

FOR LEASE

5050 MURPHY CANYON RD, SAN DIEGO, CA 92123



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DRE # 01476024

LEASE SUMMARY

THE PROPERTY

Unlock the potential of your business at **5050 Murphy Canyon Rd, San Diego, CA 92123**. This highly visible, centrally located property offers a premier leasing opportunity in the heart of Kearny Mesa. Featuring modern design, adaptable floor plans, and professional-grade amenities, the space is well-suited for a range of office users. With excellent freeway access, strong surrounding demographics, and a business-friendly environment, **5050 Murphy Canyon** provides the ideal setting for growth, productivity, and long-term success.

Schedule a viewing today and be prepared to be impressed. *Contact advisor for more details.*



LEASE SUMMARY

PROPERTY DETAILS

LEASE RATE	Contact Advisor	LOCATION	Kearny Mesa, San Diego, CA
PROPERTY TYPE	Office, Medical	FLOORS	2
BUILDING SIZE	±28,714 SF	ELEVATOR	Yes
LOT SIZE	±135,907 SF	PARKING	3.83/1,000 SF (100 Spaces)
TENANCY	Multiple	ZONING	IL-2-1
LOBBY STAIRWELL	Yes	APN	369-201-07





LEASE SUMMARY

SPACE(S) AVAILABLE

SUITE	SPACE SIZE	POTENTIAL USES	LEASE RATE
200	±8,656 SF	Office, Medical With the potential to demise	Contact Advisor

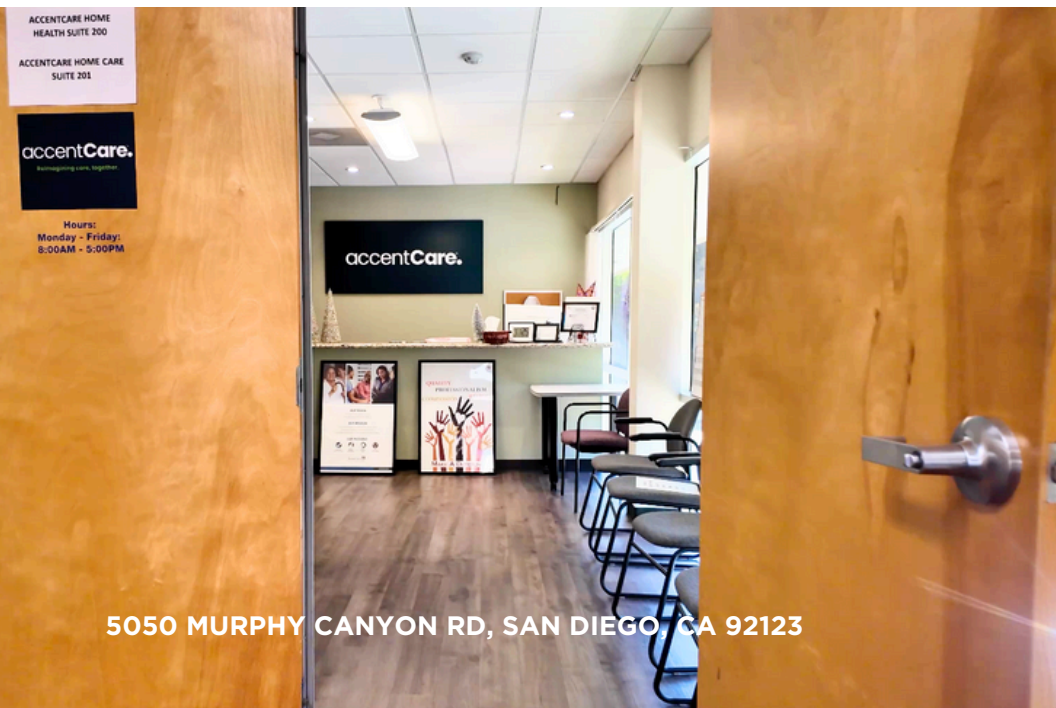
SUMMARY

Suite 200 shares the second floor of this elevator served building with only one other tenant. Walk up the centrally located open staircase or ride the elevator and come to a 2nd floor lobby where the door to suite 200 can be found. A waiting room leads to 24 offices of varying sizes (most with window line/on the perimeter), large bull pen able to accommodate approximately 26 cubicles depending on their size, conference rooms, a kitchen/breakroom and rear exit back to the lobby and restrooms. Additionally there is an emergency exit stairwell at the south end of the suite. Views and/or greenery can be seen from all window lined offices.

HIGHLIGHTS

- Waiting Room
- Approx. 24 offices, Most on Window Line
- Bull Pen able to accommodate 26 Cubicle
- Kitchen / Breakroom
- Multi-Stall Common Area Restrooms
- Additional Common Area Shower / Restroom

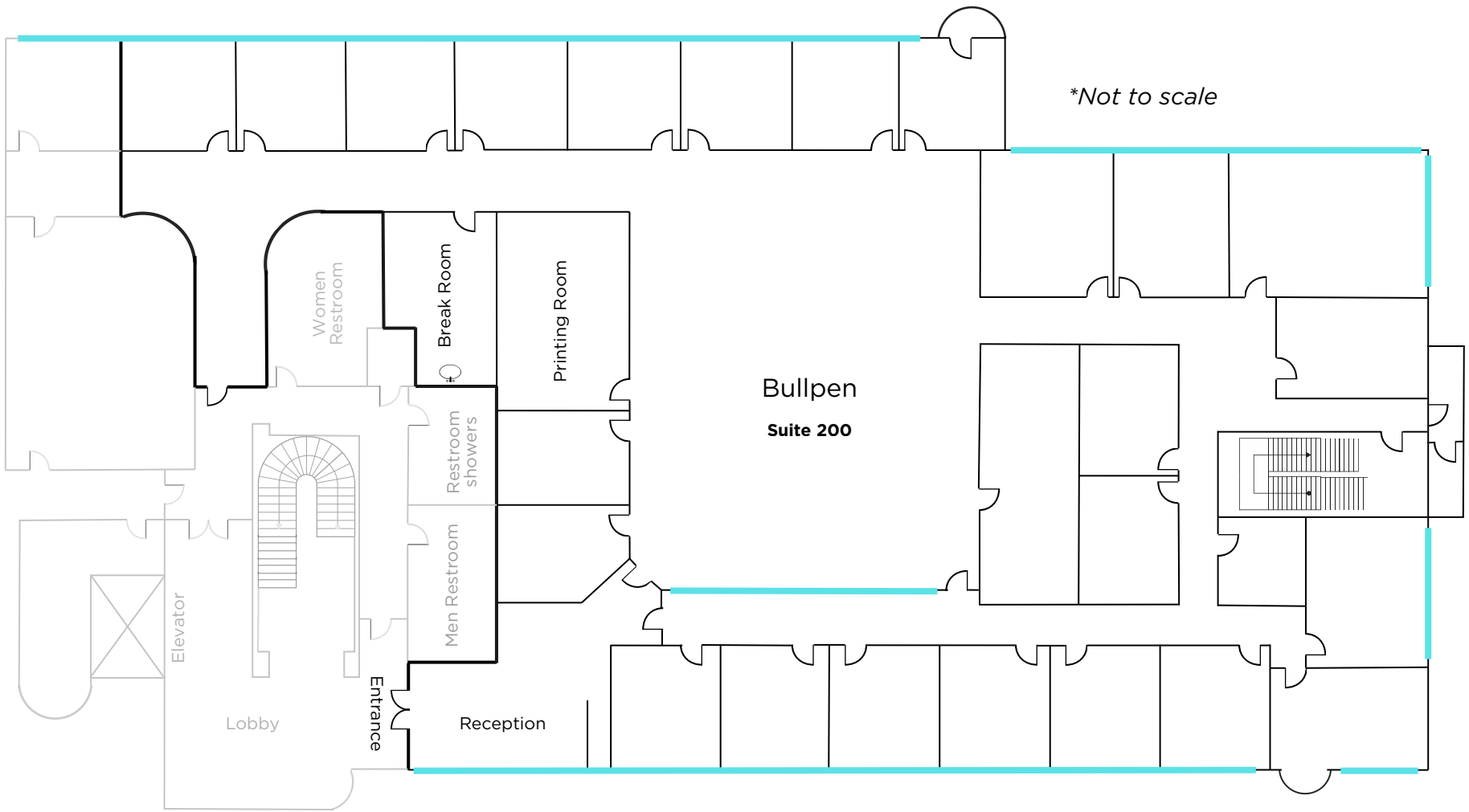
PROPERTY IMAGES | STE 200



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FLOOR PLAN



— Lobby — Suite 200 — Window

SITE PLAN



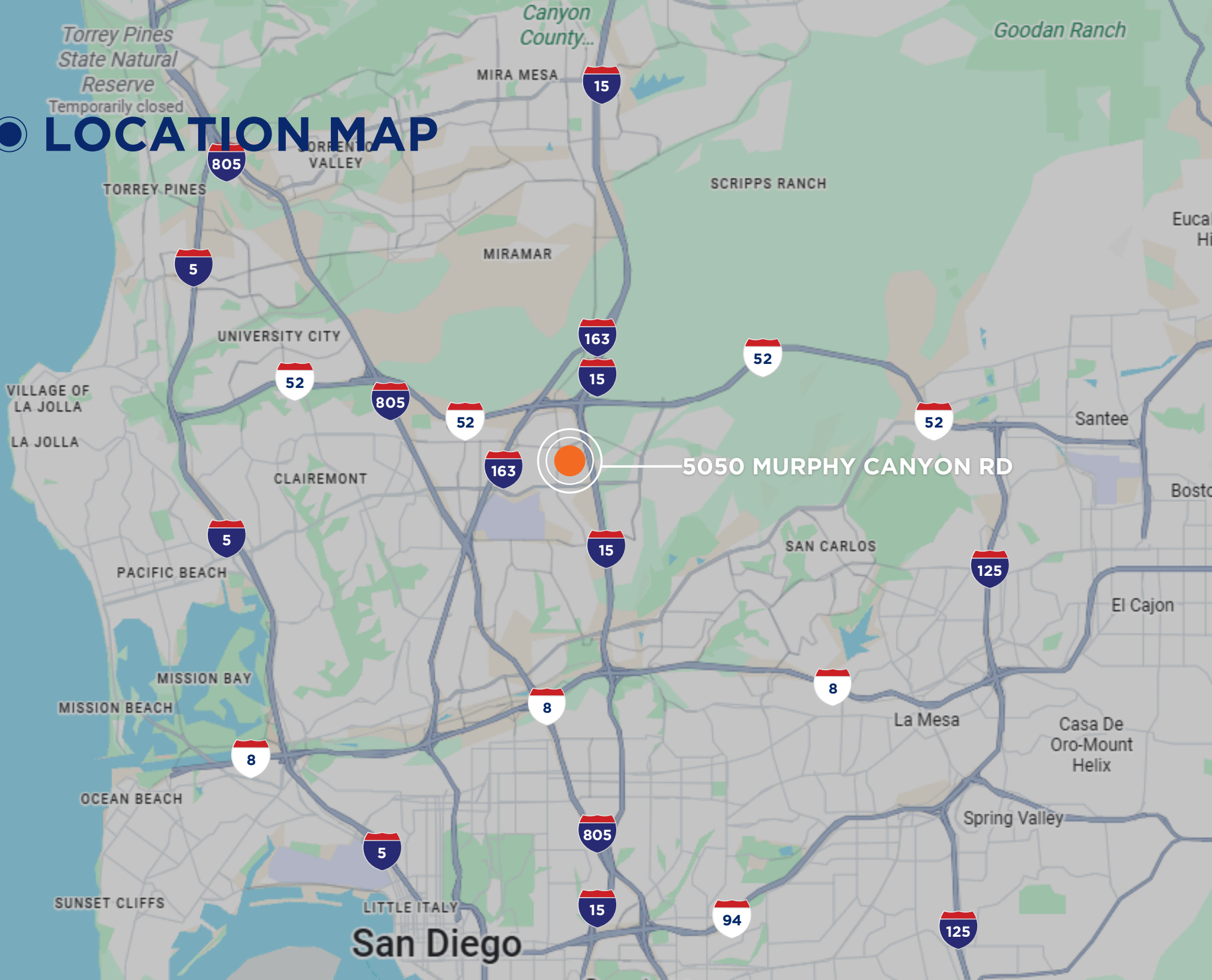
LOCATION SUMMARY



KEARNY MESA, SAN DIEGO, CA

Located in the heart of Kearny Mesa, this property offers immediate access to major freeways (I-805, SR-163, SR-52) and public transit, ensuring seamless connectivity across San Diego. Surrounding amenities include a diverse mix of dining, retail, and service options—ideal for tenants looking to enhance employee experience and client convenience. Minutes from Mission Valley, Downtown, and the airport, this central location positions your business for visibility, accessibility, and long-term success.

LOCATION MAP



Torrey Pines State Natural Reserve
Temporarily closed

MIRA MESA

Canyon County...

Goodan Ranch

TORREY PINES VALLEY

TORREY PINES

SCRIPPS RANCH

MIRAMAR

UNIVERSITY CITY

VILLAGE OF LA JOLLA
LA JOLLA

CLAIREMONT

PACIFIC BEACH

SAN CARLOS

MISSION BAY
MISSION BEACH

OCEAN BEACH

La Mesa

SUNSET CLIFFS

LITTLE ITALY

San Diego

Casa De Oro-Mount Helix

Spring Valley

5050 MURPHY CANYON RD

NEARBY RETAILERS

HAZARD VILLAGE RETAIL CENTER

INTERSTATE RETAIL CENTER

CLAIREMONT MESA BLVD

RUFFIN VILLAGE SHOPPING MALL

5050 MURPHY CANYON RD

RUFFIN RD

I-15

LIGHTWAVE AVE

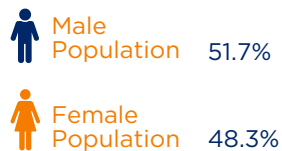
RUFFIN CT

DEMOGRAPHICS

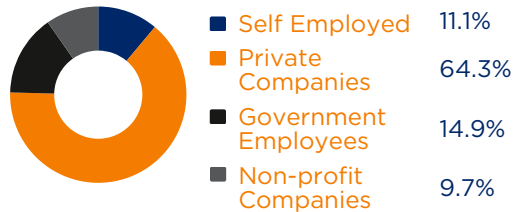
KEARNY MESA, SAN DIEGO, CA

Kearny Mesa is a thriving commercial and employment hub with a population of over 30,000 within a 1-mile radius and more than 200,000 residents within 5 miles. The area has a strong daytime population driven by major employers in healthcare, tech, defense, and logistics. The average household income exceeds \$85,000, and the area draws a diverse, educated workforce. With ongoing mixed-use development and a growing residential base, Kearny Mesa continues to evolve as a strategic business destination in central San Diego.

POPULATION



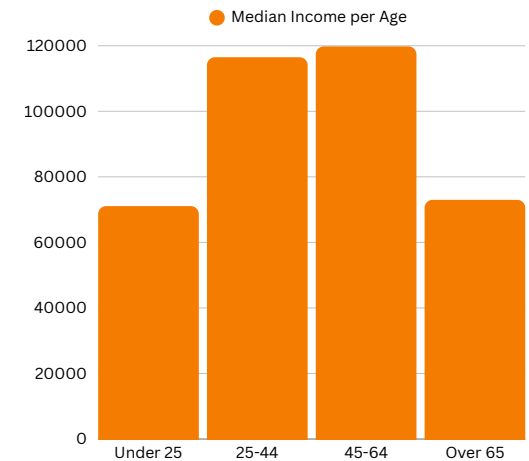
EMPLOYMENT



HOUSEHOLDS



INCOMES



By Point2homes. Demographic data shown in this section was gathered from the latest U.S. Census Bureau release.



DISCLAIMER

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DISCLAIMER STATEMENT:

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