

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

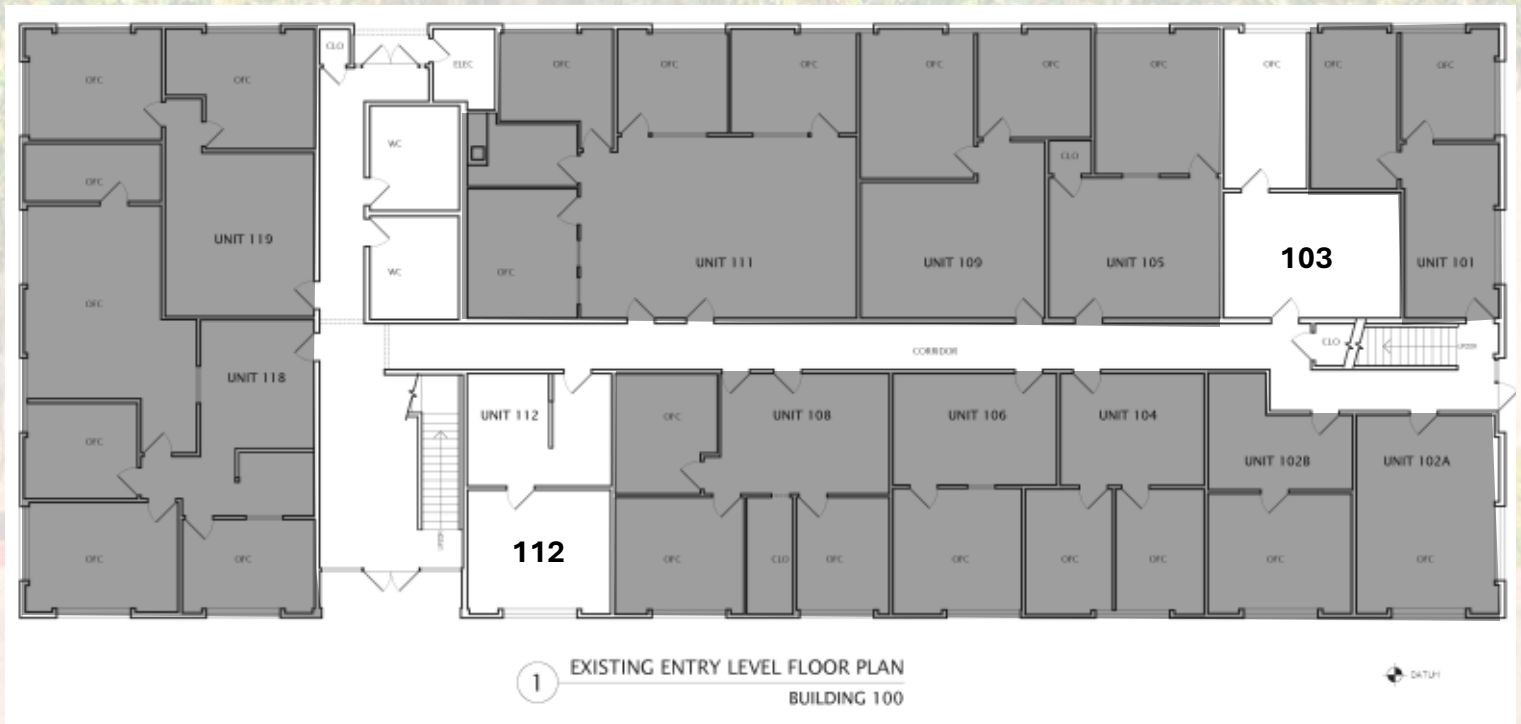


Plan Not Fit to Scale; for Reference Purposes Only



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



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



Availability (2nd Floor)

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



2 EXISTING SECOND LEVEL FLOOR PLAN
BUILDING 100

2

BUILDING 200 - Retail & Office



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Availability

Suite	Sq. Ft.	Type	Suite Notes
209B	1,012 SF	Office	open office and 3 private offices
210	1,160 SF	Retail	open floor plan (former yoga studio)



3

BUILDING 300 - Warehouse

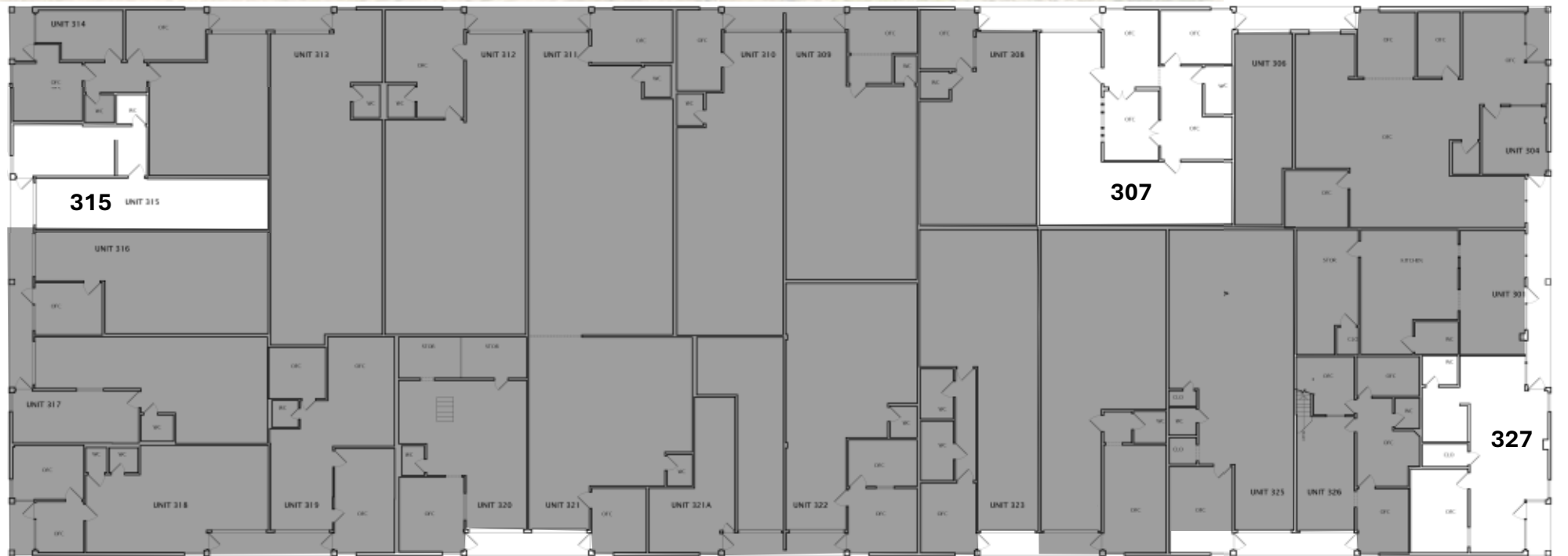


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Availability

Suite	Sq. Ft.	Type	Suite Notes
307	1,475 SF	Industrial	front loading warehouse, reception, conference, 1 office, break area
315	762 SF	Industrial	front loading warehouse, reception/office, restroom
327	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

5

BUILDING 500 - Warehouse



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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



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Availability

Suite	Sq. Ft.	Type	Suite Notes
807*	1,862 SF	Industrial	insulated warehouse w/vent, plumbing/sink connections, electric OHD opener
809*	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



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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

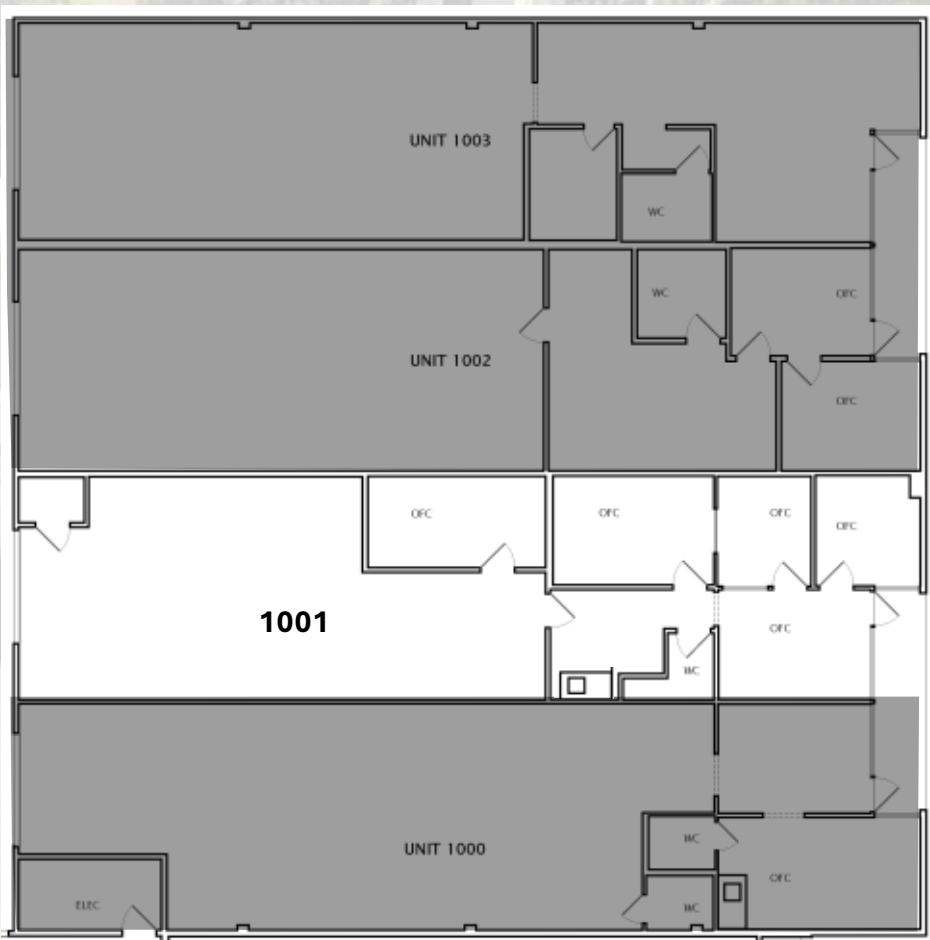


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Availability

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



11

BUILDING 1100 - Warehouse



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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



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Availability

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



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

UCSD

Westfield
24 HOURS
True Food
macy's
NORDSTROM
Sears

MCAS MIRAMAR

La Jolla Shores

University City

Miramar

5

52

Rose Canyon Commons

Jordan Mitchell
PAVILIONS
THE COTTAGE
BETTER BUZZ

Walmart

163

BIRD ROCK COFFEE ROASTERS
WAYFARER
BIRD ROCK, CALIF.

TARGET
VONS
99
BANCH MARKET
THE HOME DEPOT

Kearny Mesa

MONTGOMERY GIBBS AIRPORT

COSTCO
WHOLESALE

TJ-maxx
Krispy Kreme
DOUGHNUTS

Clairemont

TRADER JOE'S
VONS
CVS
Health

SAN DIEGO MESA COLLEGE

Pacific Beach

5

STARBUCKS COFFEE
SROUTS

Bay Park

805

USD

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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