

**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'



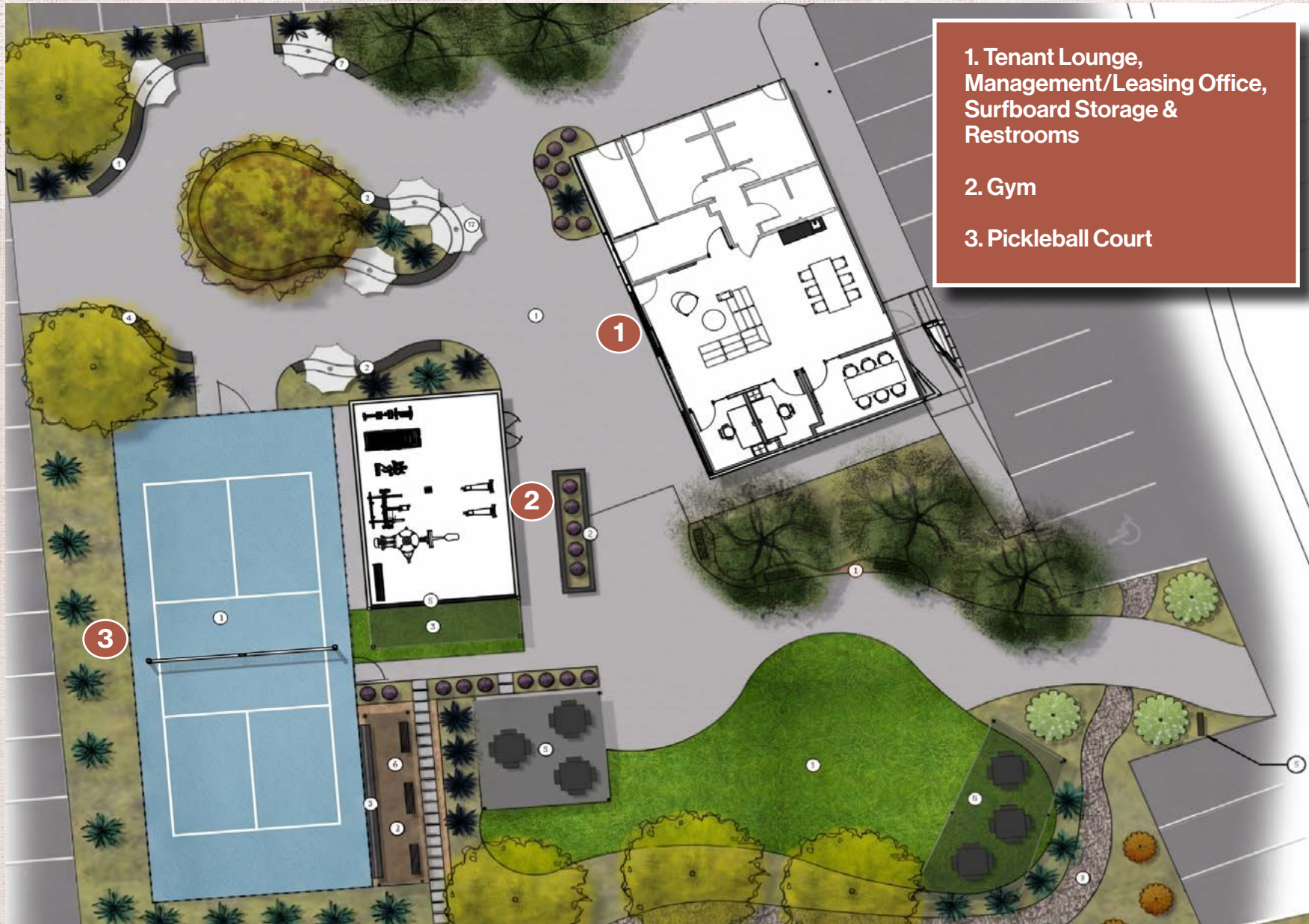
Parking Ratio :  
2.65/1,000 SF



NEW AMENITY PLAN



# NEW AMENITY CENTER COMING JULY 2026!

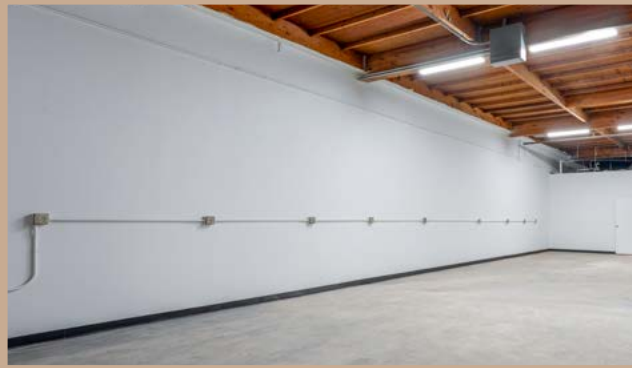


- 1. Tenant Lounge, Management/Leasing Office, Surfboard Storage & Restrooms
- 2. Gym
- 3. Pickleball Court

# 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.	\$2.05 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
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.	\$2.05 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
321	1,222 SF	Reception, 1 restroom, balance warehouse. Available Now.	\$2.10 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
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	<a href="#">CLICK FOR FLOOR PLAN</a>
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	<a href="#">CLICK FOR FLOOR PLAN</a>
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	<a href="#">CLICK FOR FLOOR PLAN</a>
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	<a href="#">CLICK FOR FLOOR PLAN</a>
407	1,489 SF	Reception, 1 restroom, 1 private office, balance warehouse, 1 GL door. Available with 30 days' notice.	\$2.05 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
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	<a href="#">CLICK FOR FLOOR PLAN</a>

NNN = \$0.65 PSF

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SUITE	SIZE	DESCRIPTION	RATE	
809	1,686 SF	Reception, 1 private office, 1 restroom, balance warehouse, 1 GL door. Available Now. Spec ready work completed.	\$2.05 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
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	<a href="#">CLICK FOR FLOOR PLAN</a>
906	2,329 SF	Reception/open office, 2 private offices, 2 restrooms, break area, balance warehouse, 1 GL door. Available Now.	\$2.05 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
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	<a href="#">CLICK FOR FLOOR PLAN</a> <a href="#">CLICK FOR VIRTUAL TOUR</a>
1102	1,032 SF	Reception, 1 private office, 1 restroom, balance warehouse, 1 GL door. Available 5/1/26.	\$2.05 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
1105	2,377 SF	Reception, balance warehouse, 1 GL door. Available Now. Spec ready work completed.	\$2.05 NNN	<a href="#">CLICK FOR FLOOR PLAN</a> <a href="#">CLICK FOR VIRTUAL TOUR</a>
1202	1,899 SF	Reception, 1 restroom, balance warehouse, 1 GL door. Available Now. Spec ready work completed.	\$2.05 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
1203	1,132 SF	Reception, 1 restroom, balance warehouse, 1 GL door. Available Now.	\$2.05 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
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	<a href="#">CLICK FOR FLOOR PLAN</a>
1214 & 1215	1,476 SF	2 Receptions, 4 private offices, 1 restroom, balance warehouse. Available 7/1/2026.	\$2.05 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>

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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	<a href="#">CLICK FOR FLOOR PLAN</a>
1307	1,417 SF	Reception, 1 restroom, balance warehouse, 1 GL door. Available Now.	\$2.05 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
1310	1,716 SF	Reception/open office, 1 private office, 1 restroom, break area. Available Now.	\$2.05 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
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	<a href="#">CLICK FOR FLOOR PLAN</a> <a href="#">CLICK FOR VIRTUAL TOUR</a>
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	<a href="#">CLICK FOR FLOOR PLAN</a> <a href="#">CLICK FOR VIRTUAL TOUR</a>
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	<a href="#">CLICK FOR FLOOR PLAN</a> <a href="#">CLICK FOR VIRTUAL TOUR</a>
1405	1,443 SF	Reception, 1 restroom, balance warehouse, 1 GL door. Available Now. Spec ready work completed.	\$2.10 NNN	<a href="#">CLICK FOR FLOOR PLAN</a> <a href="#">CLICK FOR VIRTUAL TOUR</a>

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# OFFICE AVAILABILITY

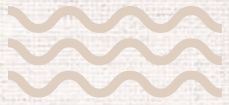
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SUITE	SIZE	DESCRIPTION	MONTHLY RENT	
101	653 SF	Reception, 2 private offices. Available Now.	\$1,430/month	<a href="#">CLICK FOR FLOOR PLAN</a>
105	660 SF	Reception, 1 private office. Available Now.	\$1,445/month	<a href="#">CLICK FOR FLOOR PLAN</a>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



# 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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