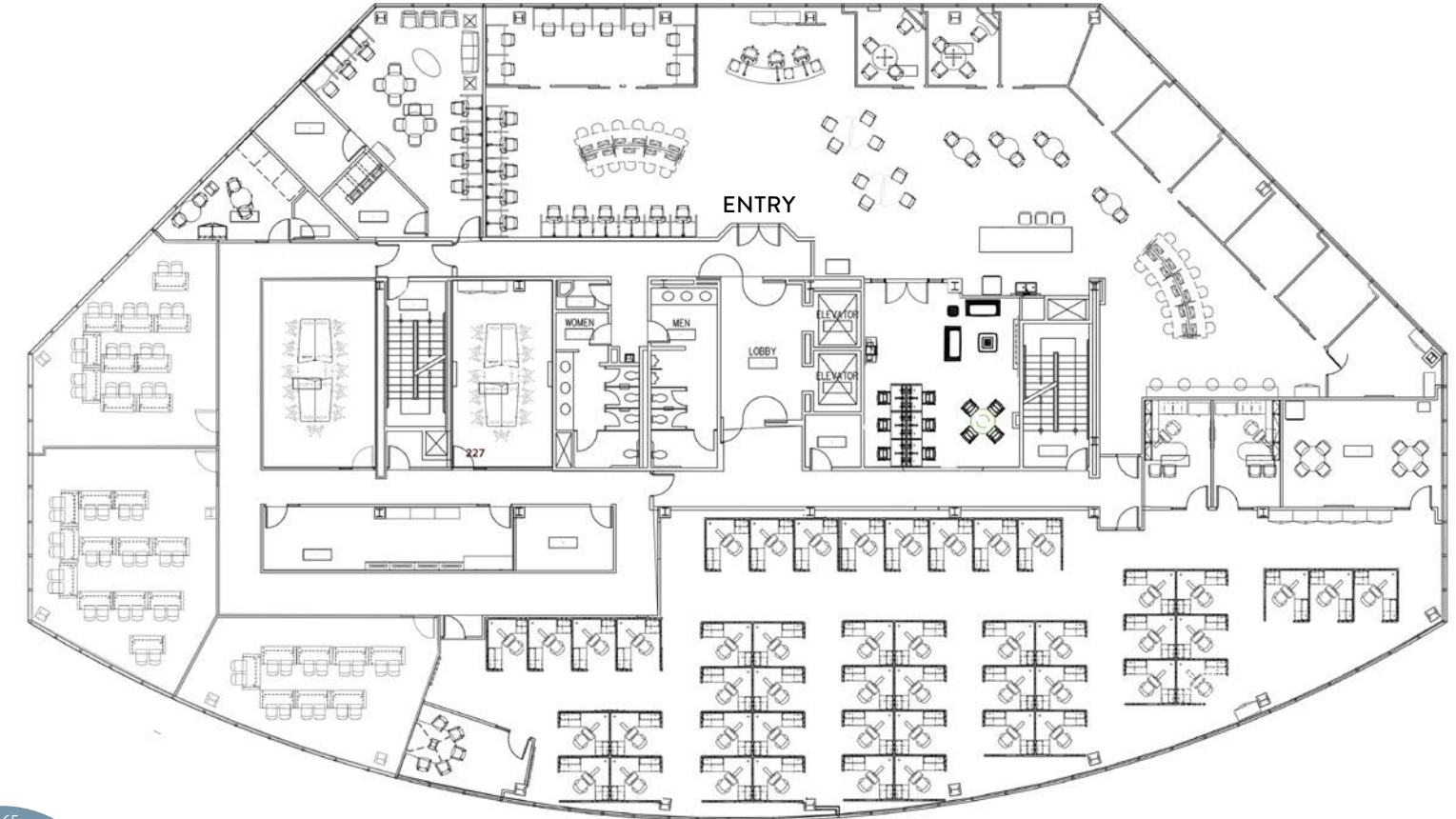
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9645 GRANITE RIDGE DRIVE

Second Floor: 18,930 RSF

Available Immediately

AS-BUILT PLAN

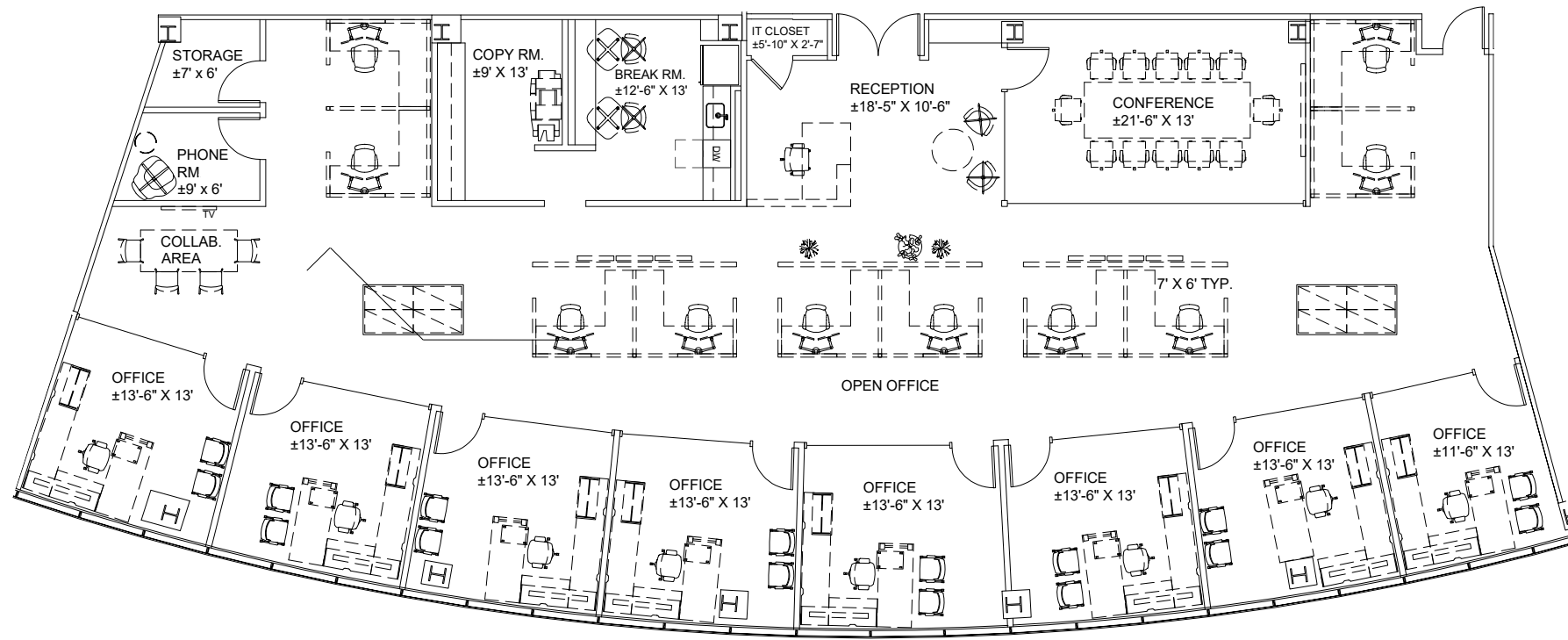


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9655 GRANITE RIDGE DRIVE

Suite 350: 4,881 RSF
Available Immediately

HYPOTHETICAL PLAN

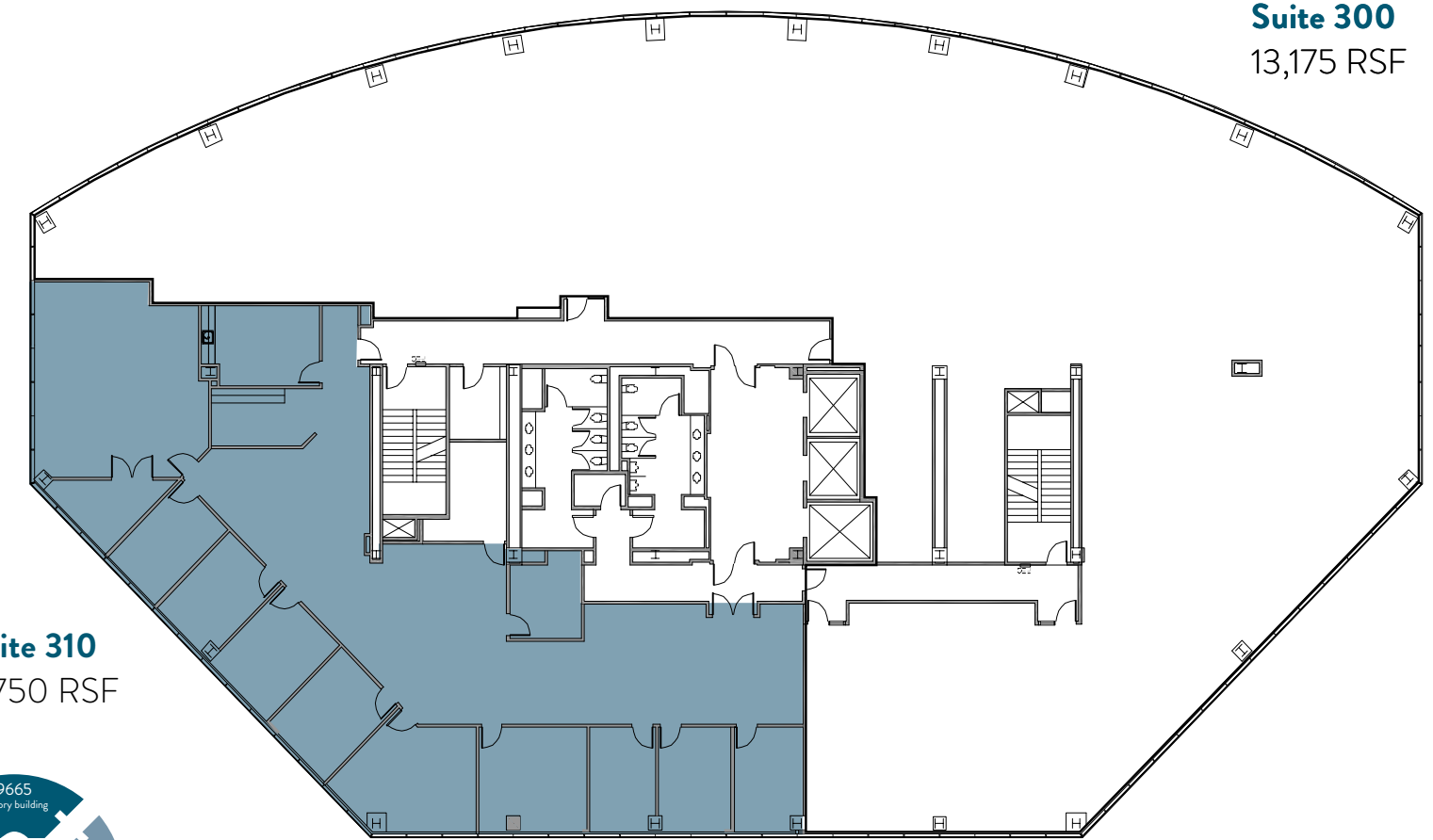


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9665 GRANITE RIDGE DRIVE

Suites 300 & 310: 18,925 RSF
Available Immediately

AS-BUILT PLAN



Suite 310
5,750 RSF

Suite 300
13,175 RSF



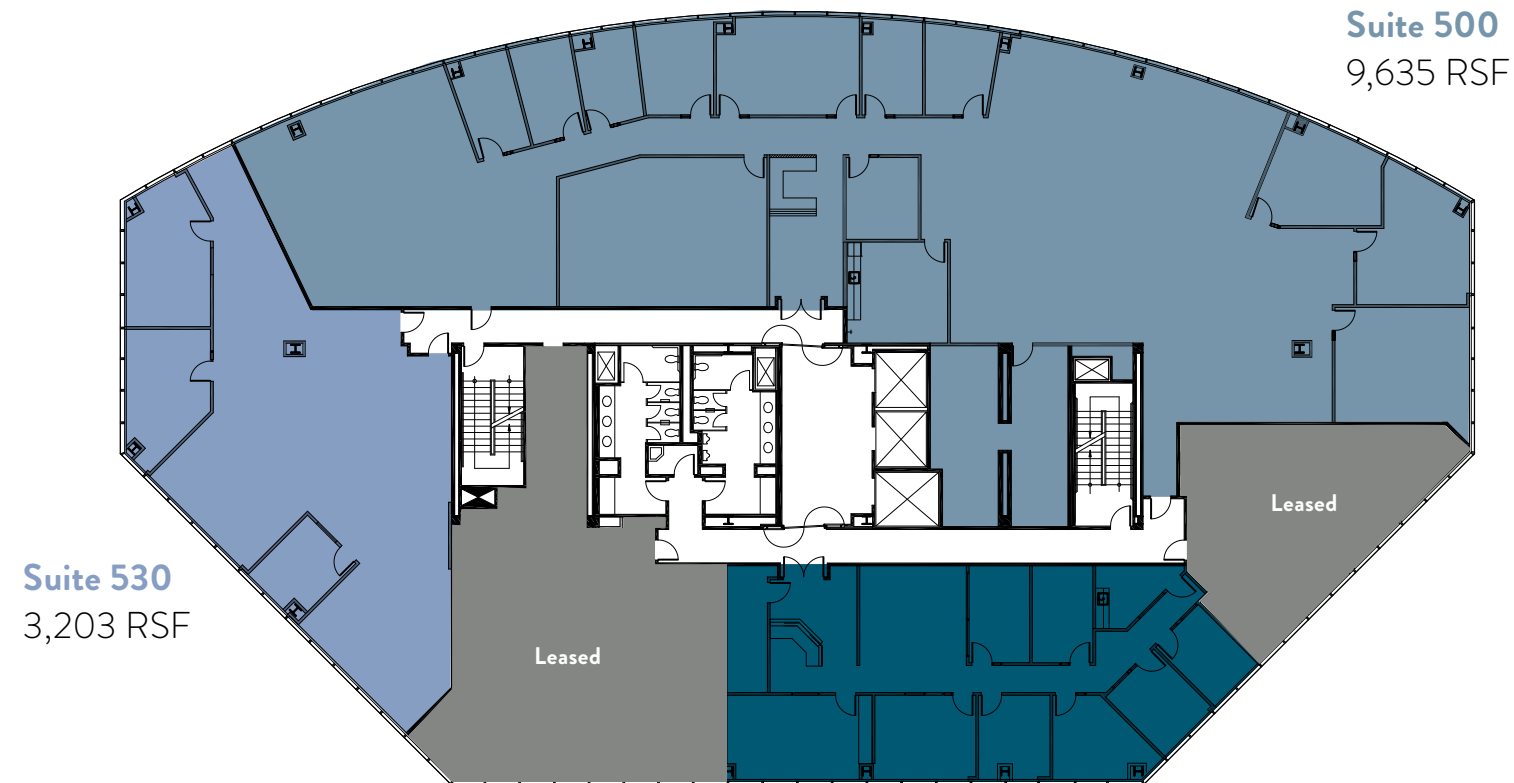
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9665 GRANITE RIDGE DRIVE

Suites 500, 530 & 550

Available Immediately

AS-BUILT PLAN



Suite 500
9,635 RSF

Suite 530
3,203 RSF

Suite 550
2,695 RSF



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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PENDULUM
PROPERTY PARTNERS