

# Rose Canyon Commons

4901-4907 MORENA BLVD  
SAN DIEGO, CA 92117



**FOR LEASE | INDUSTRIAL/FLEX • OFFICE • RETAIL**  
**LEASING SPECIALS - CONTACT AGENTS - 4.5% BROKER CO-OP**



# Property Features



**Approx. 235,483 SF Project on 38 Acre Site**



**10' - 12' High Grade Level Doors**



**Fire Sprinklers in Select Buildings**



**24-Hour Access with Security Gate**



**Onsite Deli**



**Versatile IP-2-1 Zoning ([View Link](#))**



**Numerous Outdoor Picnic Tables and Social Spaces**



**Close Proximity to I-5, I-805 & Highway 52**



**12' - 14' Ceiling Heights**



**100% HVAC Warehouse in Select Suites**



**Abundant Gated Parking - 600+ Stalls**



**Onsite Property Manager**



**Situated Near Balboa Avenue Trolley Station**



**Onsite Gym, Basketball Court and Pickleball Court**





## MAJOR PROJECT INNOVATIONS UNDERWAY:

New Roofs, Façade and Entrance Re-Imaging,  
Common Area Upgrades, Modern Exterior Paint Colors



## Amenity Photos





# 1

## BUILDING 100 - Office



Plan Not Fit to Scale; for Reference Purposes Only



### Availability (1st Floor)

Suite	Sq. Ft.	Type	Suite Notes
103	534 SF	Office	open office/reception, private office
112	508 SF	Office	open office/reception, private office



# 1

## BUILDING 100 - Office



Plan Not Fit to Scale; for Reference Purposes Only

**\*Contiguous up to 3,031 square feet.**



### Availability (2nd Floor)

Suite	Sq. Ft.	Type	Suite Notes
<b>123*</b>	652 SF	Office	2 offices, reception
<b>125*</b>	652 SF	Office	1 office, reception
<b>124</b>	1,100	Office	open office/reception, 3 private offices
<b>127*</b>	622 SF	Office	1 office, reception
<b>129*</b>	580 SF	Office	1 office, reception
<b>130/132</b>	1,424 SF	Office	furniture available, conference, 4 offices
<b>131*</b>	525 SF	Office	2 offices, reception



2 EXISTING SECOND LEVEL FLOOR PLAN  
BUILDING 100



# 2

## BUILDING 200 - Retail



Plan Not Fit to Scale; for Reference Purposes Only



### Availability

Suite	Sq. Ft.	Type	Suite Notes
210	1,160 SF	Retail	open floor plan (former yoga studio)



# 3

## BUILDING 300 - Warehouse

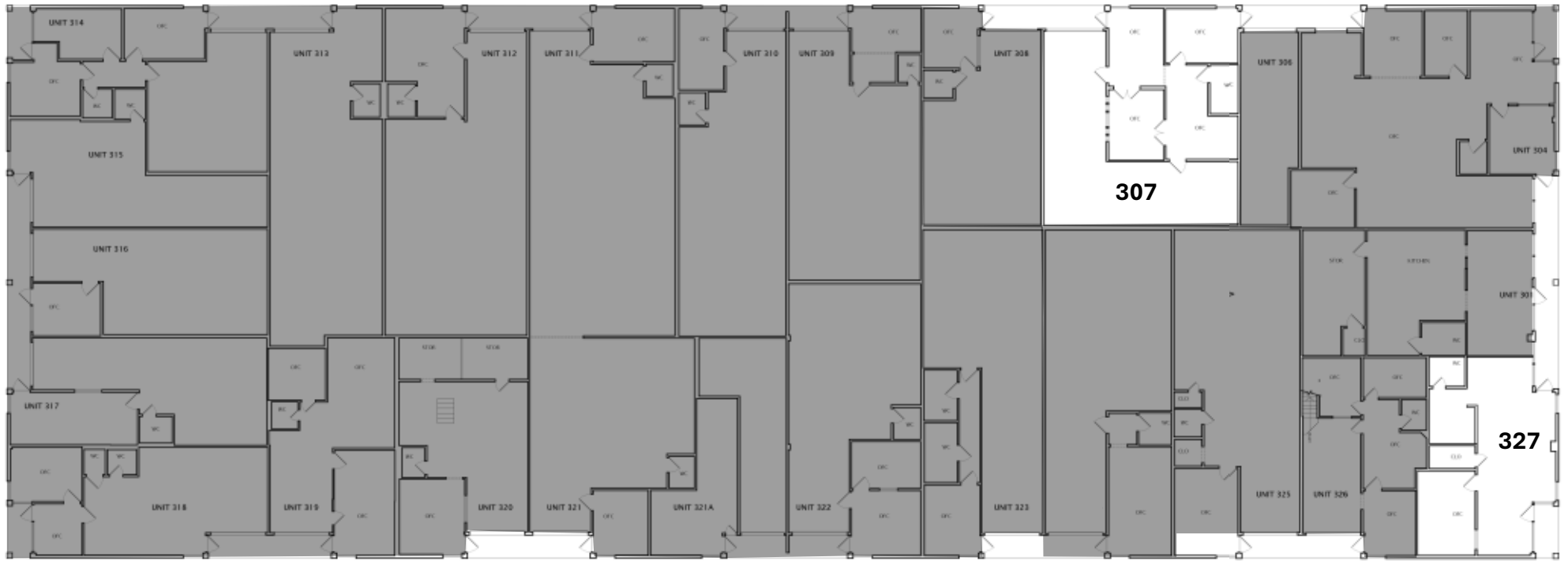


Plan Not Fit to Scale; for Reference Purposes Only



### Availability

Suite	Sq. Ft.	Type	Suite Notes
<b>307</b>	1,475 SF	Industrial	front loading warehouse, reception, conference, 1 office, break area
<b>327</b>	924 SF	Retail	next to deli, showroom, conference, storage, restroom



1 EXISTING ENTRY LEVEL FLOOR PLAN  
BUILDING 300

1 EXISTING ENTRY LEVEL FLOOR PLAN  
BUILDING 300

# 4

## BUILDING 400 - Warehouse



### Availability

Suite	Sq. Ft.	Type	Suite Notes
409	1,509 SF	Industrial	2 open offices, restroom, warehouse, and 1 GL door

Plan Not Fit to Scale; for Reference Purposes Only



1 EXISTING ENTRY LEVEL FLOOR PLAN  
BUILDING 400



# 5

## BUILDING 500 - Warehouse



Plan Not Fit to Scale; for Reference Purposes Only



### Availability

Suite	Sq. Ft.	Type	Suite Notes
504-A	1,867 SF	Industrial	2 offices, restroom, warehouse, and 1 GL door



1 EXISTING ENTRY LEVEL FLOOR PLAN  
BUILDING 500



# 8

## BUILDING 800 - Warehouse



Plan Not Fit to Scale; for Reference Purposes Only

### Availability

Suite	Sq. Ft.	Type	Suite Notes
<b>807*</b>	1,862 SF	Industrial	insulated warehouse w/vent, plumbing/sink connections, electric OHD opener
<b>809*</b>	1,822 SF	Industrial	shop sink, floor drain, multiple plumbing and electrical connections

**\*Contiguous up to 3,684 square feet.**



1 EXISTING ENTRY LEVEL FLOOR PLAN  
BUILDING 800



# 9

## BUILDING 900 - Flex



Plan Not Fit to Scale; for Reference Purposes Only



### Availability

Suite	Sq. Ft.	Type	Suite Notes
906	2,329 SF	Industrial	showroom, break area, 2 offices, 2 restrooms



1 EXISTING ENTRY LEVEL FLOOR PLAN  
BUILDING 900





# 10

## BUILDING 1000 - Warehouse

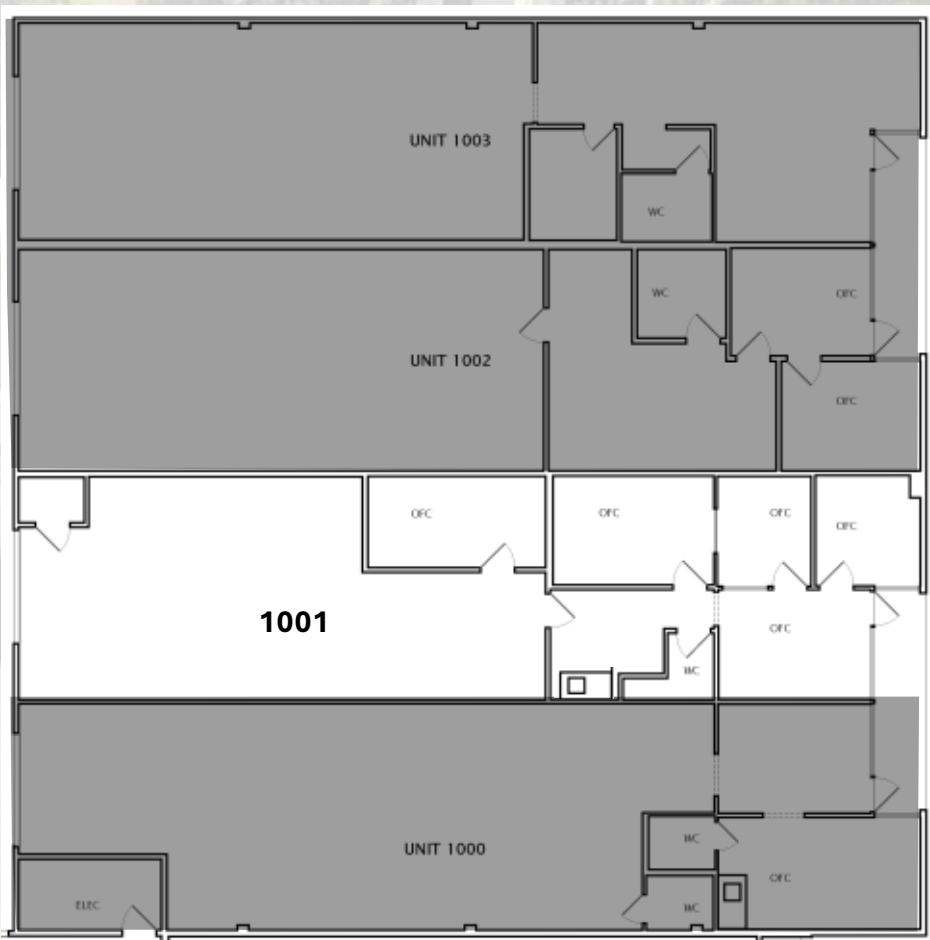


Plan Not Fit to Scale; for Reference Purposes Only



### Availability

Suite	Sq. Ft.	Type	Suite Notes
1001	1,612	Industrial	insulated warehouse, open office/reception, 4 private offices, kitchenette



# 11

## BUILDING 1100 - Warehouse



Plan Not Fit to Scale; for Reference Purposes Only



### Availability

Suite	Sq. Ft.	Type	Suite Notes
1107	2,505 SF	Industrial	large reception, 3 offices, w/d connections, additional plumbing connections, kitchenette, walk-in freezer





# 13

## BUILDING 1300 - Flex

**FIRE SPRINKLERS**



Plan Not Fit to Scale; for Reference Purposes Only



### Availability

Suite	Sq. Ft.	Type	Suite Notes
1306	1,490 SF	Industrial	front loading warehouse, insulated ceilings, shop sink connection



1 EXISTING ENTRY LEVEL FLOOR PLAN  
BUILDING 1300 (4905)



# Site Plan



Rose Canyon Commons

1 Building 100

4 Building 400

7 Building 700

10 Building 1000

13 Building 1300

2 Building 200

5 Building 500

8 Building 800

11 Building 1100

14 Building 1400

3 Building 300

6 Building 600

9 Building 900

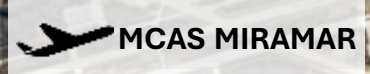
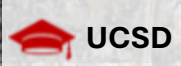
12 Building 1200



# Amenities Map



Sorrento Valley



La Jolla Shores

University City

Miramar



Rose Canyon Commons



Kearny Mesa



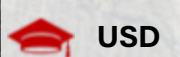
Clairemont



Pacific Beach



Bay Park





# Drive Times



1

Pacific Beach  
± 9 MINUTES

2

UTC Mall - La Jolla  
± 10 MINUTES

3

La Jolla Village  
± 12 MINUTES

4

University of San Diego  
± 12 MINUTES

5

Fashion Valley Mall  
± 13 MINUTES

6

Mission Valley Mall  
± 14 MINUTES

7

University of California - San Diego  
± 14 MINUTES

8

San Diego International Airport  
± 18 MINUTES



# Demographics



**159,173**

POPULATION

219,609 VEHICLES PER DAY



## HOUSEHOLD

**71,338**  
HOUSEHOLDS

**\$129,266**  
AVERAGE HH INCOME

## WORK ENVIRONMENT

**9,216**  
BUSINESSES

**62,754**  
EMPLOYEES



**\$2.8B**  
CONSUMER  
SPENDING

CoStar Demographics: 3 Mile

**Rose Canyon Commons**



219,609 VPD





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