

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
109*	867 SF	Office	2 offices, reception
111*	1,602 SF	Office	3 offices, conference, break room

*Contiguous up to 2,469 square feet.



1 EXISTING ENTRY LEVEL FLOOR PLAN
BUILDING 100

1

BUILDING 100 - Office



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Availability (2nd Floor)

Suite	Sq. Ft.	Type	Suite Notes
121*	1,178 SF	Office	4 offices, open area
123*	652 SF	Office	2 offices, reception
125*	652 SF	Office	1 office, reception
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

*Contiguous up to 4,209 square feet.

**Contiguous up to 1,905 square feet.



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)
213	1,110 SF	Retail	open floor plan, 1 office



3

BUILDING 300 - Warehouse



Plan Not Fit to Scale; for Reference Purposes Only



Availability

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

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
502*	1,925 SF	Flex	85% office, shower, 100% HVAC warehouse with insulated ceilings
503*	1,938 SF	Flex	high-bay showroom areas

*Contiguous up to 3,863 square feet.



8

BUILDING 800 - Warehouse



Plan Not Fit to Scale; for Reference Purposes Only



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



Plan Not Fit to Scale; for Reference Purposes Only



Availability

Suite	Sq. Ft.	Type	Suite Notes
901	935 SF	Office	reception, 3 offices, storage, restroom
906	2,329 SF	Industrial	showroom, break area, 2 offices, 2 restrooms
908	1,173 SF	Industrial	1 office, restroom, rear entry only



1 EXISTING ENTRY LEVEL FLOOR PLAN
BUILDING 900



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
1108-1109*	5,017 SF	Industrial	large showroom area, 2 restrooms, 4 offices, 2 overhead doors, insulated ceilings

*Contiguous up to 7,522 square feet.



13

BUILDING 1300 - Flex

FIRE SPRINKLERS



Plan Not Fit to Scale; for Reference Purposes Only



Availability

Suite	Sq. Ft.	Type	Suite Notes
1301	1,560 SF	Industrial	front loading warehouse, insulated ceilings
1306	1,490 SF	Industrial	front loading warehouse, insulated ceilings, shop sink connection



Site Plan



Rose Canyon Commons

- 1 Building 100
- 2 Building 200
- 3 Building 300
- 4 Building 400
- 5 Building 500
- 6 Building 600
- 7 Building 700
- 8 Building 800
- 9 Building 900
- 10 Building 1000
- 11 Building 1100
- 12 Building 1200
- 13 Building 1300
- 14 Building 1400

Amenities Map



Sorrento Valley

UCSD

Westfield
24 HOURS
True Food
★ macy's
NORDSTROM
Scannys

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.

TJ-maxx
Krispy Kreme
DOUGHNUTS

TARGET
VONS
99
BANCH MARKET
THE HOME DEPOT

Kearny Mesa

MONTGOMERY
GIBBS AIRPORT

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

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219,609 VPD



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