

CANYON
CORPORATE CENTER
THE CENTER OF IT ALL

3870/3880/3890 Murphy Canyon Road, San Diego, CA 92123



Jones Lang LaSalle Brokerage Inc. Real Estate License #01856260

canyoncorpcenter.com

RESTAURANTS

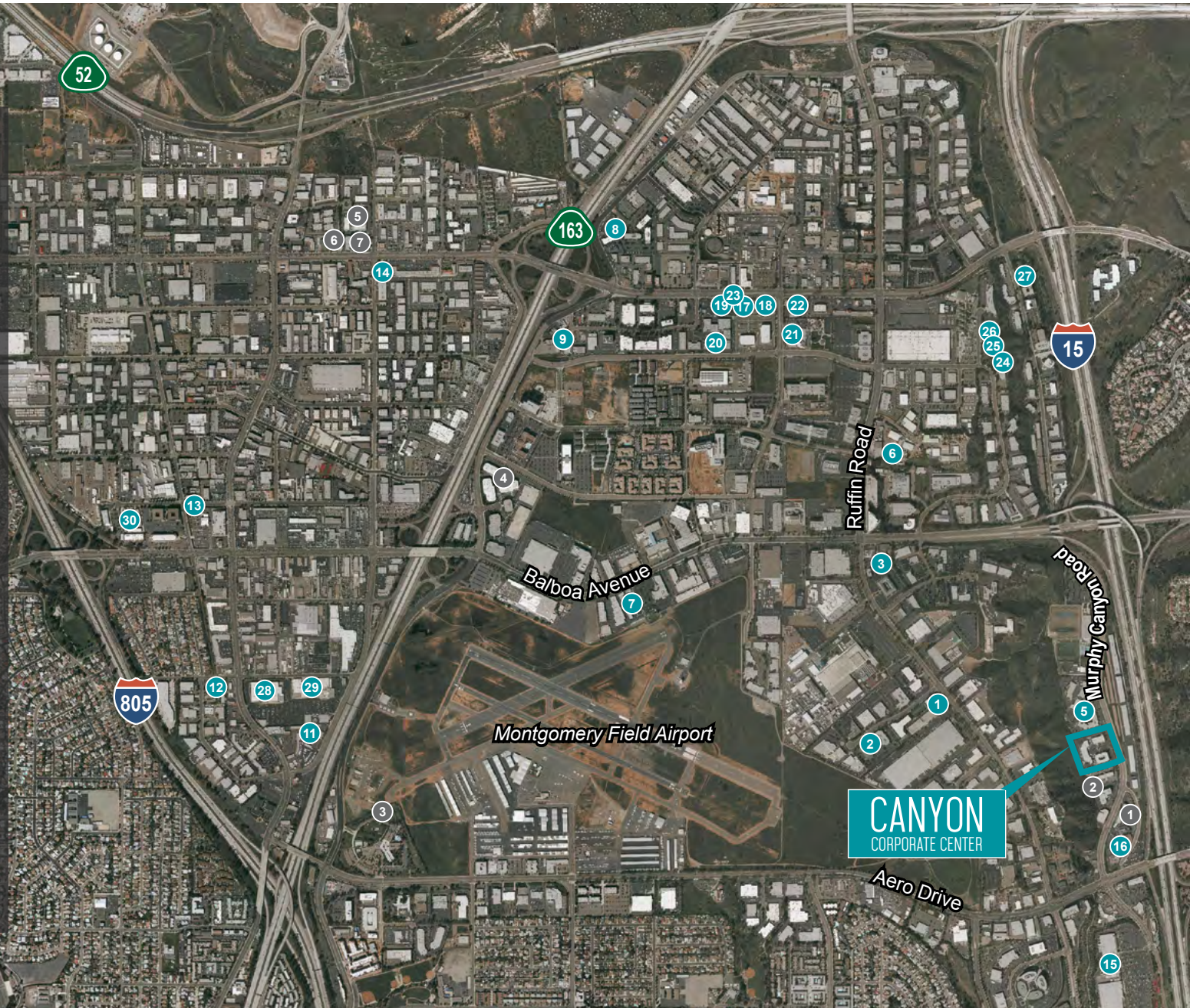
- 1 Good On Ya Diner
- 2 Sky Park Cafe
- 3 Bud's Louisiana Cafe
- 4 Corner Deli and Cafe
- 5 Deli Mart
- 6 Studio Diner
- 7 94th Aero Squadron Restaurant
- 8 Shogun Kobe Restaurant
- 9 Butcher Shop Restaurant
- 10 Pampa's Argentine Grill
- 11 Emerald Restaurant
- 12 Original Pancake House
- 13 Jasmine Seafood Restaurant
- 14 The Godfather Restaurant
- 15 Stonecrest Plaza
 - Vons
 - Baja Fresh
 - Walmart
 - Chevron
 - Fry's
 - Quiznos
 - Starbucks
 - Panda Express
 - Verizon
 - Petsmart
 - Einstein Bros.
 - Payless ShoeSource
 - McDonalds
 - Taco Bell
 - Papa John's Pizza

- 16 Daley Square
 - FedEx Kinko's
 - Jack in the Box
 - Sizzler
 - Submarina
 - Roberto's Taco Shop
 - Joe's Pizza
 - Baskin Robbins

- 17 Rubios
- 18 Panda Express
- 19 Starbucks
- 20 Quiznos
- 21 LaSalsa
- 22 Togos
- 23 Sprint
- 24 The Coffee Bean
- 25 FedEx
- 26 Subway
- 27 Carl's Jr.
- 28 Costco
- 29 Target
- 30 24 Hour Fitness

HOTELS

- 1 Holiday Inn
- 2 Extended Stay America
- 3 Four Points Sheraton
- 4 Courtyard Marriott
- 5 Hampton Inn
- 6 Residence Inn Marriott
- 7 Ramada Inn



CANYON
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Within 1 minute walk

1. Extended Stay America
2. Full Service Deli

Within 5 minute walk

3. Daley Square
FedEx Kinko's
Jack in the Box
Sizzler
Submarina
Roberto's Taco Shop
Joe's Pizza
4. Portafino Hotel
5. ARCO

Within 7 minute walk

6. Stonecrest Plaza
Vons
Baja Fresh
Walmart
Chevron
Fry's
Quiznos
Starbucks
Panda Express
Verizon
Petsmart
Einstein Bros.
Payless ShoeSource
McDonalds
Taco Bell
Papa John's Pizza
Baskin Robbins

- additional on street parking (approx. 250 spaces)
- ingress/egress

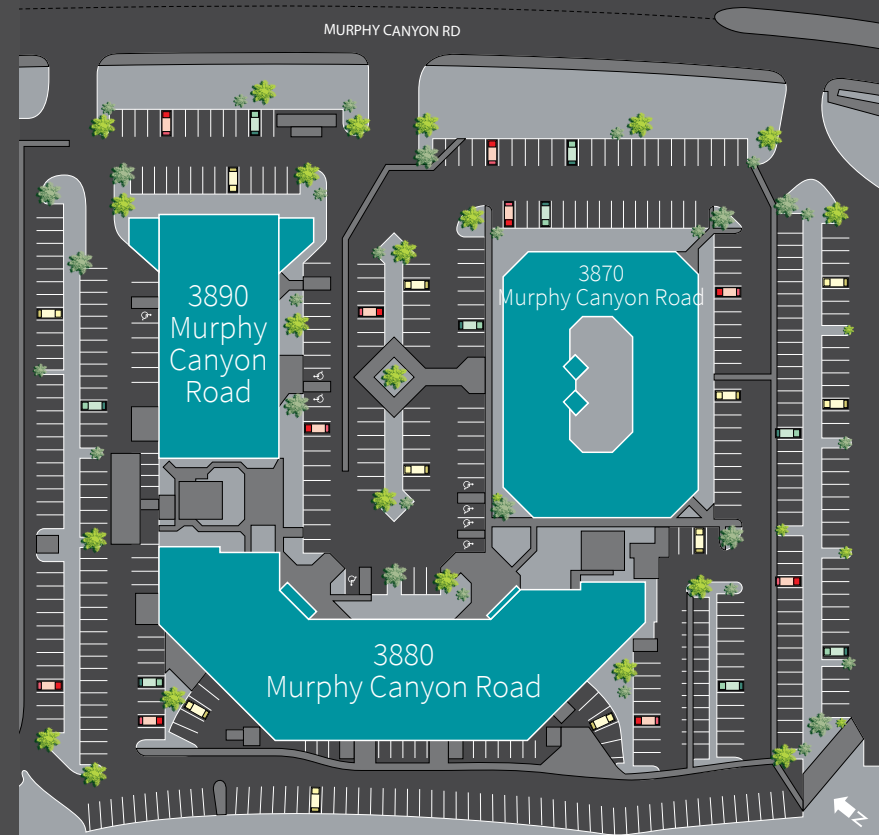
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WALKING AMENITIES

CANYON CORPORATE CENTER



Canyon Corporate Center is a three building office and corporate headquarters campus located in Kearny Mesa. Owned and managed by Peregrine Realty Partners, Inc., the project is comprised of one, 3-story atrium style office building and two, 2-story corporate headquarter buildings totaling approximately 132,000 SF. Major renovations of the project's lobbies and common areas have been completed and landscape enhancements and vacant suites have been upgraded. Located just north of Aero Drive at Interstate 15, the project has excellent freeway access and visibility offering larger users prominent signage opportunities. There is an abundant amount of retail services and amenities nearby including a coffee cart on-site.



PROJECT SIZE
PARKING RATIO
RENTAL RATE

132,000 SF
3.75/1,000 SF
Negotiable

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AVAILABILITY

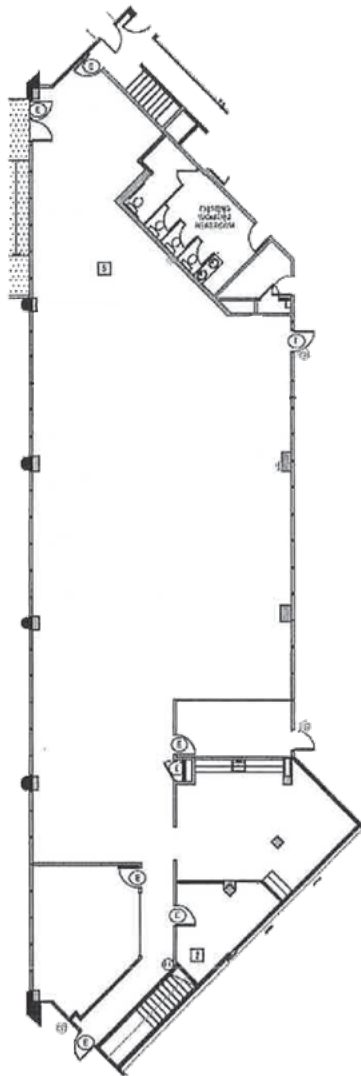
Building	Suite	RSF
3870 Murphy Canyon Road 55,015 RSF	140	5,581
	225	1,733
3890 Murphy Canyon Road 26,916 RSF	200*	6,331
	280*	3,025

*Suites 200 & 280 are contiguous for up to 9,356 RSF



1ST FLOOR | 3870 MURPHY CANYON ROAD

Suite 140: 5,581 RSF



3870



For more information, please contact:

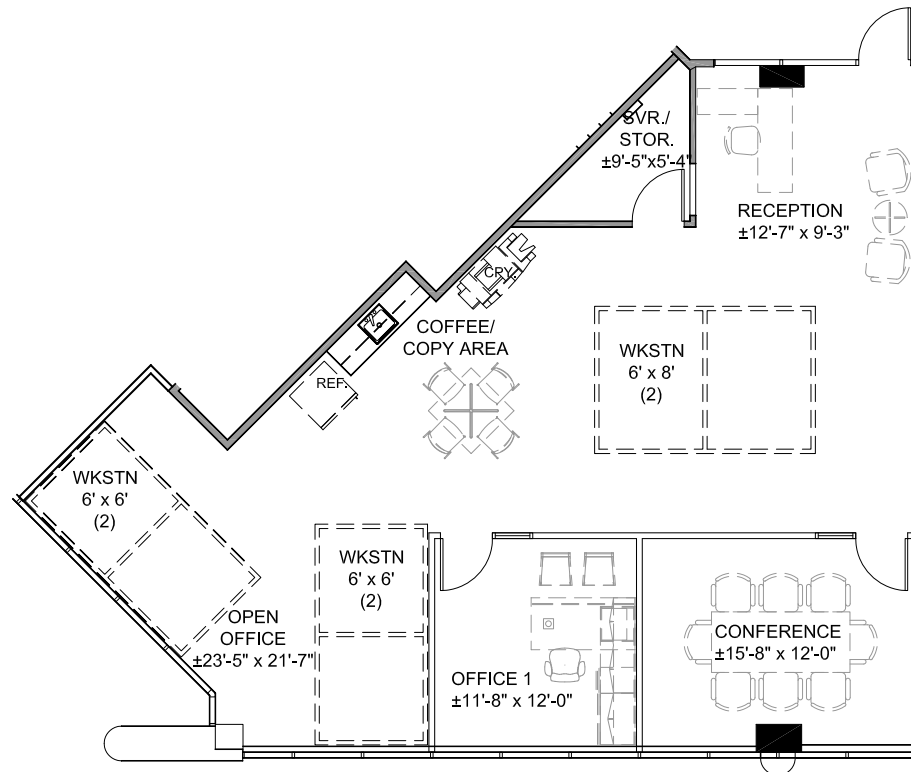
Richard Gonor
858.410.1243
richard.gonor@jll.com

Tony Russell
858.410.1213
tony.russell@jll.com

2ND FLOOR | 3870 MURPHY CANYON ROAD

Suite 225: 1,733 RSF

Hypothetical Plan



3870



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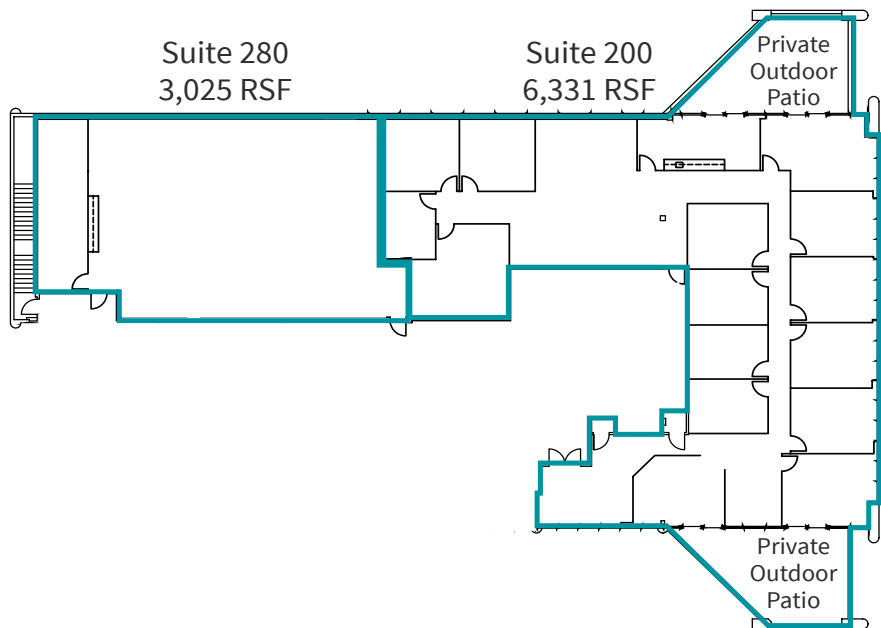
2ND FLOOR | 3890 MURPHY CANYON ROAD

Suite 200: 6,331 RSF | Available 11/1/26 | Building top signage opportunity

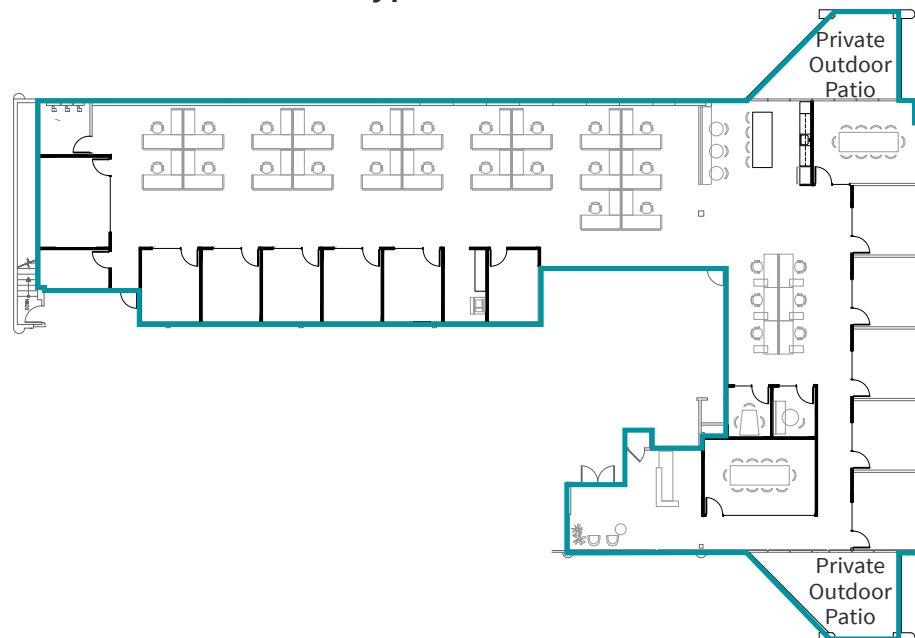
Suite 280: 3,025 RSF | Shell Condition

*Contiguous for up to 9,356 RSF

As-Is Plan



Hypothetical Plan



3890



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