

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	P9*	1,744	8/1/26
	P10*	1,386	VACANT
	202	1,219	VACANT

*Can be combined for 3,130 SF

BUILDING	SUITE	RSF	AVAILABILITY
4520	200	1,503	8/1/26
	230	2,802	8/1/26
	250	1,456	VACANT
	300*	6,031	VACANT
	340	1,368	VACANT

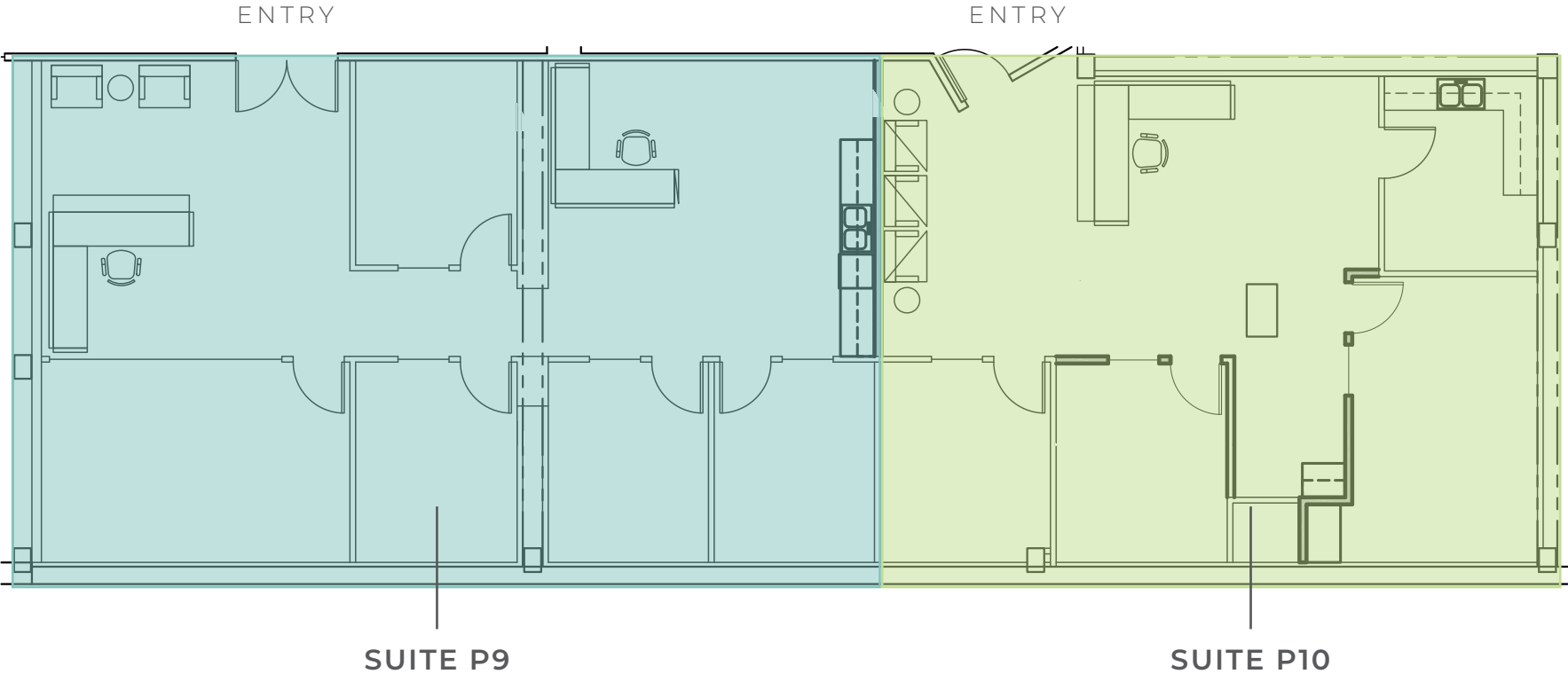
350* 4,888 VACANT

*Can be combined for 10,919 SF

CHANCELLOR PARK

SUITES P9 & P10

- SUITE P9: 1,744 SF
 - SUITE P10: 1,386 SF
- Can be combined for 3,130 SF*



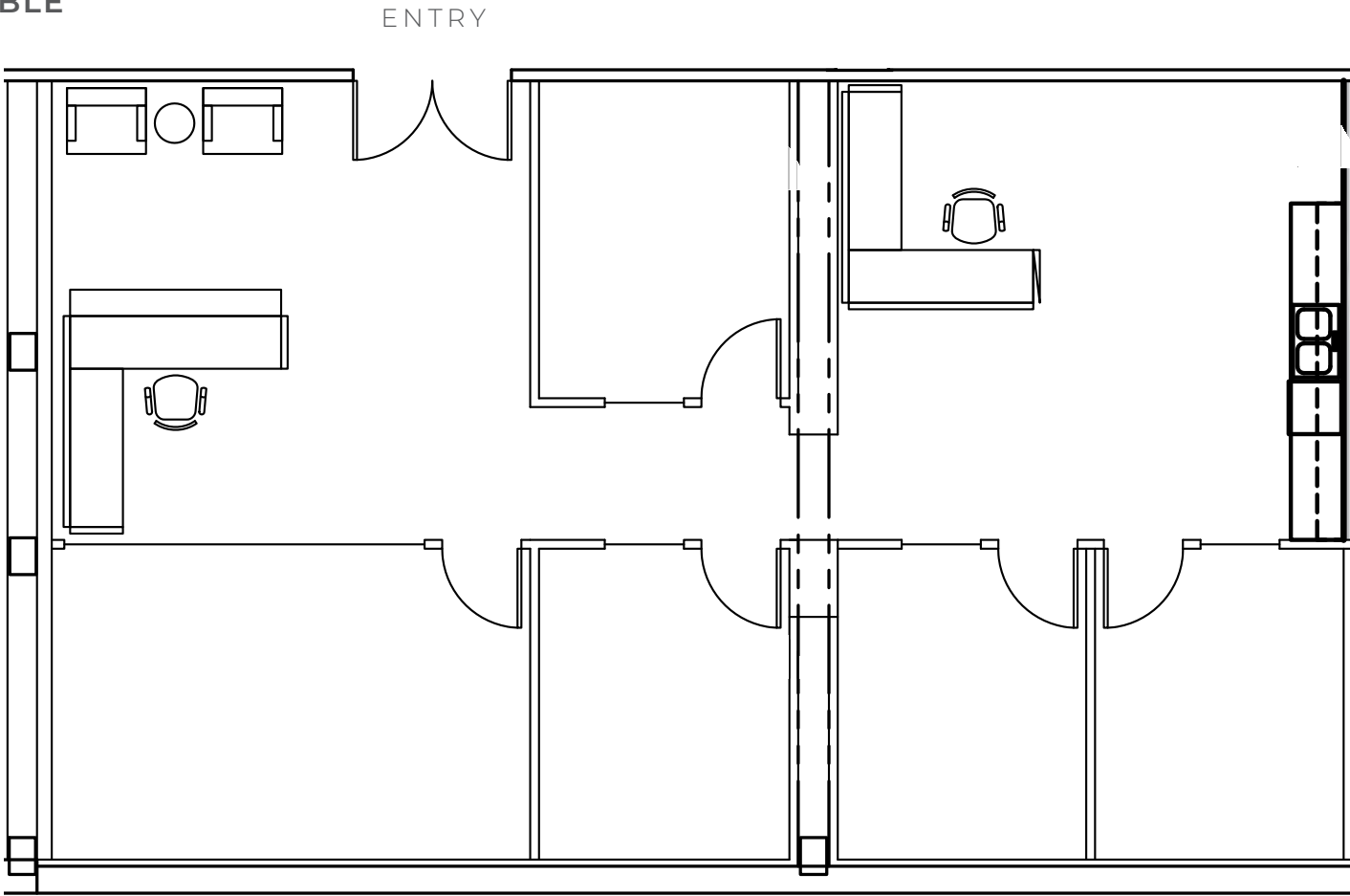
4510 EXECUTIVE DRIVE
SUITE P9 & P10

CHANCELLOR PARK

SUITE P9 | 1,744 SF

ASKING RATE: NEGOTIABLE
AVAILABLE: 8/1/26

CURRENT LAYOUT

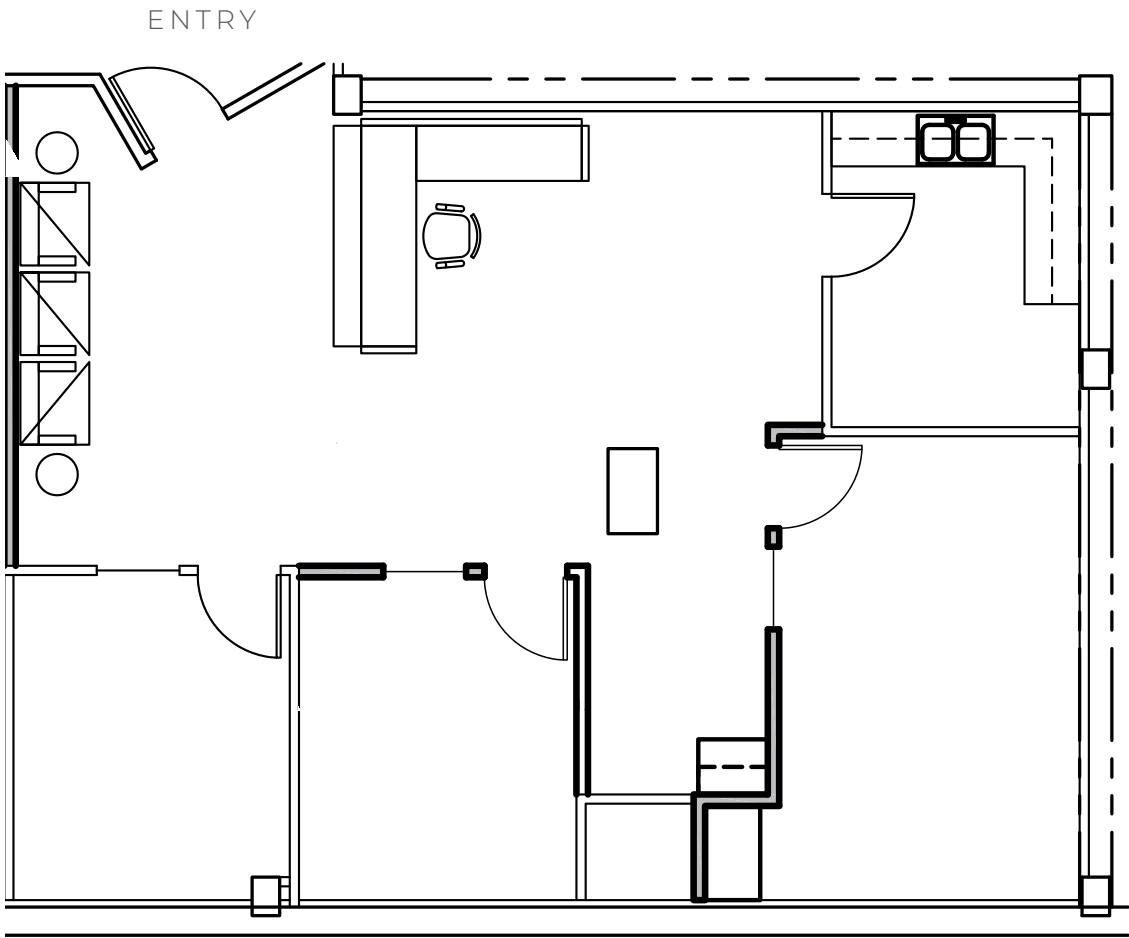


4510 EXECUTIVE DRIVE
SUITE P9 | 1,744 SF

CHANCELLOR PARK

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

CURRENT LAYOUT

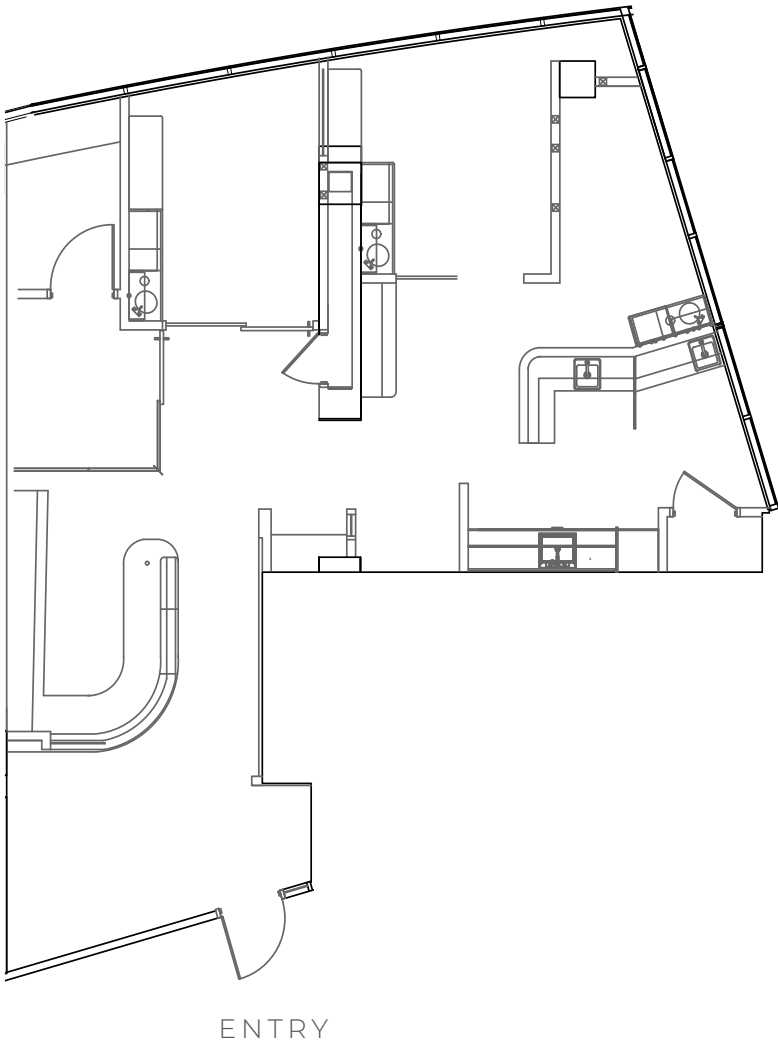


4510 EXECUTIVE DRIVE
SUITE P10 | 1,386 SF

CHANCELLOR PARK

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

CURRENT LAYOUT

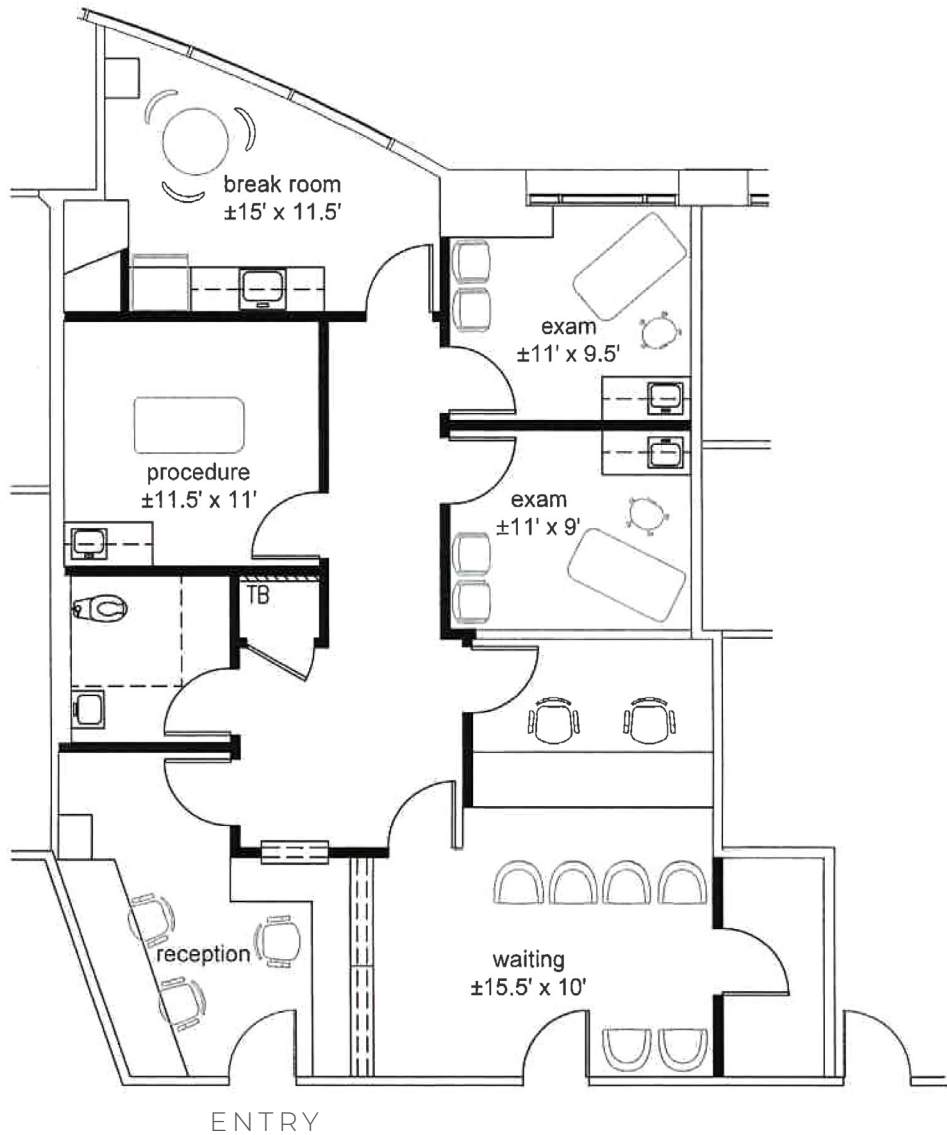


4510 EXECUTIVE DRIVE
SUITE 202 | 1,219 SF

CHANCELLOR PARK

SUITE 200 | 1,503 SF
ASKING RATE: NEGOTIABLE
AVAILABLE: 8/1/26

SPEC SUITE

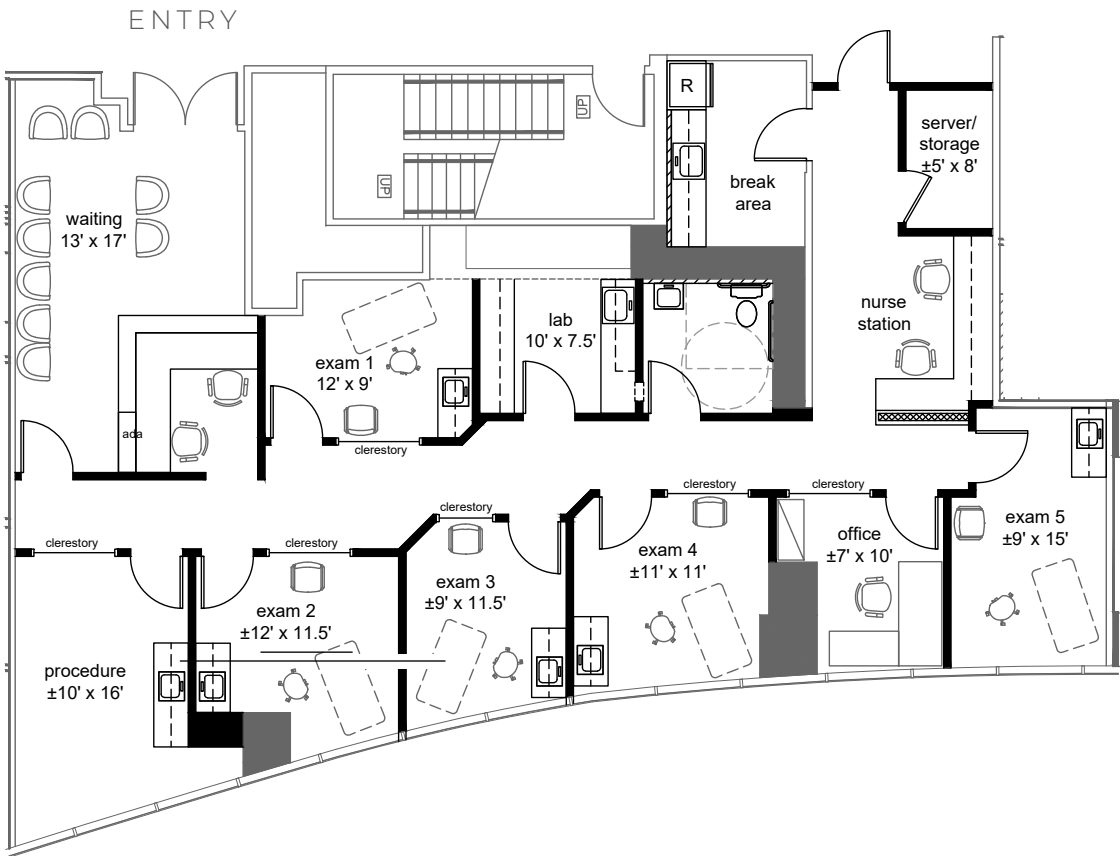


4520 EXECUTIVE DRIVE
SUITE 200 | 1,503 SF

CHANCELLOR PARK

SUITE 230 | 2,802 SF
ASKING RATE: NEGOTIABLE
EST. DELIVERY 8/1/2026

FUTURE SPEC SUITE

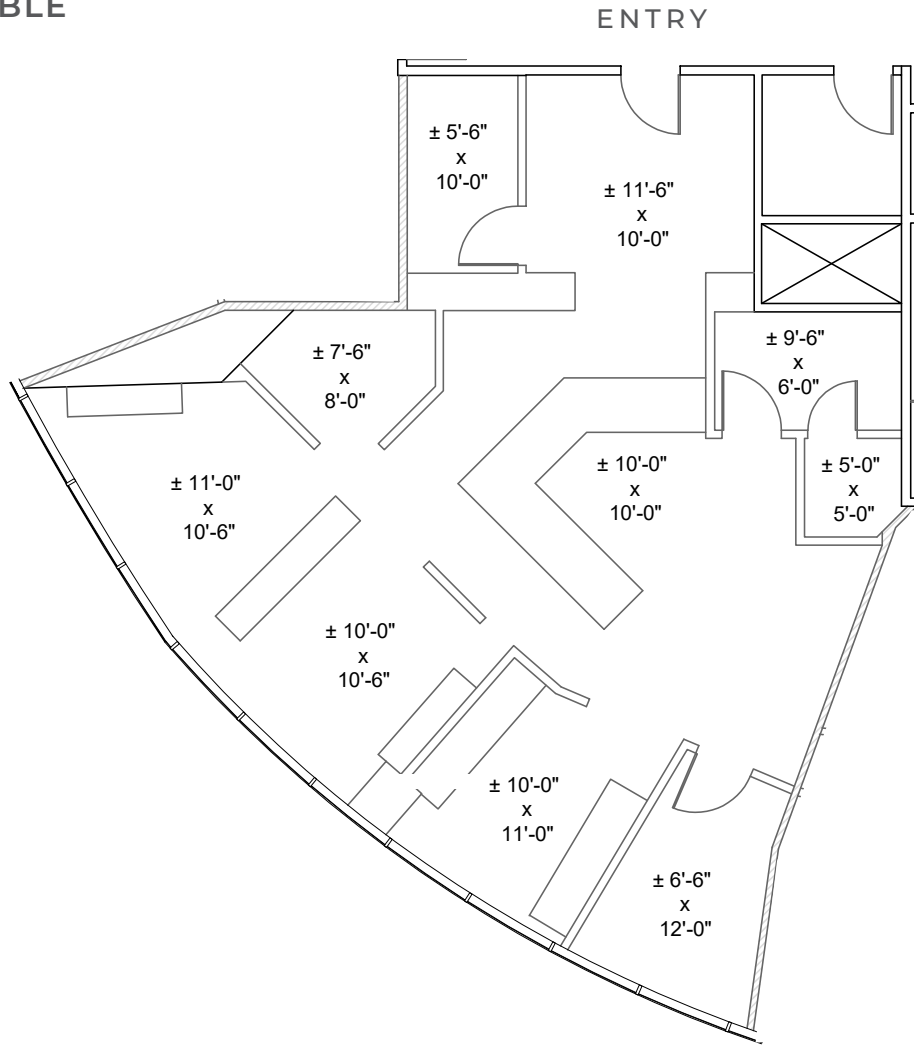


4520 EXECUTIVE DRIVE
SUITE 230 | 2,802 SF

CHANCELLOR PARK

SUITE 250 | 1,456 SF
ASKING RATE: NEGOTIABLE
AVAILABLE NOW

CURRENT LAYOUT



4520 EXECUTIVE DRIVE
SUITE 250 | 1,456 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*



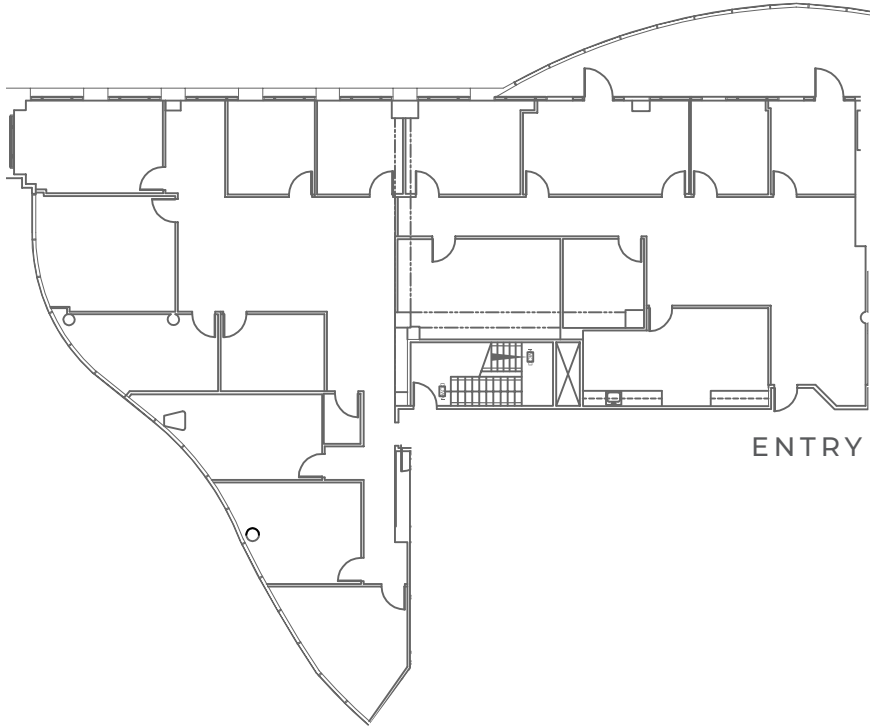
4520 EXECUTIVE DRIVE
SUITE 300, 340 & 350

CHANCELLOR PARK

SUITE 300 | 6,031 SF
ASKING RATE: NEGOTIABLE
AVAILABLE NOW

**Can be combined with Suite 350 for 10,919 SF*

CURRENT LAYOUT



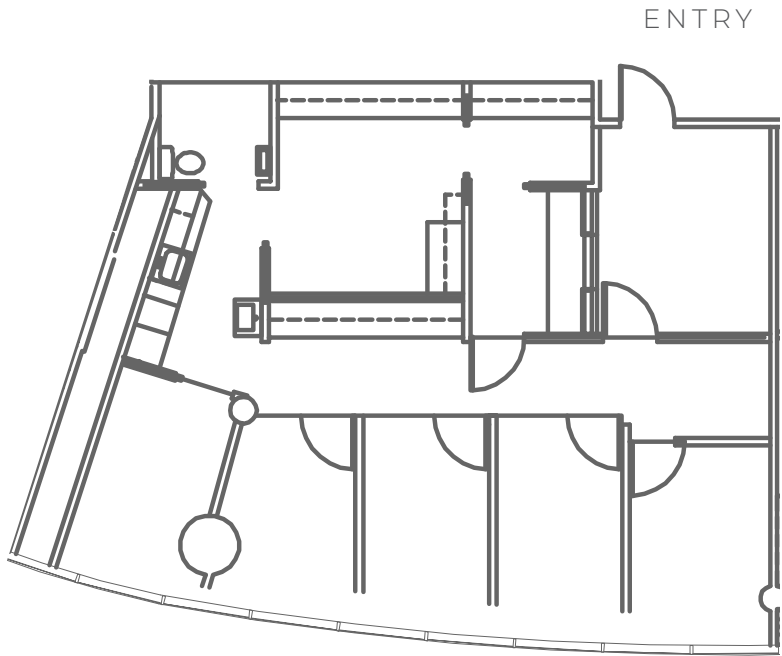
4520 EXECUTIVE DRIVE
SUITE 300 | 6,031 SF



CHANCELLOR PARK

SUITE 340 | 1,368 SF
ASKING RATE: NEGOTIABLE
AVAILABLE NOW

CURRENT LAYOUT



4520 EXECUTIVE DRIVE
SUITE 340 | 1,368 SF

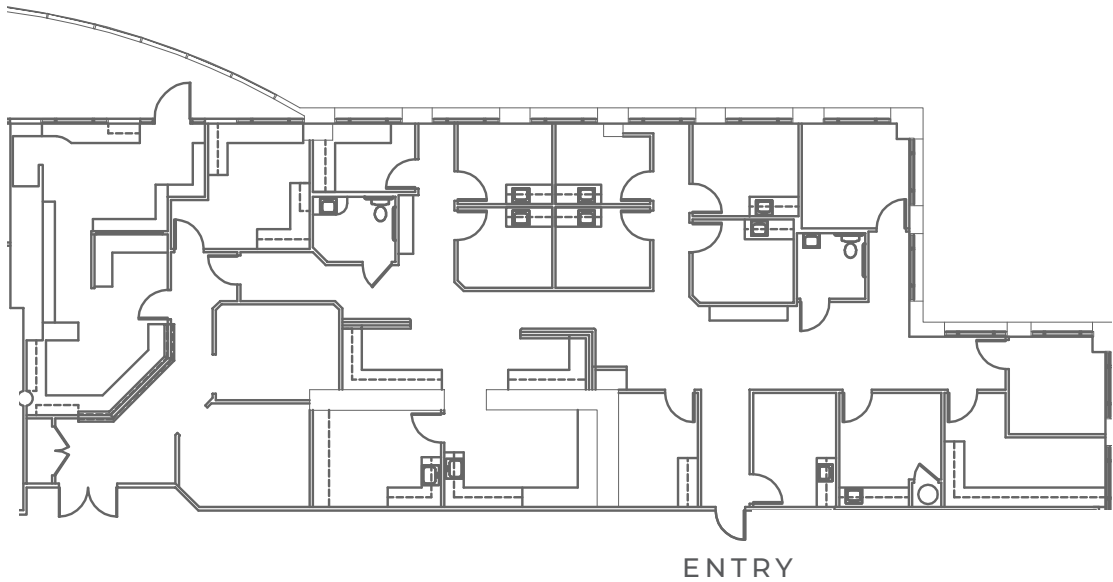


CHANCELLOR PARK

SUITE 350 | 4,888 SF
ASKING RATE: NEGOTIABLE
AVAILABLE NOW

**Can be combined with Suite 300 for 10,919 SF*

CURRENT LAYOUT



4520 EXECUTIVE DRIVE
SUITE 350 | 4,888 SF

AMENITIES MAP



- | | | | | | |
|---|---|--|---|---|---|
| 1 REGENTS MARKETPLACE
Regents Pizzeria
Nozomi
L&L Hawaiian
Papa John's | 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 |
| 2 SAN DIEGO MARRIOTT | | | | | |
| 3 LAWRENCE FAMILY JEWISH COMMUNITY CENTER | | | | | |
| | | | | | 6 SCRIPPS MEMORIAL HOSPITAL LA JOLLA |
| | | | | | 7 UCSD MEDICAL CENTER |
| | | | | | 8 VA HOSPITAL |
| | | | | | 9 UCSD |

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