

9480 CARROLL PARK DRIVE
SAN DIEGO, CA 92121

CANYON RIDGE

TECHNOLOGY PARK

SPACE TO MOVE
business forward

 CUSHMAN &
WAKEFIELD

 IRVINE COMPANY



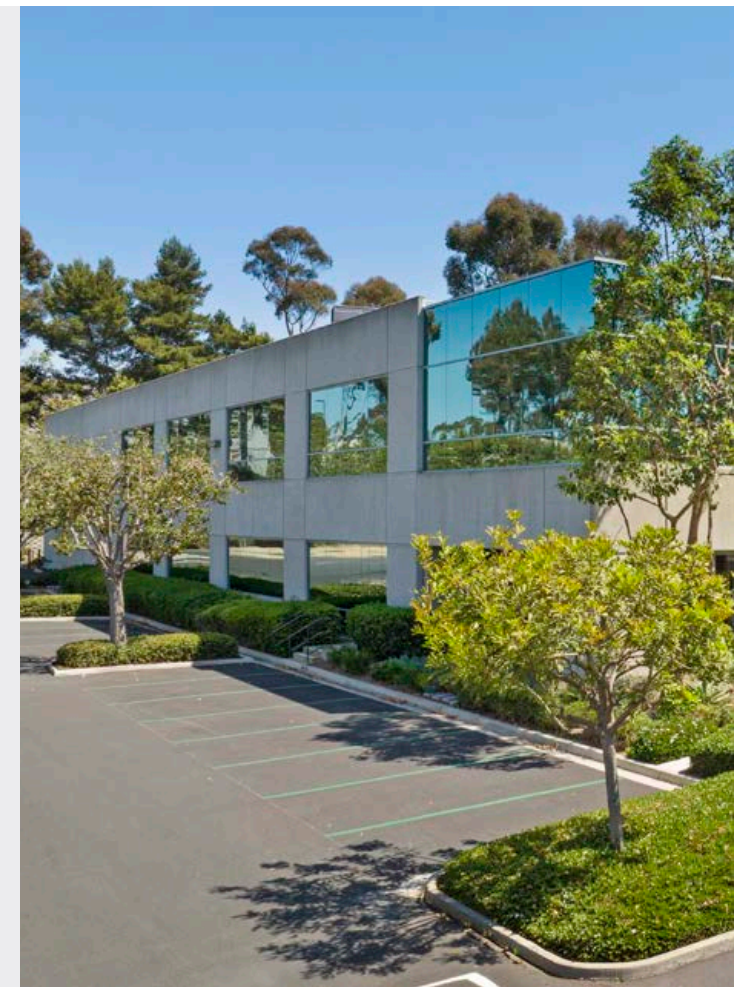
BUILT FOR flexibility

9480 Carroll Park Drive delivers a flexible workplace at the center of Sorrento Mesa, integrating office, warehouse and mezzanine space within one of San Diego's most established innovation campuses. Purpose-built layouts and functional loading capabilities support a wide range of growing users, from technology and life science to light industrial.

±36,823 SF
ACROSS TWO FLOORS

OFFICE, LAB & R&D
FLEXIBLE CONFIGURATIONS

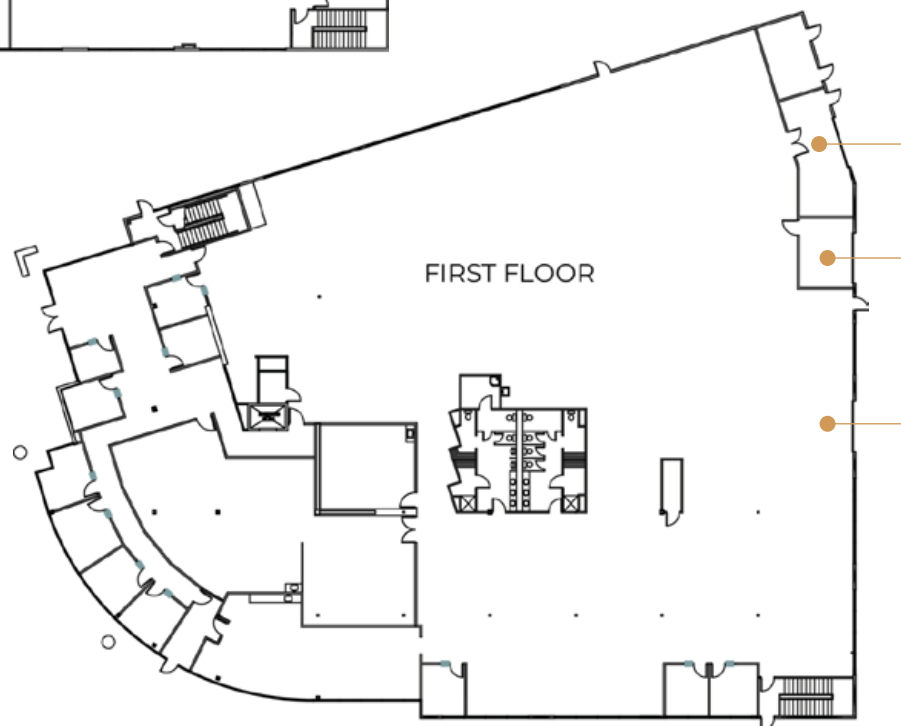
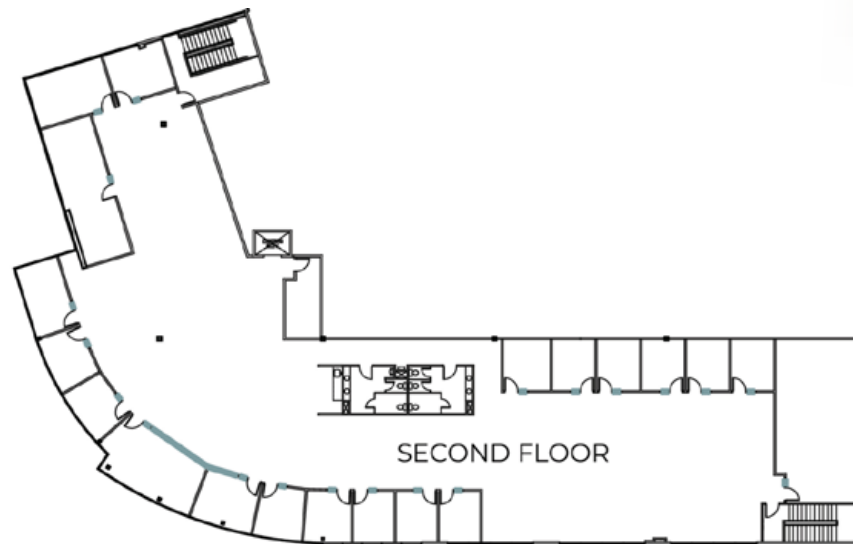
- Signage opportunities
- Shared campus parking with 958 surface stalls across 9380–9480 Carroll Park Drive
- Convenient access to UC San Diego, Scripps Institute, La Jolla UTC & Westfield UTC
- WiFi-enabled indoor-outdoor workspace, event-ready BBQ stations, EV charging
- Easy ingress/egress via Carroll Park Drive & direct freeway access to the I-805, I-15, SR-52 & SR-56



FLEXIBLE

by design

Canyon Ridge Technology Park delivers nearly 37,000 square feet of adaptable space across two floors, giving teams the flexibility to shape a workplace around office, lab, research or support needs as they evolve.



11' X 12' ROLL-UP LOADING DOORS

BUILDING

specs

FLEXIBLE WORKSPACE

Two-story building designed to accommodate office, warehouse and light industrial users

SIGNAGE

Building top and monument signage opportunities

PARKING

Shared campus parking with 958 surface stalls (across 9380, 9410, 9440, 9450 and 9480 Carroll Park Drive)

WAREHOUSE CLEARANCE

24' warehouse clearance (existing drop ceiling in some areas/mezzanine)

LOADING DOCK

Three 11' x 12' roll-up loading door

FIRE SPRINKLERS

Fully sprinklered throughout

ELECTRICAL

1,600-amp, 480/277-volt, 3-phase, 4-wire electrical service

HVAC

Existing HVAC system

BUILDING FEATURES

Cast-in-place concrete columns with concrete tilt-up wall panels. Vision Glass aluminum mullion curtain wall. One hydraulic elevator (2,500-lb capacity). Municipal water and sewer service



MORE TO THE workday

9480 Carroll Park gives employees more to work with before, during and after the day. From morning hikes and client lunches along Mira Mesa Blvd. and at Westfield UTC to well-known craft happy hour spots like Cutwater and AleSmith a mile from campus, Canyon Ridge Technology Park keeps everyday convenience close.

WITHIN 5 MILES:

100+
Shops

41+
Dining

8+
Hotels

6+
Fitness

8+
Breweries & Bars

30+
Quick Bites

TORREY PINES
GOLF COURSE

TORREY PINES
GLIDEPORT

UCSD

BIRCH
AQUARIUM

LA JOLLA VILLAGE
SQUARE (14 MIN)

WESTFIELD UTC MALL (5 MIN)

9480 Carroll Park

MCAS
MIRAMAR

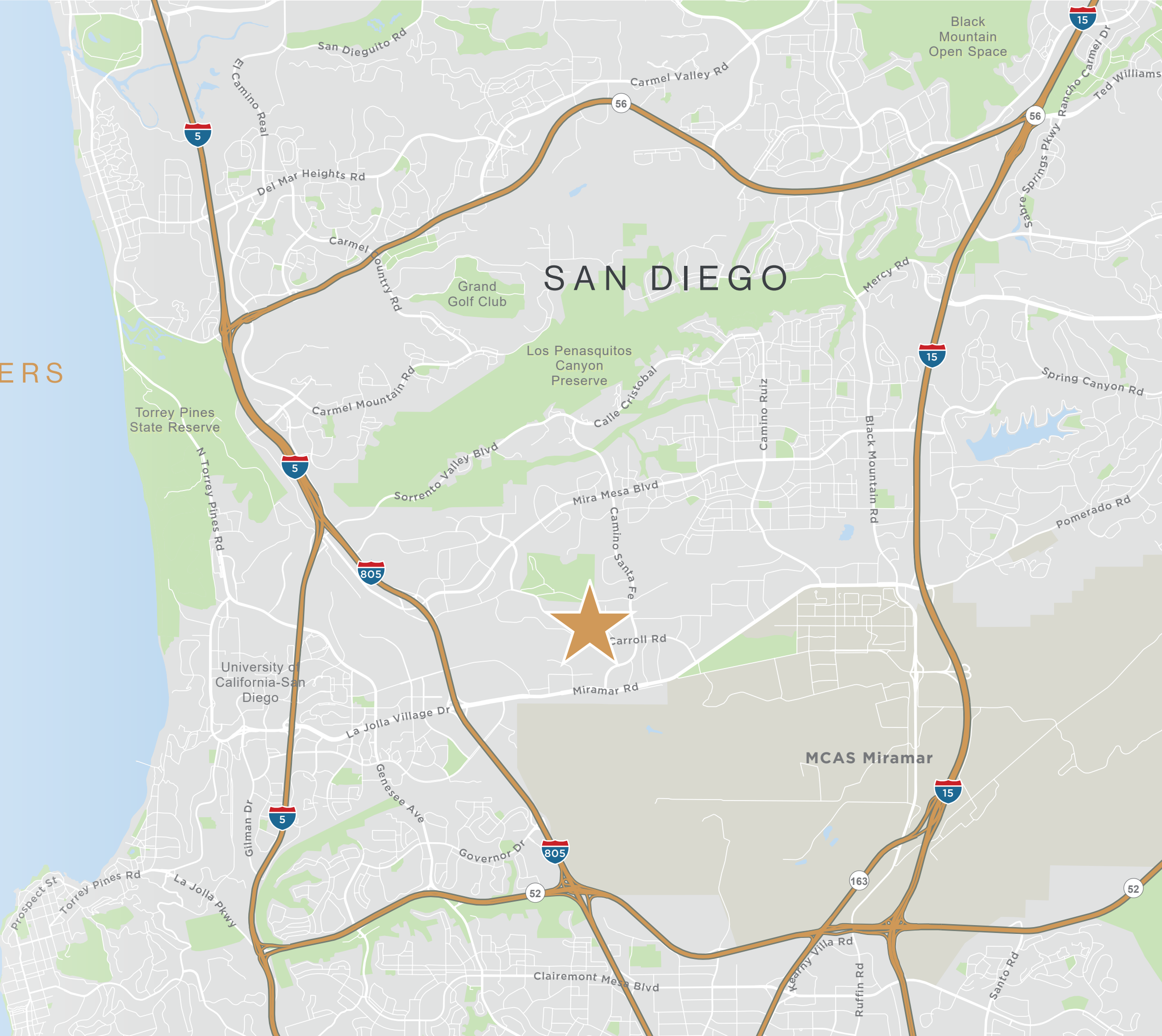


access

WHERE IT MATTERS

9480 Carroll Park gives teams a central Sorrento Mesa location with quick routes to San Diego's key employment, research and innovation hubs. Easy ingress and egress via Carroll Park Drive, along with access to I-805, I-15, SR-52 and SR-56, places the campus within reach of the resources that power San Diego's innovation corridor.

DRIVE TIMES:	
18 min	Del Mar
20 min	La Jolla
25 min	Encinitas
30 min	San Diego Int'l Airport
25 min	Downtown SD



THE MARKET BEHIND THE

momentum

San Diego’s innovation economy is anchored by strong tech, life science, R&D and higher education ecosystems. The region gives growing companies access to the research institutions, funding environment and specialized talent that continue to shape one of the country’s most competitive innovation markets.

1,300+ LIFE SCIENCES COMPANIES

50.9% SOFTWARE ENGINEER CONCENTRATION IN TECH ABOVE THE 49.8% U.S. AVERAGE

80 RESEARCH INSTITUTES

#2 MOST PATENT-INTENSIVE REGION IN THE U.S.

19.6% POPULATION WITH STEM DEGREES

WORKFORCE HAS A BACHELOR’S DEGREE OR HIGHER 40%



WE CREATE SPACES THAT BRING PEOPLE TOGETHER TO SUCCEED

More than 18 million people choose to live, work, shop, stay and play in Irvine Company’s 129M SF real estate portfolio. Decades of thoughtful planning and stewardship ensure we deliver exceptional placemaking and customer experiences — all backed by our commitment to long-term ownership and industry-leading financial stability.



INDUSTRY-LEADING FINANCIAL STABILITY

Unmatched capital resources uphold our standards of excellence, regardless of market conditions.

FUTURE-PROOF FLEXIBILITY

A range of lease options and collaborative partnerships support your growth.

ELEVATED CUSTOMER CARE

Expert teams and fast response times ensure worry-free workdays.

READY FOR WHAT’S NEXT

We keep your business at the forefront of what’s possible, no matter how work evolves.

SUSTAINABILITY BY DESIGN

Thoughtful design and resource-conscious practices guide how we build and operate for the long term.

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