

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



CHANCELLOR PARK



AVAILABILITY

BUILDING	SUITE	RSF	AVAILABILITY
4510	202	1,219	VACANT
	P9	1,744	7/1/26
	P10	1,386	VACANT

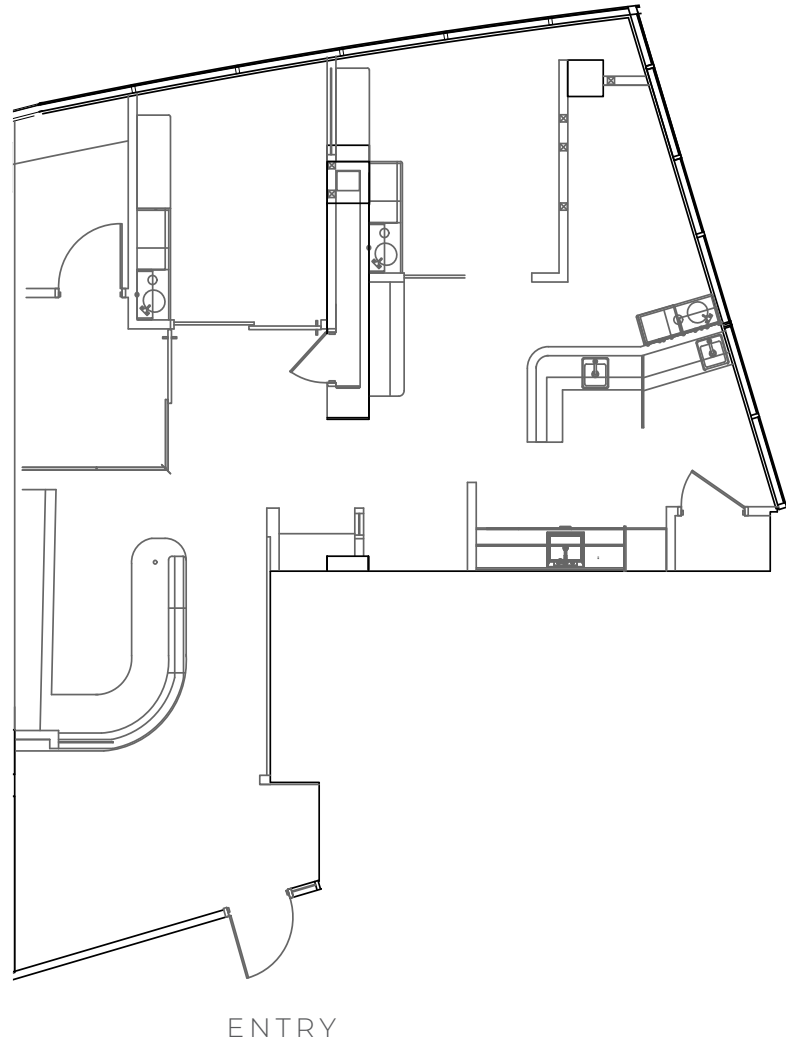
BUILDING	SUITE	RSF	AVAILABILITY
4520	200	1,503	VACANT
	230	2,802	7/1/26
	250	1,456	VACANT
	300*	6,031	VACANT
	340	1,368	VACANT
	350*	4,888	VACANT

*Can be combined for 10,919 SF

CHANCELLOR PARK

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

CURRENT LAYOUT

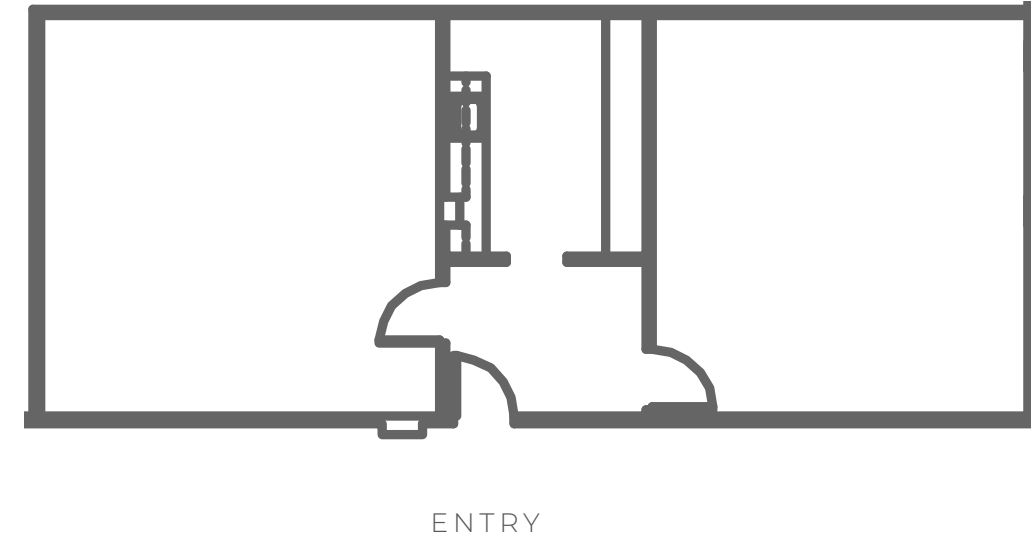


4510 EXECUTIVE DRIVE
SUITE 202 | 1,219 SF

CHANCELLOR PARK

SUITE P9 | 1,744 SF
ASKING RATE: NEGOTIABLE
AVAILABLE: 3/1/26

CURRENT LAYOUT

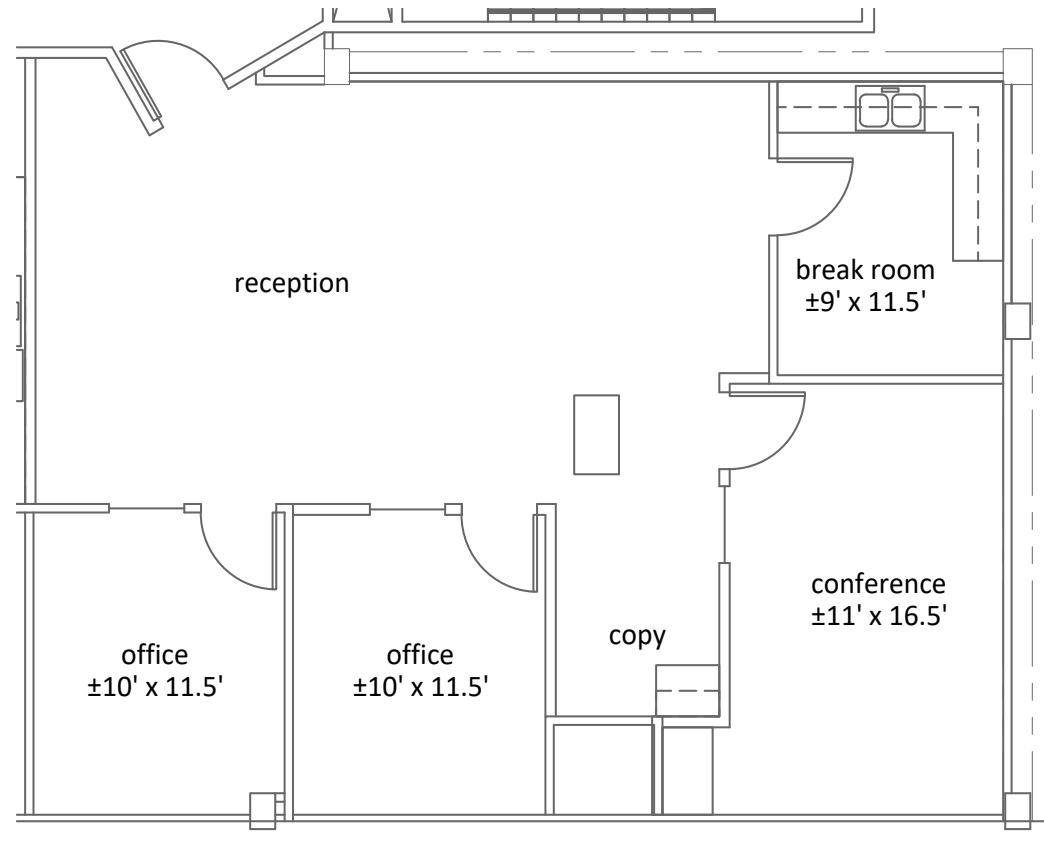


4510 EXECUTIVE DRIVE
SUITE P9 | 1,744 SF

CHANCELLOR PARK

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

CURRENT LAYOUT

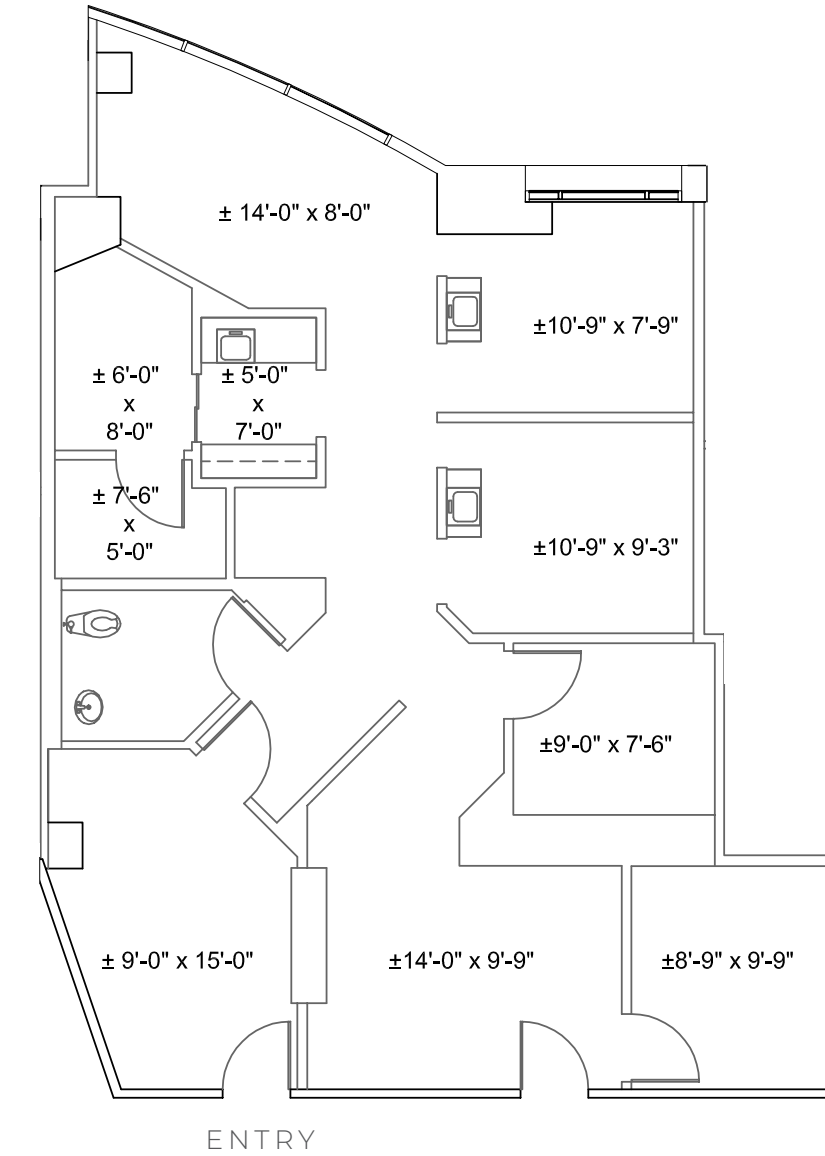


4510 EXECUTIVE DRIVE
SUITE P10 | 1,386 SF

CHANCELLOR PARK

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

CURRENT LAYOUT

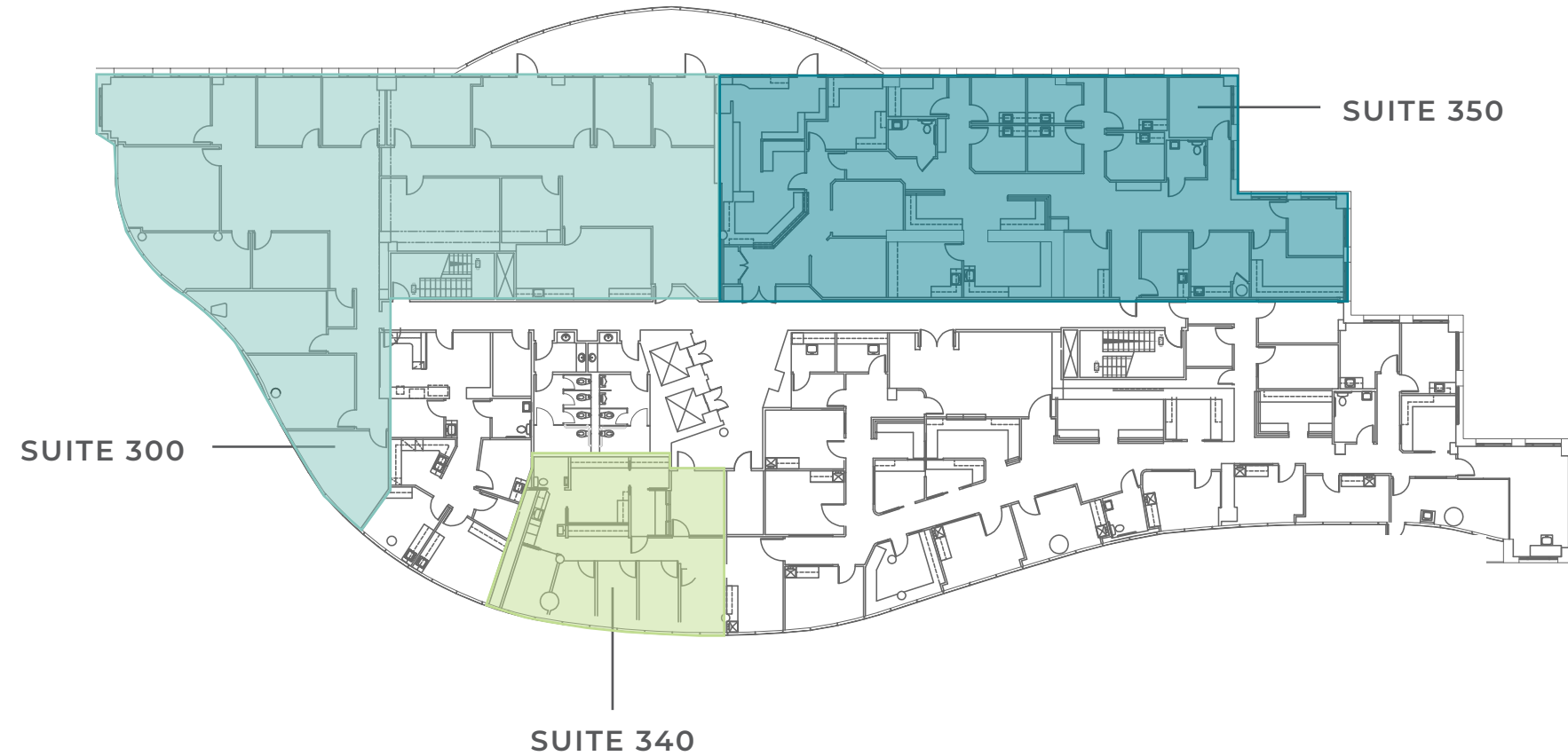


4520 EXECUTIVE DRIVE
SUITE 200 | 1,503 SF

CHANCELLOR PARK

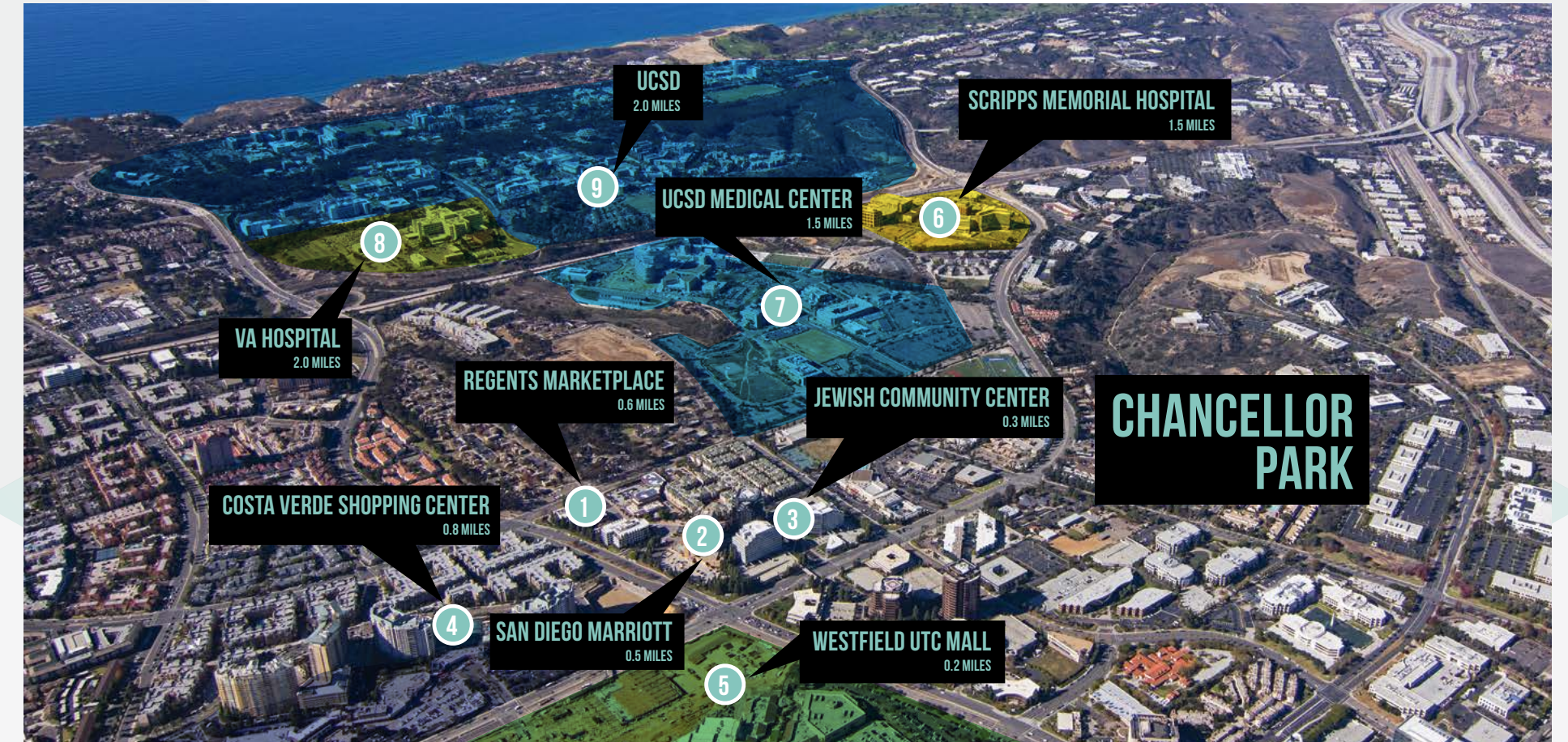
SUITES 300, 340 & 350

- SUITE 300*: 6,031 SF
 - SUITE 340: 1,368 SF
 - SUITE 350*: 4,888 SF
- *Can be combined for 10,919 SF



4520 EXECUTIVE DRIVE
SUITE 300, 340 & 350

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

- Sephora
Sweetfin Poke
Napizza
- 6 SCRIPPS MEMORIAL HOSPITAL LA JOLLA**
- 7 UCSD MEDICAL CENTER**
- 8 VA HOSPITAL**
- 9 UCSD**

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