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

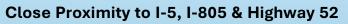


Versatile IP-2-1 Zoning (View Link)



Numerous Outdoor Picnic Tables and Social Spaces







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

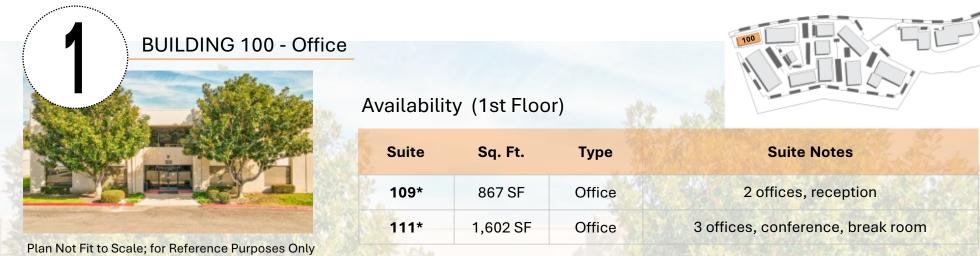












*Contiguous up to 2,469 square feet.





BUILDING 100 - Office



Plan Not Fit to Scale; for Reference Purposes Only

*Contiguous up to 4,209 square feet. **Contiguous up to 1,905 square feet.

PACIFIC COAST COMMERCIAL SALES - MANAGEMENT - LEASING

Availability (2nd Floor)

Suite	Sq. Ft.	Туре	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



2 EXISTING SECOND LEVEL FLOOR PLAN BUILDING 100 🐥 алын



Plan Not Fit to Scale; for Reference Purposes Only

Availability

Suite	Sq. Ft.	Туре	Suite Notes
210	1,160 SF	Retail	open floor plan (former yoga studio)
213	1,110 SF	Retail	open floor plan, 1 office





BUILDING 300 - Warehouse



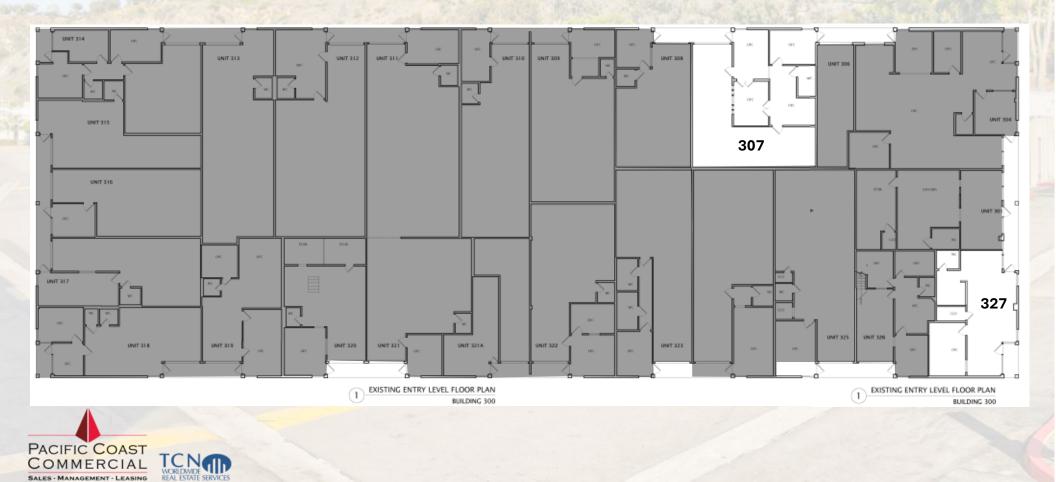
Plan Not Fit to Scale; for Reference Purposes Only

SALES - MANAGEMENT - LEASING

Availability



Suite	Sq. Ft.	Туре	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







Availability

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

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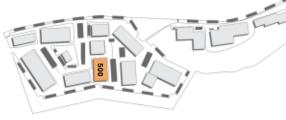
5 BUILDING 500 - Warehouse Avai

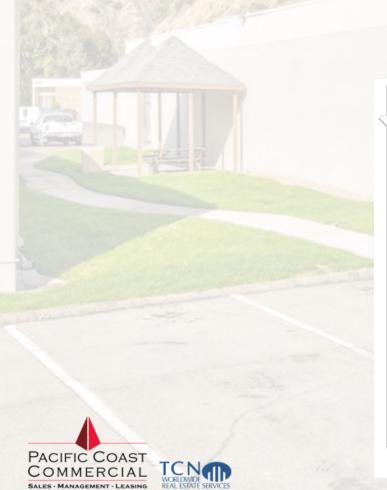
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Availability

Suite	Sq. Ft.	Туре	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.







BUILDING 800 - Warehouse



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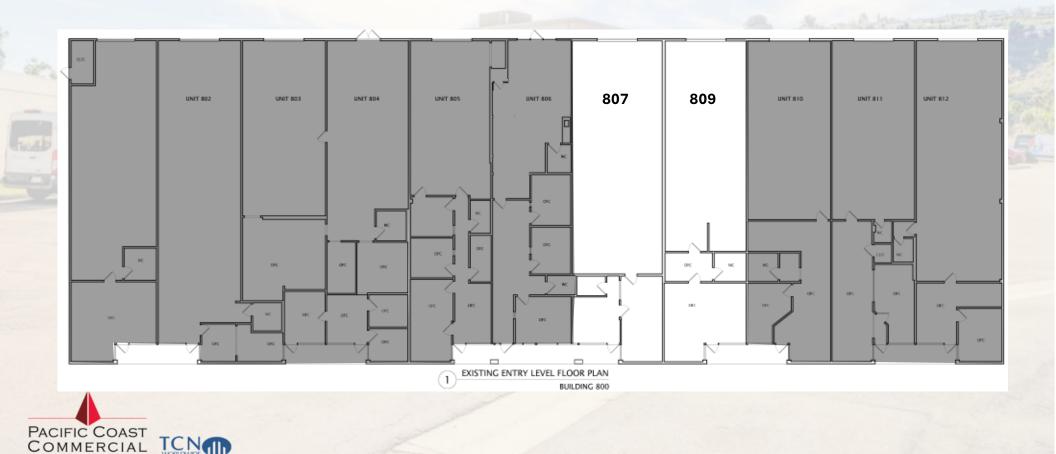
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SALES - MANAGEMENT - LEASING

Availability

Suite	Sq. Ft.	Туре	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.



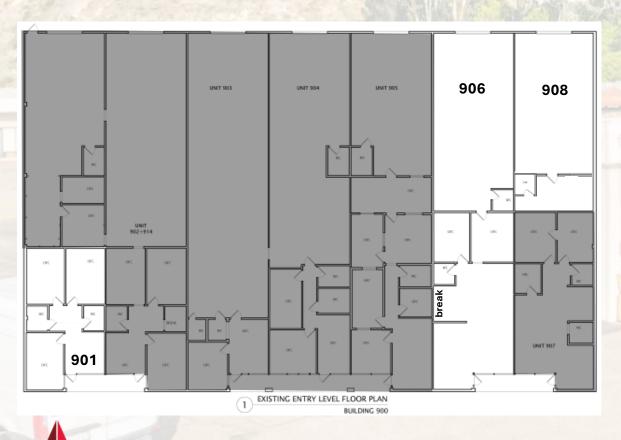


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PACIFIC COAST COMMERCIAL

Availability





BUILDING 1100 - Warehouse



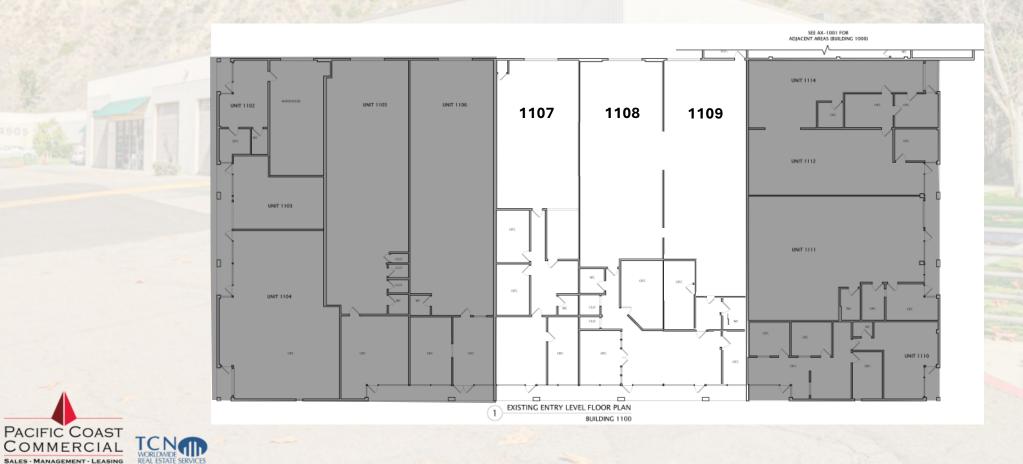
Plan Not Fit to Scale; for Reference Purposes Only

Availability



Suite	Sq. Ft.	Туре	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.





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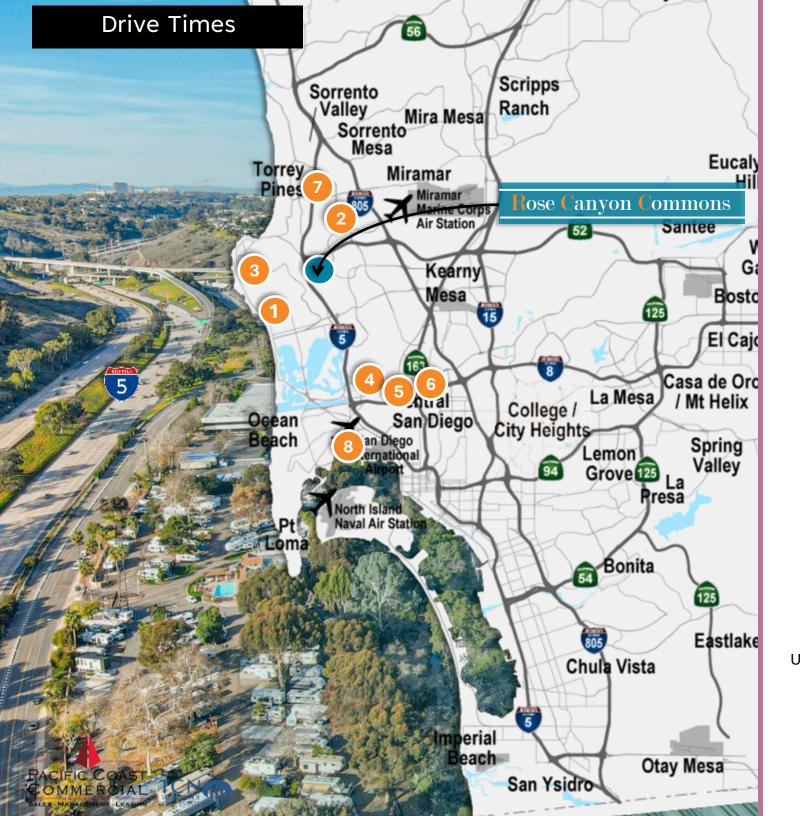
Availability

Suite	Sq. Ft.	Туре	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











San Diego International Airport ± 18 MINUTES

Demographics



POPULATION

219,609 VEHICLES PER DAY

-5

CoStar Demographics: 3 Mile

HOUSEHOLD

71,338 HOUSEHOLDS

\$129,266 AVERAGE HH INCOME

WORK ENVIRONMENT

5

5

9,216 BUSINESSES

62,754 EMPLOYEES

* 210,609 UPD

\$2.8B CONSUMER SPENDING

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LEASING SPECIALS - CONTACT AGENTS 4.5% BROKER CO-OP

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