

BROKER INCENTIVE

\$1.00 PSF BROKER BONUS!

Minimum 3-year qualified lease term signed by 6/30/26 for all project vacancies

TENANT LEASING INCENTIVE

39-month term = 3 months free

52-month term = 4 months free

66-month term = 6 months free



ROSE CANYON

BUSINESS PARK



ROSE CANYON BUSINESS PARK
4901 - 4907 MOREN



234,287 SF
TOTAL

ANCHORED IN OPPORTUNITY

15-BUILDING
BUSINESS PARK

Strategically located near the scenic San Diego coast, Rose Canyon Business Park is a 15-building, multi-tenant industrial campus offering exceptional access to public transportation and major freeways. Spanning 38 acres, the park combines functionality with flexibility, making it ideal for a wide range of business needs. Planned improvements to the property include renovating the central tenant courtyard area “Rose Canyon Tenant Park”, exterior painting of the buildings, monument signage, and wayfinding to enhance the overall property aesthetics and provide a better tenant experience. Positioned for growth in a vibrant coastal setting, Rose Canyon Business Park is where business potential meets lifestyle convenience.



**On-site Fitness Room,
New Tenant Lounge,
Pickleball Court & Deli**
(Renovation Underway)

**Extensive Renovations &
Project Enhancements
Underway**

24 Hour Access

**Close to Major Freeways
I-5, I-805, & Highway 52**

**Quick access to UCSD &
Public Transportation**



SITE PLAN

Clear Height :
15'-16'

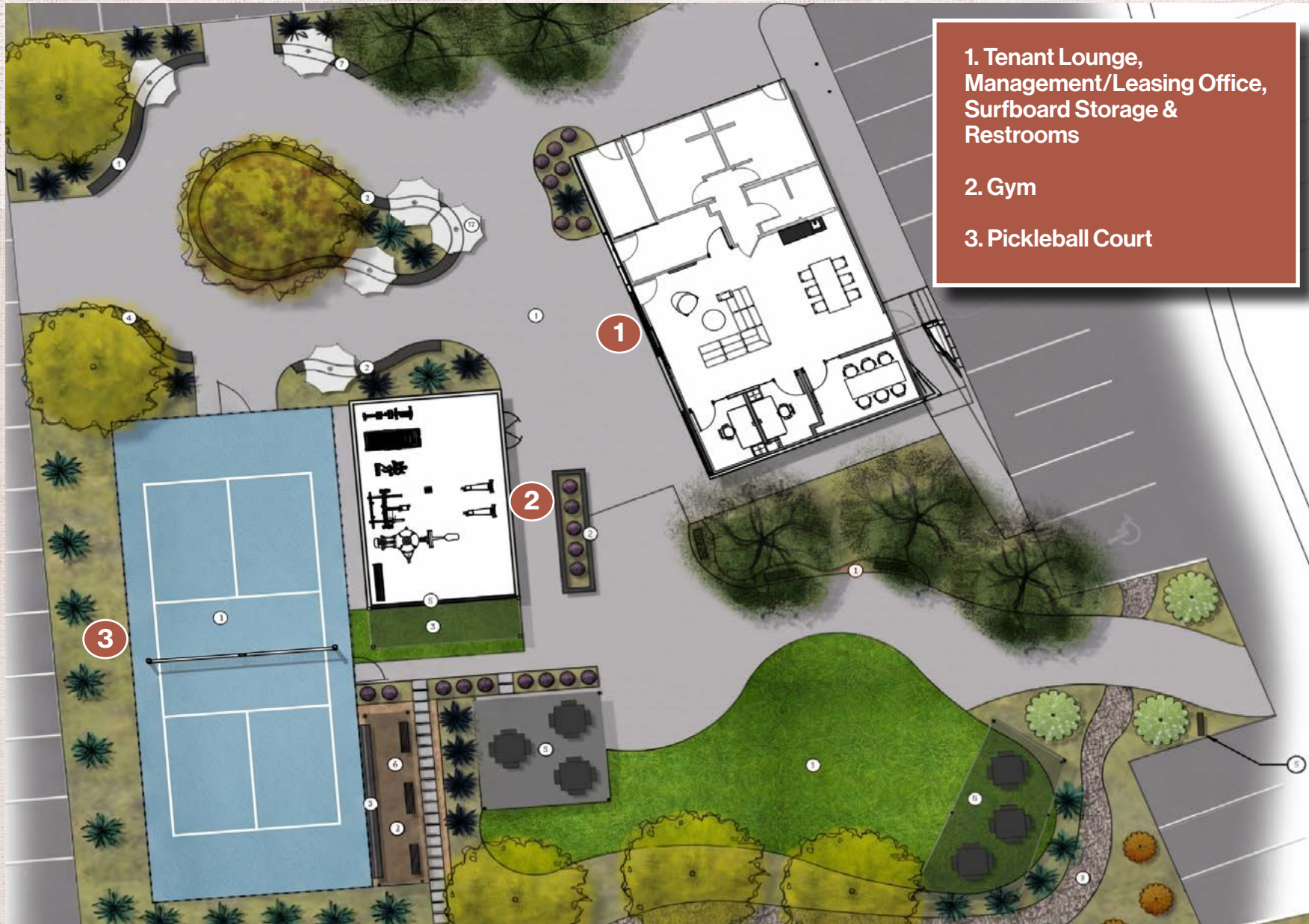


Parking Ratio :
2.65/1,000 SF





NEW AMENITY CENTER COMING JULY 2026!

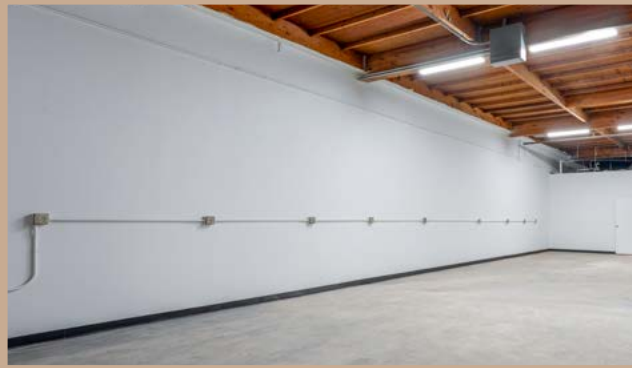


- 1. Tenant Lounge, Management/Leasing Office, Surfboard Storage & Restrooms
- 2. Gym
- 3. Pickleball Court

GYM RENDERINGS



SPEC SUITE PHOTOS



INDUSTRIAL AVAILABILITY

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SUITE	SIZE	DESCRIPTION	RATE	
304	1,976 SF	Reception/open office, 2 private offices, 1 restroom, balance warehouse. Potential to re-install GL door. Available Now.	\$2.10 NNN	CLICK FOR FLOOR PLAN
311	1,634 SF	Reception, 1 restroom, balance warehouse, 1 GL door. Available Now. *Can be leased with Suite 321 for a total of 3,610 SF.	\$2.10 NNN	CLICK FOR FLOOR PLAN
321	1,222 SF	Reception, 1 restroom, balance warehouse. Available Now.	\$2.10 NNN	CLICK FOR FLOOR PLAN
401	1,676 SF	Existing commercial kitchen space. 1 GL door. Available with 30 days' notice. Equipment list can be provided upon request.	\$2.05 NNN	CLICK FOR FLOOR PLAN
402	1,600 SF	Existing commercial kitchen space. 1 GL door. Available with 30 days' notice. Equipment list can be provided upon request.	\$2.05 NNN	CLICK FOR FLOOR PLAN
403	1,426 SF	Existing commercial kitchen space. 1 GL door. Available with 30 days' notice. Equipment list can be provided upon request.	\$2.05 NNN	CLICK FOR FLOOR PLAN
404	1,887 SF	Existing commercial kitchen space. 1 GL door. Available with 30 days' notice. Equipment list can be provided upon request.	\$2.05 NNN	CLICK FOR FLOOR PLAN
407	1,489 SF	Reception, 1 restroom, 1 private office, balance warehouse, 1 GL door. Available with 30 days' notice.	\$2.05 NNN	CLICK FOR FLOOR PLAN
600 & 601	10,113 SF	Reception, 8 private offices, 4 restrooms, 2 break rooms, open office, balance warehouse, 2 GL doors. Available with 30 days' notice. *Suite 600 Divisible to 5,040 SF *Suite 601 Divisible to 5,073 SF	\$2.05 NNN	CLICK FOR FLOOR PLAN

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SUITE	SIZE	DESCRIPTION	RATE	
701	5,006 SF	Reception, 10 private offices, 2 restrooms, 2 break rooms, conference room, open office, balance warehouse, 1 GL door. Can be delivered with 400 amps at 120/208V. 100% climate controlled. Available Now.	\$2.05 NNN	CLICK FOR FLOOR PLAN
809	1,686 SF	Reception, 1 private office, 1 restroom, balance warehouse, 1 GL door. Available Now. Spec ready work completed.	\$2.05 NNN	CLICK FOR FLOOR PLAN
811	1,702 SF	Reception/open office, 2 private offices, 1 restroom, balance warehouse, 1 GL door. Available with 30 days' notice.	\$2.05 NNN	CLICK FOR FLOOR PLAN
906	2,329 SF	Reception/open office, 2 private offices, 2 restrooms, break area, balance warehouse, 1 GL door. Available Now.	\$2.05 NNN	CLICK FOR FLOOR PLAN
1000 & 1001	3,247 SF	2 Receptions, 6 private office, 4 restrooms, 2 balance warehouses, 2 GL door. Available Now. *Suite 1000 Divisible to 1,635 SF *Suite 1001 Divisible to 1,612 SF Spec ready work completed.	\$2.05 NNN	CLICK FOR FLOOR PLAN CLICK FOR VIRTUAL TOUR
1102	1,032 SF	Reception, 1 private office, 1 restroom, balance warehouse, 1 GL door. Available 5/1/26.	\$2.05 NNN	CLICK FOR FLOOR PLAN
1105	2,377 SF	Reception, balance warehouse, 1 GL door. Available Now. Spec ready work completed.	\$2.05 NNN	CLICK FOR FLOOR PLAN CLICK FOR VIRTUAL TOUR
1202	1,899 SF	Reception, 1 restroom, balance warehouse, 1 GL door. Available Now. Spec ready work completed.	\$2.05 NNN	CLICK FOR FLOOR PLAN
1203	1,132 SF	Reception, 1 restroom, balance warehouse, 1 GL door. Available Now.	\$2.05 NNN	CLICK FOR FLOOR PLAN
1206 & 1207 & 1208	4,944 SF	2 Receptions, 2 private offices, stoarge room, 3 restrooms, balance warehouse, 2 GL door. Available 7/1/2026.	\$2.05 NNN	CLICK FOR FLOOR PLAN
1214 & 1215	1,476 SF	2 Receptions, 4 private offices, 1 restroom, balance warehouse. Available 7/1/2026.	\$2.05 NNN	CLICK FOR FLOOR PLAN

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SUITE	SIZE	DESCRIPTION	RATE	
1305	1,382 SF	Reception, 1 restroom, balance warehouse, 1 GL door. Available Now.	\$2.05 NNN	CLICK FOR FLOOR PLAN
1307	1,417 SF	Reception, 1 restroom, balance warehouse, 1 GL door. Available Now.	\$2.05 NNN	CLICK FOR FLOOR PLAN
1310	1,716 SF	Reception/open office, 1 private office, 1 restroom, break area. Available Now.	\$2.05 NNN	CLICK FOR FLOOR PLAN
1401	2,290 SF	Reception, 1 private office, 1 restroom, balance warehouse, 1 GL door. Available Now. Spec ready work completed. 200 amps.	\$2.10 NNN	CLICK FOR FLOOR PLAN CLICK FOR VIRTUAL TOUR
1402	2,866 SF	Reception, 1 private office, 1 restroom, balance warehouse, 1 GL door. Available Now. Spec ready work completed. 200 amps.	\$2.10 NNN	CLICK FOR FLOOR PLAN CLICK FOR VIRTUAL TOUR
1403	2,869 SF	Reception/open office, 2 private offices, 1 restroom, balance warehouse, 1 GL door. Available Now. Spec ready work completed. 200 amps.	\$2.10 NNN	CLICK FOR FLOOR PLAN CLICK FOR VIRTUAL TOUR
1405	1,443 SF	Reception, 1 restroom, balance warehouse, 1 GL door. Available Now. Spec ready work completed.	\$2.10 NNN	CLICK FOR FLOOR PLAN CLICK FOR VIRTUAL TOUR

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OFFICE AVAILABILITY

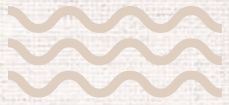
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SUITE	SIZE	DESCRIPTION	MONTHLY RENT	
101	653 SF	Reception, 2 private offices. Available Now.	\$1,430/month	CLICK FOR FLOOR PLAN
105	660 SF	Reception, 1 private office. Available Now.	\$1,445/month	CLICK FOR FLOOR PLAN
123	579 SF	Reception, 2 private offices. Available Now.	\$1,268/month	CLICK FOR FLOOR PLAN
124	1,042 SF	Reception, 3 private offices. Available Now.	\$2,282/month	CLICK FOR FLOOR PLAN
125	580 SF	Reception, 1 private office. Available Now.	\$1,270/month	CLICK FOR FLOOR PLAN
127	579 SF	Reception, 1 private office. Available Now.	\$1,268/month	CLICK FOR FLOOR PLAN
128	481 SF	Reception, 1 private office. Available Now.	\$1,053/month	CLICK FOR FLOOR PLAN
130	583 SF	Reception, 2 private offices. Available Now.	\$1,277/month	CLICK FOR FLOOR PLAN
131	525 SF	Reception, 3 private offices. Available Now.	\$1,150/month	CLICK FOR FLOOR PLAN
132	841 SF	Reception, 4 private offices. Available Now.	\$1,842/month	CLICK FOR FLOOR PLAN
211	1,115 SF	Open office. Available Now.	\$2,442/month	CLICK FOR FLOOR PLAN
901	929 SF	Reception, 3 private offices. Available Now.	\$2,034/month	CLICK FOR FLOOR PLAN
1110	1,339 SF	Reception, 3 private offices. Available Now.	\$2,932/month	CLICK FOR FLOOR PLAN



COASTAL CONVENIENCE

Rose Canyon Business Park offers convenient access to I-5, I-805, and Highway 52.
(all less than 5 minutes)

Location	Distance	Drive Time from Project
San Diego International Airport	±7 miles	16 minutes
Cross Border Express (CBX)	±25 miles	34 minutes
San Ysidro Port of Entry	±23 miles	30 minutes
Downtown San Diego	±8 miles	15 minutes
Kearny Mesa	±4 miles	14 minutes
Miramar	±4 miles	17 minutes
Carlsbad	±17 miles	30 minutes





EXPLORE OUR COASTAL HAVEN

LOCAL AMENITIES

1. Clairemont Town Square (±8 minutes)

- Burros & Fries
- Chilli's
- Cold Stone
- Dino's Gyros
- Jack in the Box
- Jamba Juice
- Jersey Mike's
- Kripy Kreme
- L&L Hawaiian BBQ
- Main Chick Hot Chicken
- Outback
- Panda Express
- Subway
- Vons
- Burlington Coat Factory
- Nordstrom Rack
- Dollar Tree
- Ross Dress for Less
- The UPS Store
- Michaels
- Bank of America
- Petco
- Wells Fargo
- Navy Federal
- Mission Federal
- AAA

2. Morena Plaza (±2 minutes)

- Costco
- Price Self Storage
- Harley-Davidson Motor Company

3. Latchkey Brewing (±2 minutes)

4. Talitha Coffee, The Fruit Stand, Chef Jun, & Lazy Eye Coffee (±2 minutes)

5. TopBuild (±2 minutes)

6. IN-N-OUT, Starbucks, Cali Bahn Mi, Nibble Chocolate, & McDonald's (±6 minutes)

7. Ace Hardware (±5 minutes)





 CUSHMAN &
WAKEFIELD

 PARALLEL
CAPITAL PARTNERS

ROSE CANYON BUSINESS PARK



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