

CANYON INDUSTRIAL CENTER

2026 LEASING INCENTIVES

Minimum 36 month term
Year 1 Rate: \$1.00/SF NNN

UNDER NEW
OWNERSHIP

RENOVATIONS
COMPLETE

9424-9560 CHESAPEAKE DRIVE | SAN DIEGO | CA | 92123

FOR MORE INFORMATION:

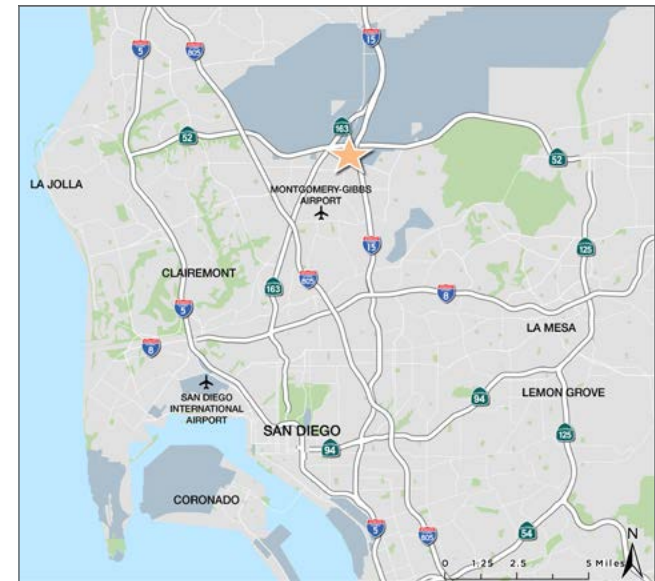
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PROPERTY FEATURES

- High image business park
- Dock and grade level loading
- Warehouse clear height of approx. 15'2" - 19'0"
- Time Warner Cable service available
- Buildings are fire sprinklered
- 1 block West of 1-15 via Clairemont Mesa Blvd
- 1 block South of Hwy 52 via Ruffin Rd
- Parking ratio of approx. 2.46/1,000 SF
- Gas potentially available
- Building signage available

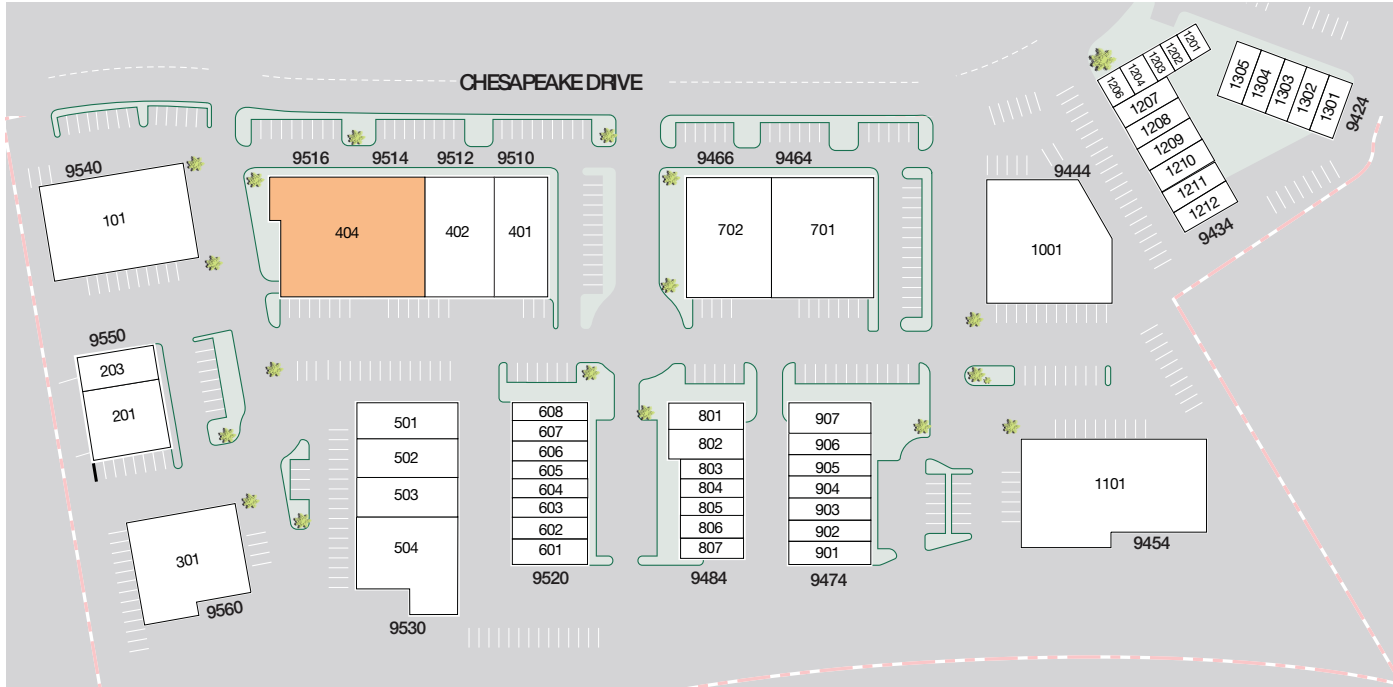


The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

CANYON INDUSTRIAL CENTER

SITE PLAN

UNDER NEW OWNERSHIP



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AVAILABILITIES

AVAILABLE OCCUPIED

BLDG	SUITE	TOTAL SF	RATE	OFFICE %	COMMENTS
9510-9516	404	18,692	\$1.00/SF NNN	7%	Open office, (2) private offices, (2) restrooms, break room and warehouse with (1) dock high and (2) grade level loading doors. Make ready work complete. Available Now. Year 1 Teaser Rate: \$1.00/SF NNN.

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CANYON INDUSTRIAL CENTER

EXTERIOR PHOTOS

UNDER NEW OWNERSHIP



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INTERIOR PHOTOS

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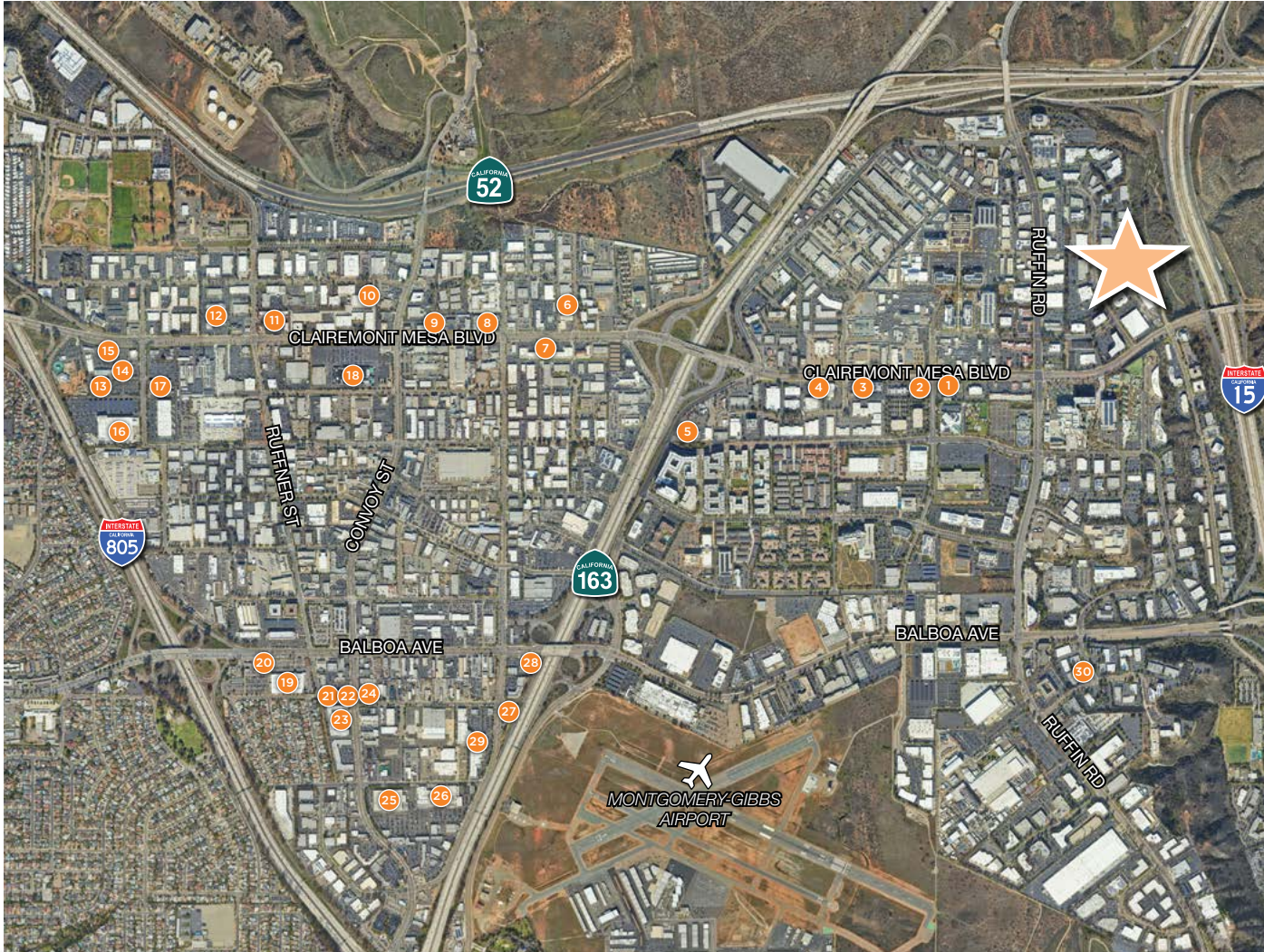
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CANYON INDUSTRIAL CENTER

AMENITIES

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- | | | | | | | | | | |
|----------------------|-----------------------|-------------------------|----------------------------|---------------------|--------------------------|-------------------|-------------------------|---------------------------|-------------------------------|
| 1
Starbucks | 2
Firehouse Subs | 3
Panera Bread | 4
McDonalds | 5
Sonic Drive-In | 6
Societe Brewing Co. | 7
Kearny Plaza | 8
Mercury Village SC | 9
The Godfather | 10
Hopponymous Brewing Co. |
| 11
Rubios | 12
99 Ranch Market | 13
LA Fitness | 14
Chipotle | 15
McDonalds | 16
Walmart | 17
Food 4 Less | 18
Zion Market | 19
H Mart | 20
Applebee's |
| 21
Coco Ichibanya | 22
Manna BBQ | 23
Convoy Village SC | 24
Cross Street Chicken | 25
Costco | 26
Target | 27
In-N-Out | 28
Marukai | 29
Hawthorne Crossings | 30
Bud's Louisiana Cafe |

CANYON INDUSTRIAL CENTER

FLOOR PLAN | BLDG. 9510-9516 | SUITE 403/404

UNDER NEW OWNERSHIP



2026 LEASING INCENTIVES

Minimum 36 Month Term
Year 1 Rate: \$1.00/SF NNN

BLDG 9510-9516 | SUITE 404

- AVAILABLE SF: ±18,692 SF
- OFFICE SF: 1,405 SF
- CLEAR HEIGHT: 15'2" - 19'0"
- LOADING: (2) GL, (1) DH
- AVAILABLE NOW. MAKE READY WORK COMPLETE.
- \$1.00/SF NNN IN YEAR 1

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