

# CANYON INDUSTRIAL CENTER



**2026 LEASING INCENTIVES**  
\$1.25 Year 1 rate on qualifying  
5 year lease  
\$1/sf moving allowance

**UNDER NEW OWNERSHIP**  
**RENOVATIONS COMPLETE**

9424-9560 CHESAPEAKE DRIVE | SAN DIEGO | CA | 92123

## FOR MORE INFORMATION:

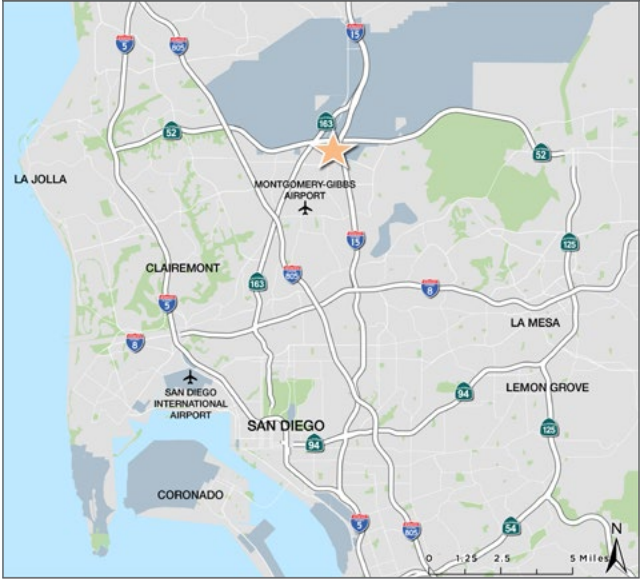
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## PROPERTY FEATURES

- High image business park
- Dock and grade level loading
- Warehouse clear height of approx. 15'2" - 19'0"
- Time Warner Cable service available
- Buildings are fire sprinklered
- 1 block West of 1-15 via Clairemont Mesa Blvd
- 1 block South of Hwy 52 via Ruffin Rd
- Parking ratio of approx. 2.46/1,000 SF
- Gas potentially available
- Building signage available



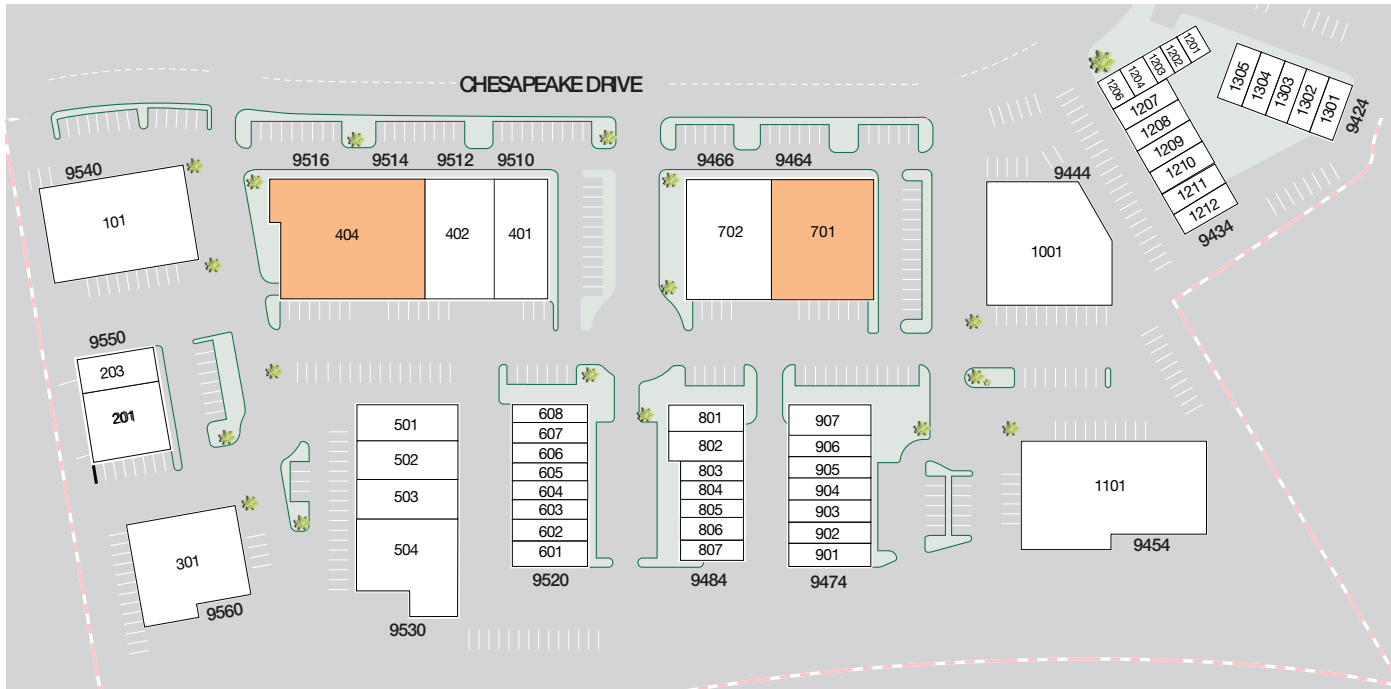
*The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.*



# CANYON INDUSTRIAL CENTER

## SITE PLAN

UNDER NEW OWNERSHIP



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## 2026 LEASING INCENTIVES

### Suite 701

- 60 month term
- \$1.25 Year 1 rate
- \$1/sf moving allowance

### Suite 403

- 60 month term
- \$1.50 Year 1 rate
- \$1/sf moving allowance

### Suite 404

- 60 month term
- \$1.25 Year 1 rate
- \$1/sf moving allowance

## AVAILABILITIES

BLDG	SUITE	TOTAL SF	RATE	OFFICE %	COMMENTS	AVAILABLE	OCCUPIED
9510-9516	403	6,247	\$2.15/SF NNN	22%	Reception, (1) private office, breakroom, (2) restrooms and warehouse with (2) grade level loading doors. Available now. *Can be combined with Suite 404 for 18,692 SF.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9510-9516	404	12,445	\$2.05/SF NNN	10%	Reception, (2) private offices, breakroom, (2) restrooms and warehouse with (1) dock high and (2) grade level loading doors. Available now. *Can be combined with Suite 403 for 18,692 SF.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9464-9466	701	13,183	\$2.05/SF NNN	10%	Reception, (1) private office, conference room, breakroom, IT, (3) restrooms and warehouse with (1) dock high and (1) grade level loading door. Available now.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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# CANYON INDUSTRIAL CENTER

## EXTERIOR PHOTOS

UNDER NEW OWNERSHIP



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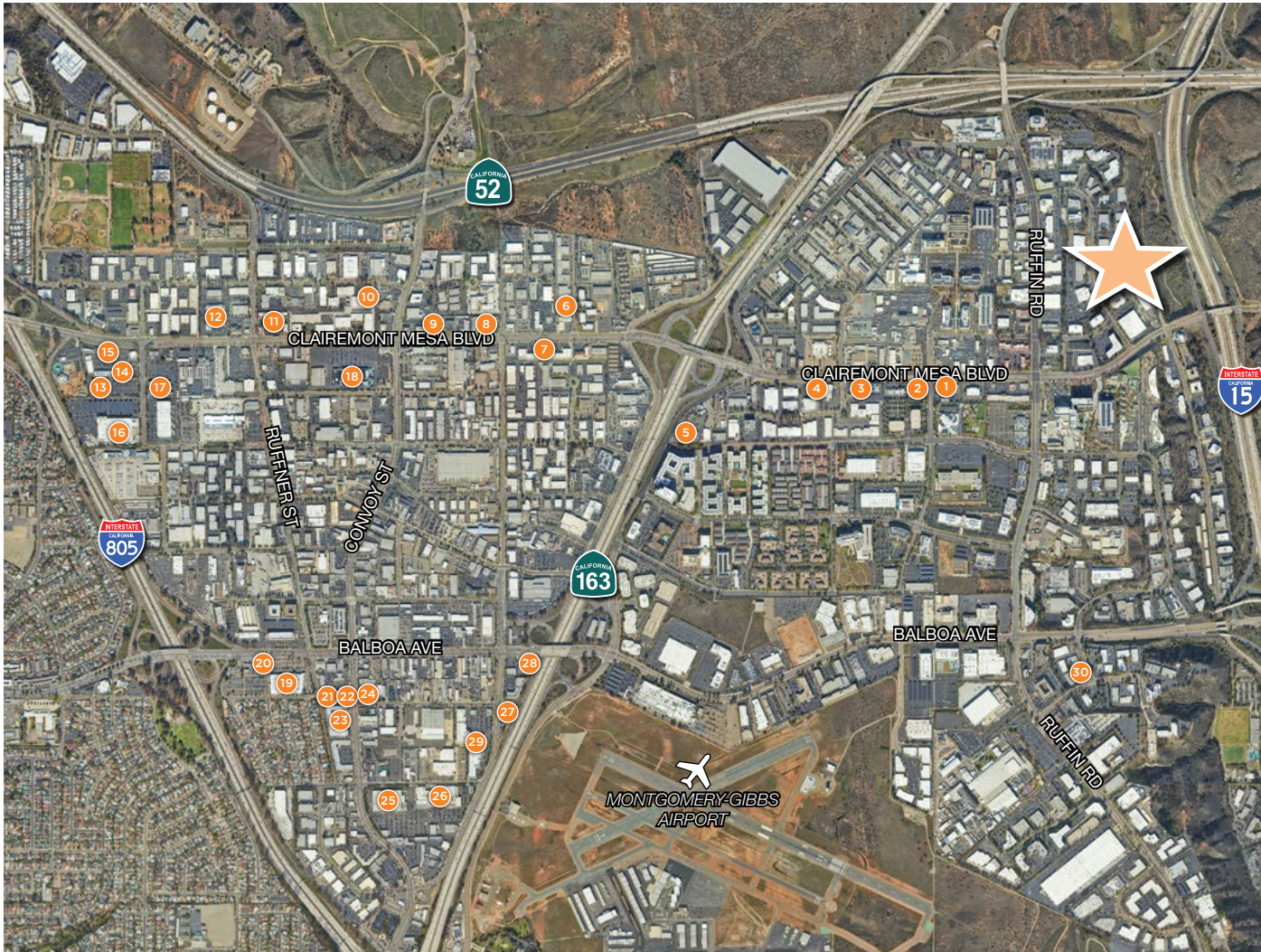
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# CANYON INDUSTRIAL CENTER

## AMENITIES

UNDER NEW OWNERSHIP



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- |                      |                       |                         |                            |                     |                          |                   |                         |                           |                               |
|----------------------|-----------------------|-------------------------|----------------------------|---------------------|--------------------------|-------------------|-------------------------|---------------------------|-------------------------------|
| 1<br>Starbucks       | 2<br>Firehouse Subs   | 3<br>Panera Bread       | 4<br>McDonalds             | 5<br>Sonic Drive-In | 6<br>Societe Brewing Co. | 7<br>Kearny Plaza | 8<br>Mercury Village SC | 9<br>The Godfather        | 10<br>Hopponymous Brewing Co. |
| 11<br>Rubios         | 12<br>99 Ranch Market | 13<br>LA Fitness        | 14<br>Chipotle             | 15<br>McDonalds     | 16<br>Walmart            | 17<br>Food 4 Less | 18<br>Zion Market       | 19<br>H Mart              | 20<br>Applebee's              |
| 21<br>Coco Ichibanya | 22<br>Manna BBQ       | 23<br>Convoy Village SC | 24<br>Cross Street Chicken | 25<br>Costco        | 26<br>Target             | 27<br>In-N-Out    | 28<br>Marukai           | 29<br>Hawthorne Crossings | 30<br>Bud's Louisiana Cafe    |

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# CANYON INDUSTRIAL CENTER

FLOOR PLAN | BLDG. 9510-9516 | SUITE 403

UNDER NEW OWNERSHIP



## LEASING INCENTIVES

### Suite 403

- 60 month term
- \$1.50 Year 1 rate
- \$1/sf moving allowance

## BLDG 9510 | SUITE 403

- AVAILABLE SF: ±6,247 SF
- OFFICE SF: 1,405 SF
- CLEAR HEIGHT: 15'8" - 19'6"
- LOADING: (2) GL
- AVAILABLE NOW
- CAN BE COMBINED WITH SUITE 404 FOR 18,692 SF

## FOR MORE INFORMATION

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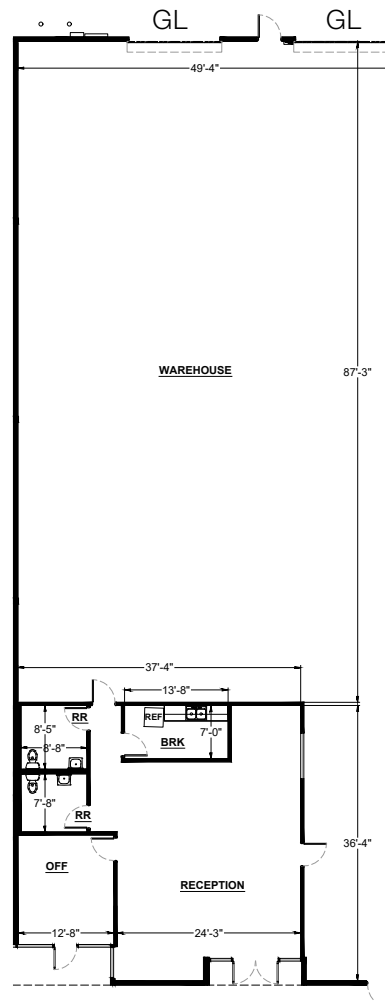
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# CANYON INDUSTRIAL CENTER

FLOOR PLAN | BLDG. 9510-9516 | SUITE 404

UNDER NEW OWNERSHIP



## LEASING INCENTIVES

### Suite 404

- 60 month term
- \$1.25 Year 1 rate
- \$1/sf moving allowance

## BLDG 9510 | SUITE 404

- AVAILABLE SF: ±12,445 SF
- OFFICE SF: 1,207 SF
- CLEAR HEIGHT: 15'8" - 19'6"
- LOADING: (1) DH, (2) GL
- AVAILABLE NOW
- CAN BE COMBINED WITH SUITE 403 FOR 18,692 SF

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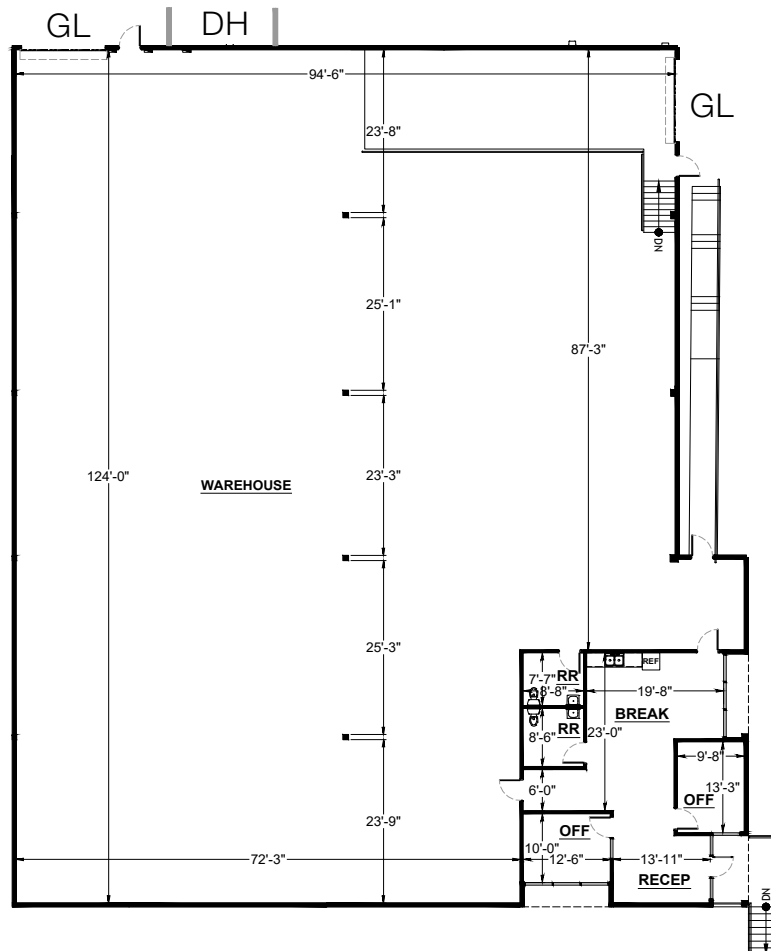
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# CANYON INDUSTRIAL CENTER

FLOOR PLAN | BLDG. 9464-9466 | SUITE 701

UNDER NEW OWNERSHIP



## LEASING INCENTIVES

### Suite 701

- 60 month term
- \$1.25 Year 1 rate
- \$1/sf moving allowance

## BLDG 9464-66 | SUITE 701

- AVAILABLE SF: ±13,183 SF
- OFFICE SF: 1,231 SF
- CLEAR HEIGHT: 15'8" - 19'6"
- LOADING: (1) DH, (1) GL
- AVAILABLE NOW

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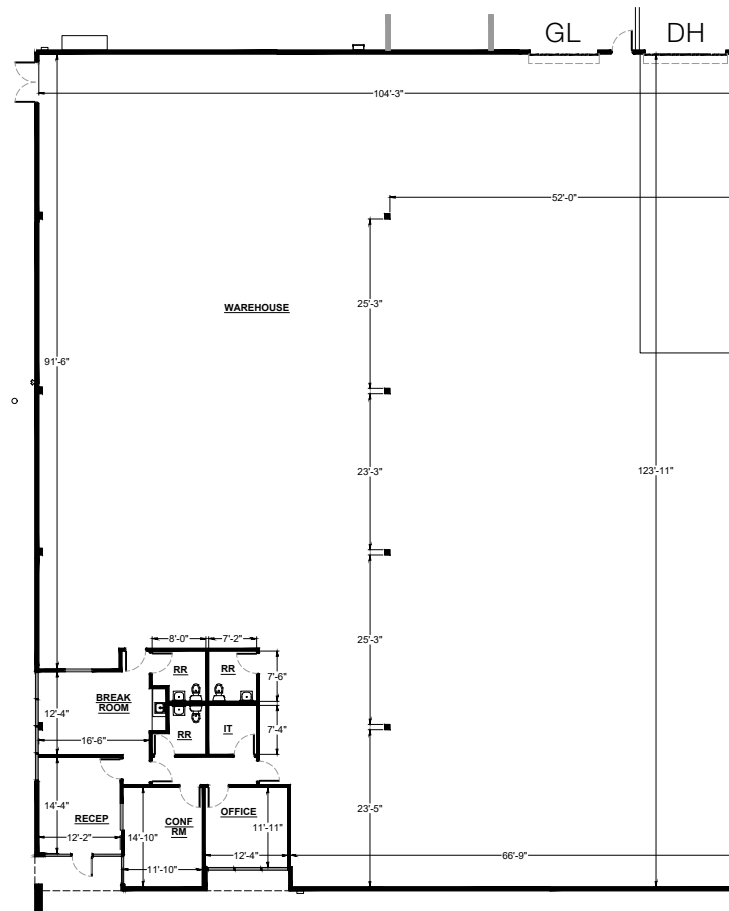
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