

Virtual Tour



9444
BALBOA

SAN DIEGO, CALIFORNIA

9444
BALBOA EXECUTIVE CENTER



CBRE

BALBOA EXECUTIVE CENTER



FEATURES



New spec suites



Common area Wi-Fi



Exterior monument signage available



Outdoor collaboration areas



One electric vehicle charging station



Steel frame construction



New Amenity Center features a large conference room, training room and lounge area



Fitness facility that will include new stationary bikes, showers and lockers located in the 1st floor restroom



Extensive glass line with panoramic mountain views



Adjacent to bus stop / public transportation



±121,140 RSF
five-story Class "A" building



4.5
parking spaces per 1,000 USF -
40% covered at no charge



Immediate
freeway access to I-15,
Highways 52 and 163

AVAILABILITIES

SECOND FLOOR

Suite	Square Feet	Available	Lease Rate	Click to View
215	2,910 SF	Vacant	\$3.35/SF + E	 Floor Plan
285 Spec Suite	2,751 SF	Vacant	\$3.35/SF + E	 Floor Plan

THIRD FLOOR

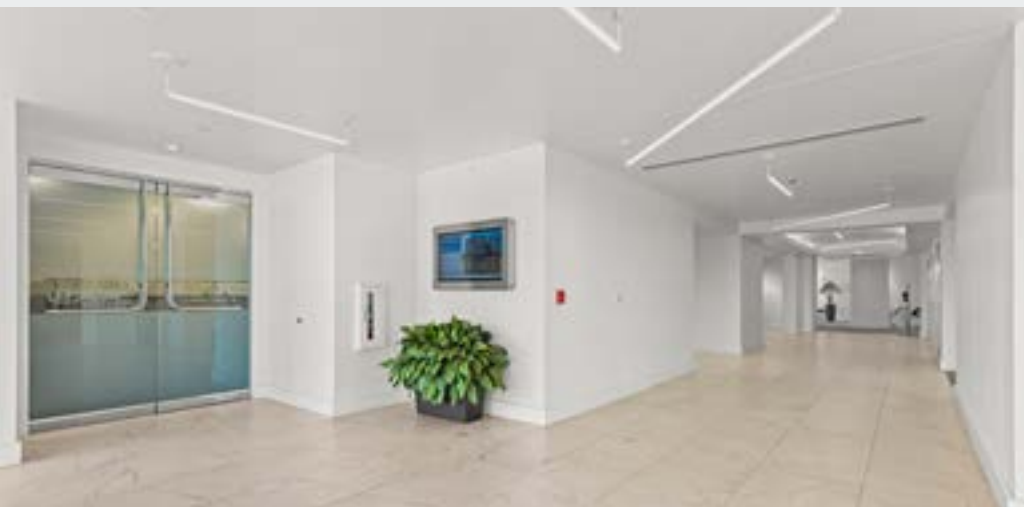
Suite	Square Feet	Available	Lease Rate	Click to View
300	5,956 SF	12/1/2026	\$3.35/SF + E	 Floor Plan

FOURTH FLOOR

Suite	Square Feet	Available	Lease Rate	Click to View
450	2,325 SF	Vacant	\$3.35/SF + E	 Floor Plan



MODERN LOBBY RENOVATIONS



OUTDOOR AREAS



AMPLE COVERED & SURFACE PARKING

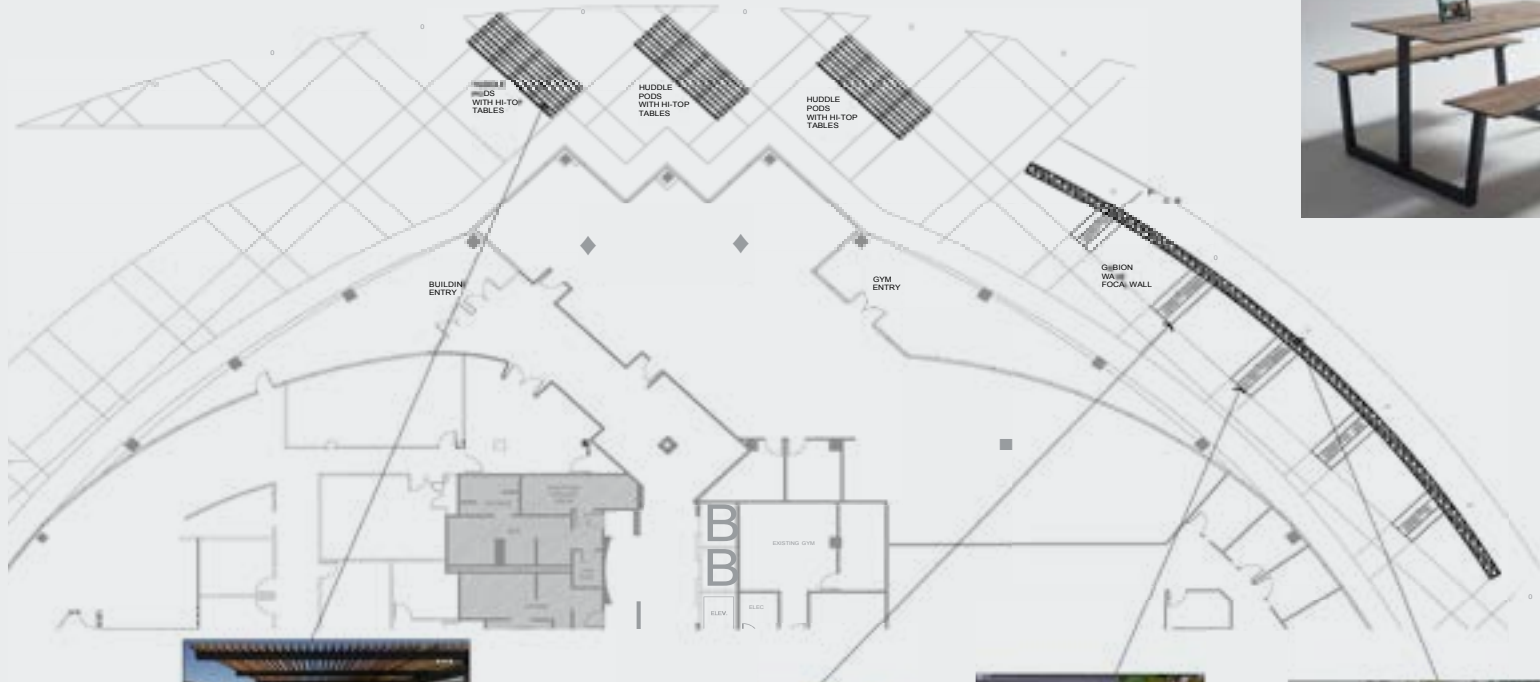


OUTDOOR SEATING AREA

CONCEPTUAL RENDERINGS

IN PLANNING

» Updated outdoor seating » Landscaping



STEEL FRAMED PODS
WITH HUDDLE ROOMS



COLD ROLLED
STEEL BENCHES



SUCCULENT
CONCEPT



GABION WAVE
FOCAL WALL

CONCEPTUAL RENDERINGS

IN PLANNING

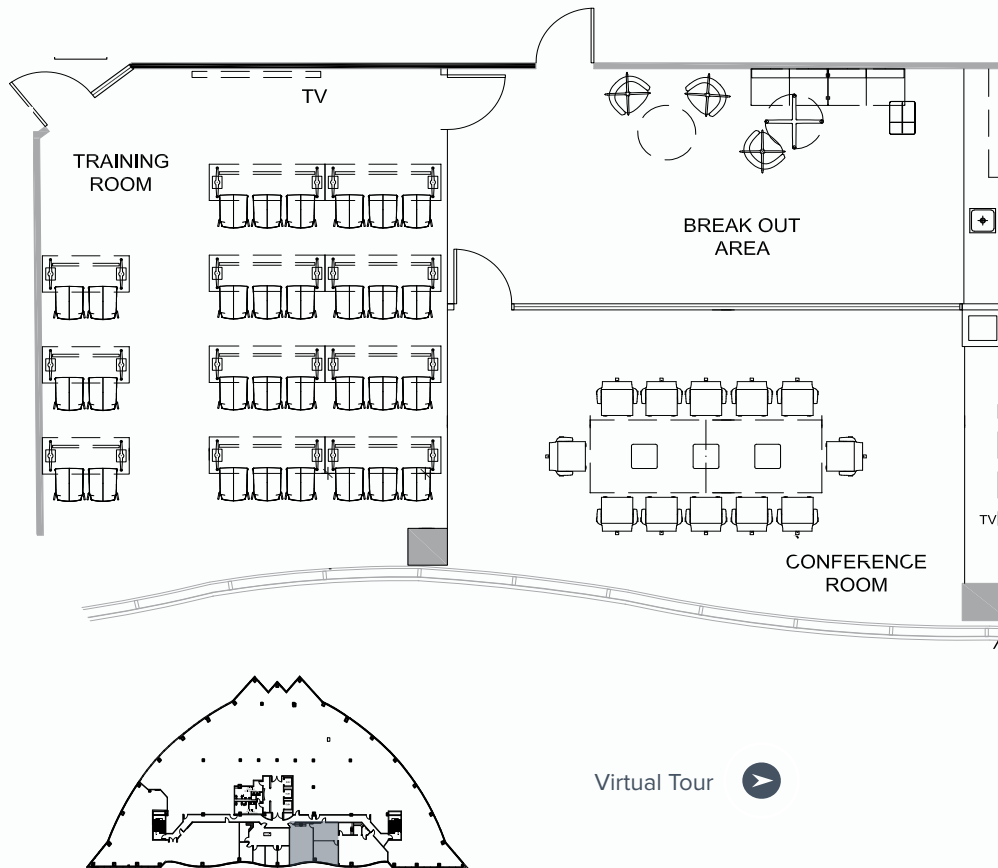
- » New outdoor seating including huddle pods and new bench areas



NEW FITNESS CENTER



NEW AMENITY CENTER



FLOOR PLANS

AS-BUILT PLAN

SUITE 215

Square Feet: 2,910 SF

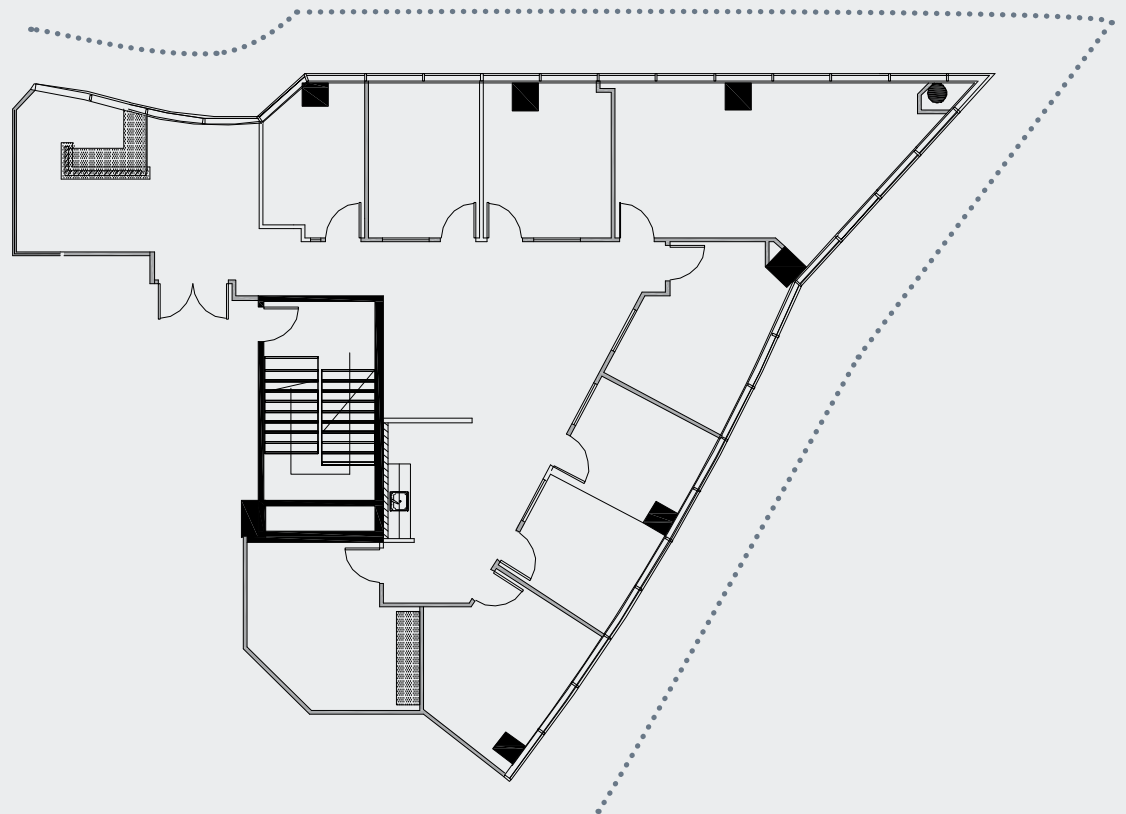
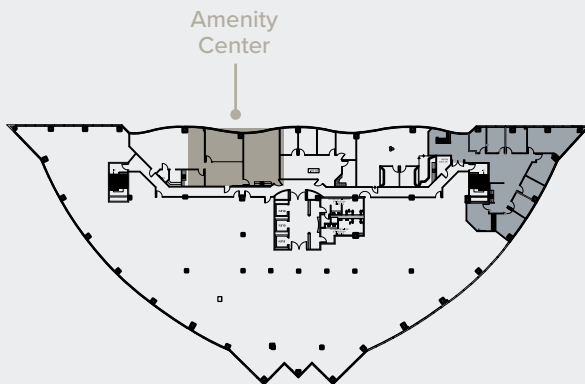
Available: Vacant

Lease Rate: Negotiable

Suite features reception, 8 private offices, conference room, kitchenette, and open office area.



Window Line



FLOOR PLANS

SPEC SUITE

SUITE 285

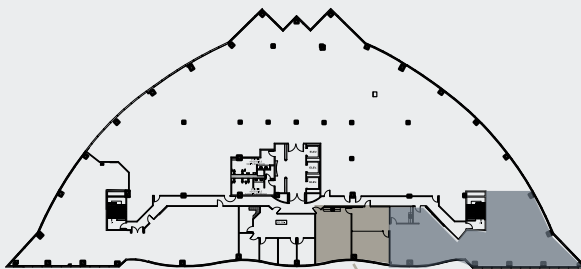
Square Feet: 2,751 SF

Available: Vacant

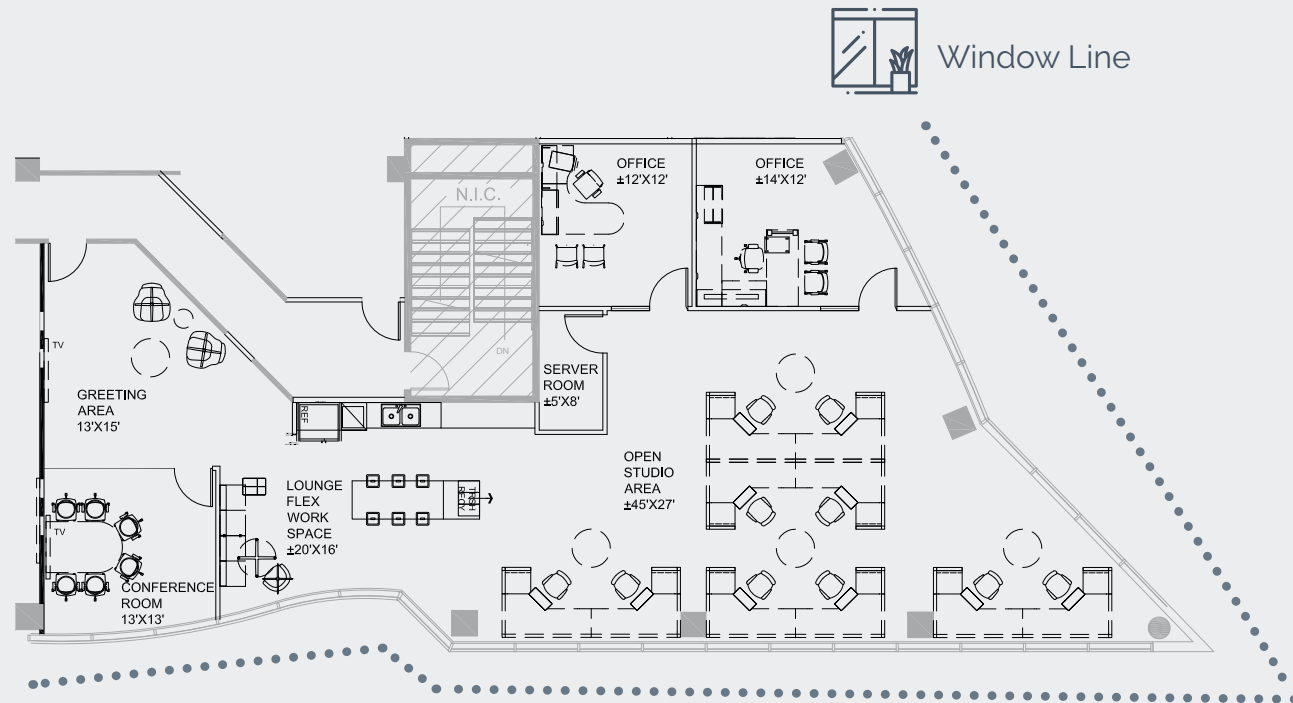
Lease Rate: Negotiable

Suites features reception area, conference room, two offices, IT room and open area.

Virtual Tour



Amenity
Center



SUITE 285



FLOOR PLANS

AS-BUILT PLAN

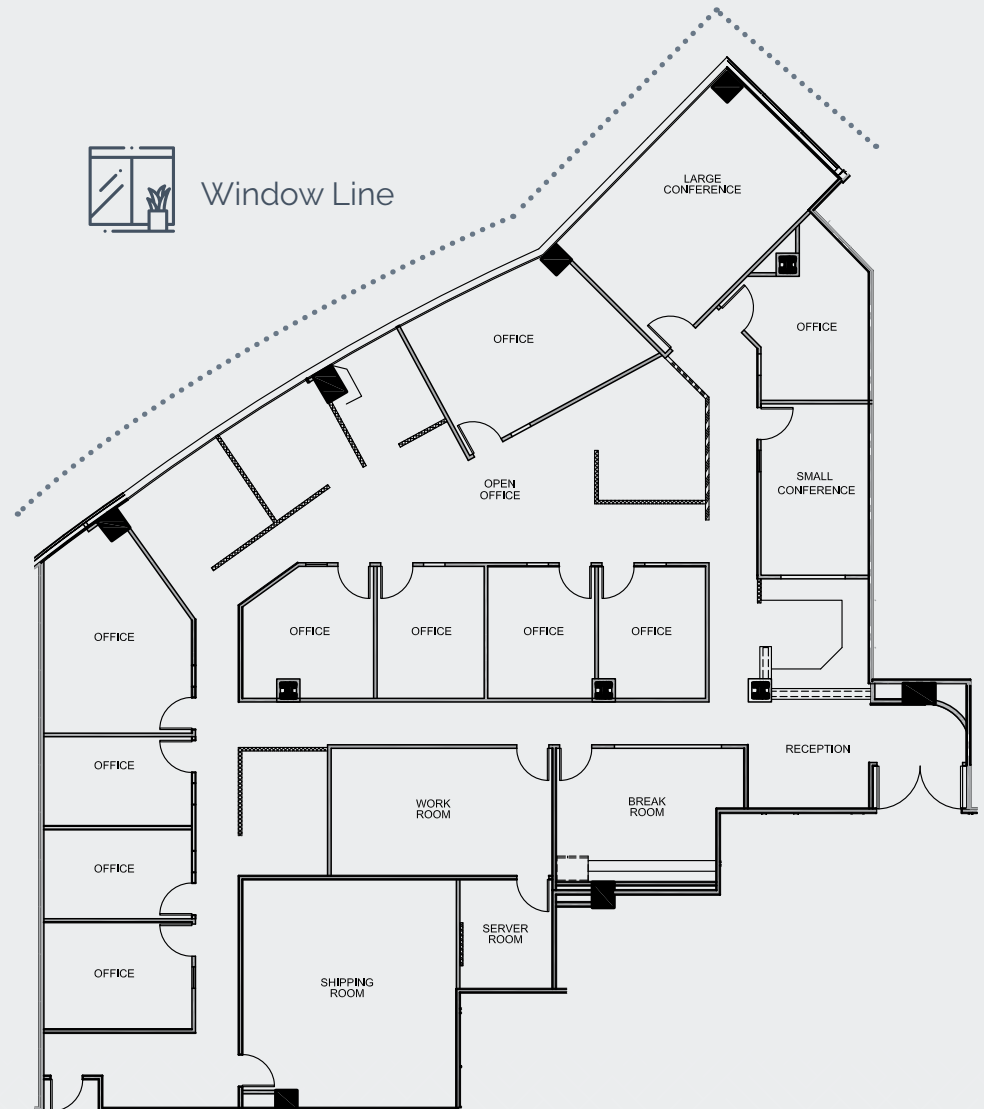
SUITE 300

Square Feet: 5,956 SF

Available: 12/1/2026

Lease Rate: Negotiable

Suite features reception area, large and small conference rooms, 10 private offices, break room, server room, shipping room, work room and open office area.



FLOOR PLANS

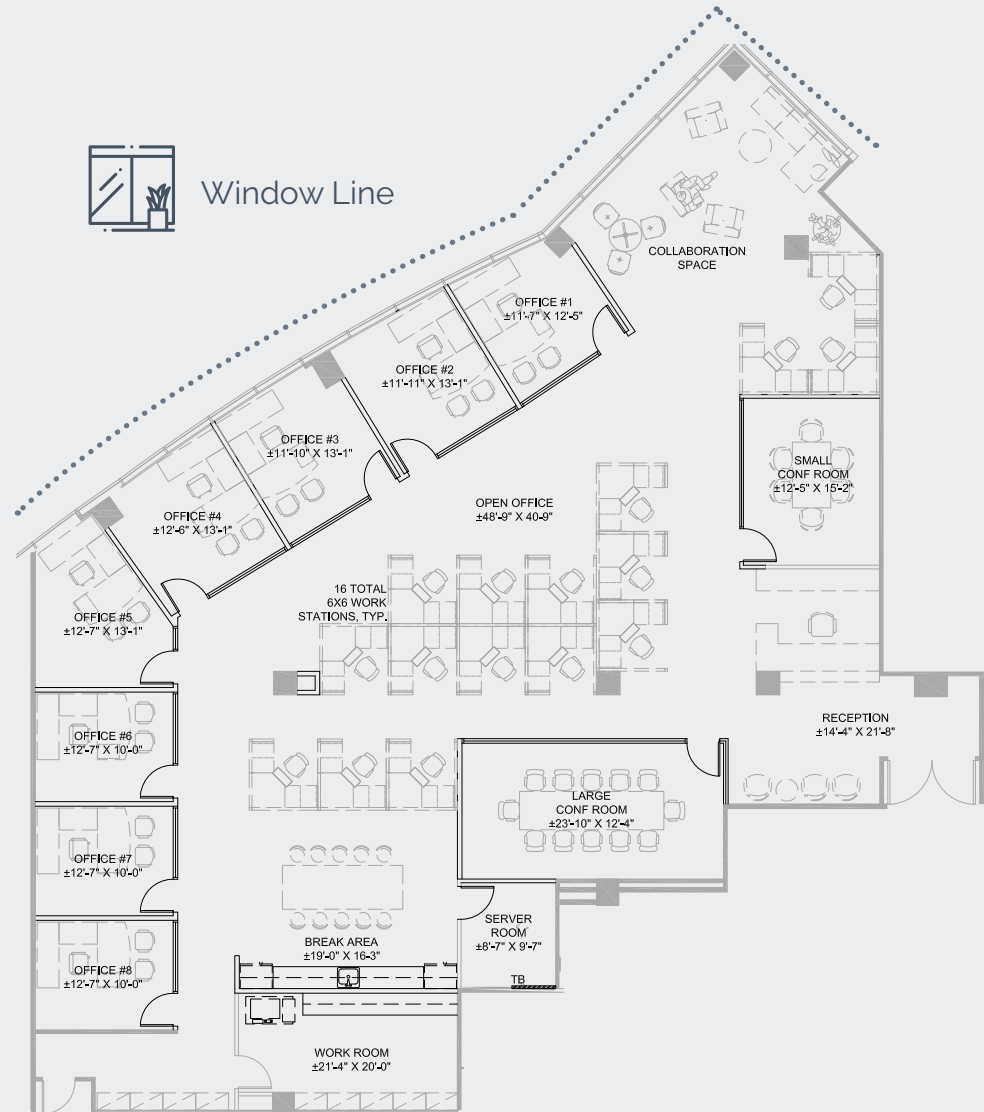
PROPOSED PLAN

SUITE 300

Square Feet: 5,956 SF

Available: 12/1/2026

Lease Rate: Negotiable



FLOOR PLANS

AS-BUILT PLAN

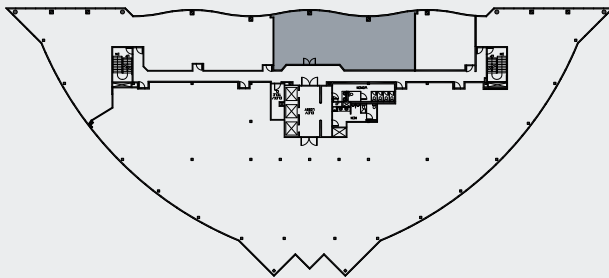
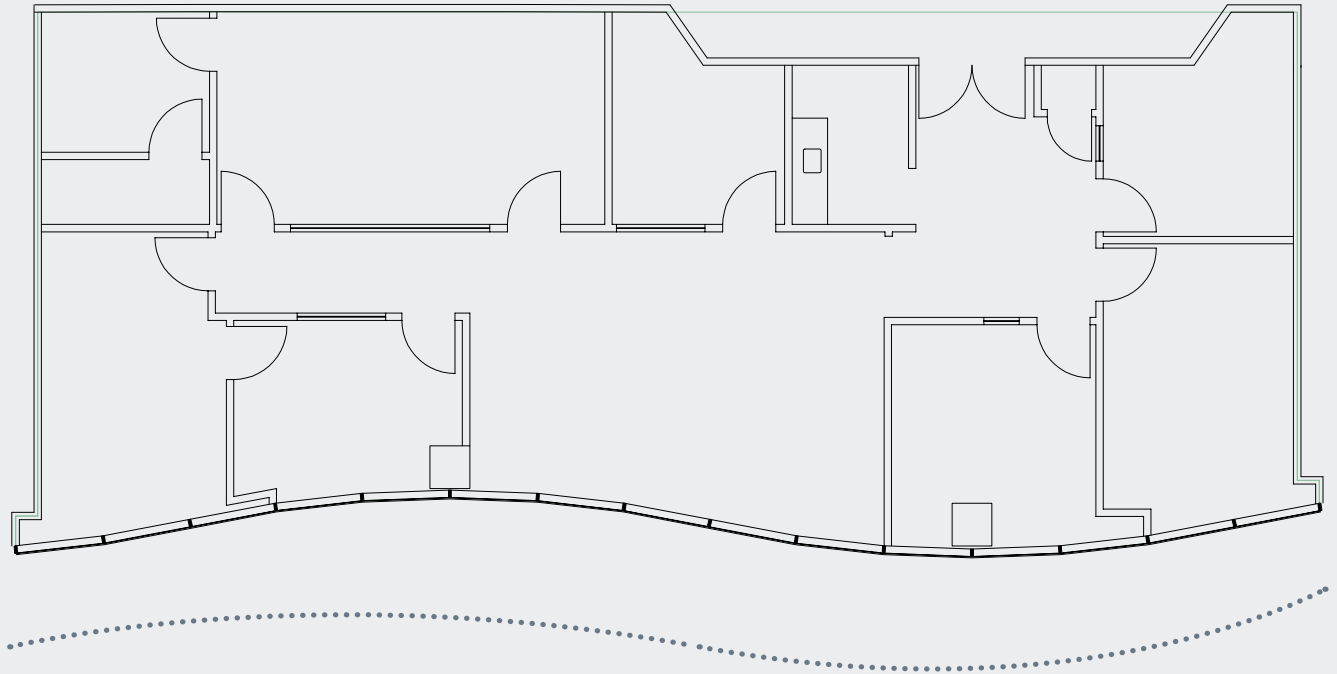
SUITE 450

Square Feet: 2,325 SF

Available: Vacant

Lease Rate: Negotiable

Suite features conference room, kitchenette, 5 offices, storage/IT, and open area.



Window Line

FLOOR PLANS

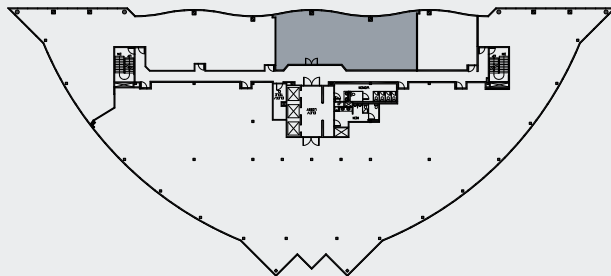
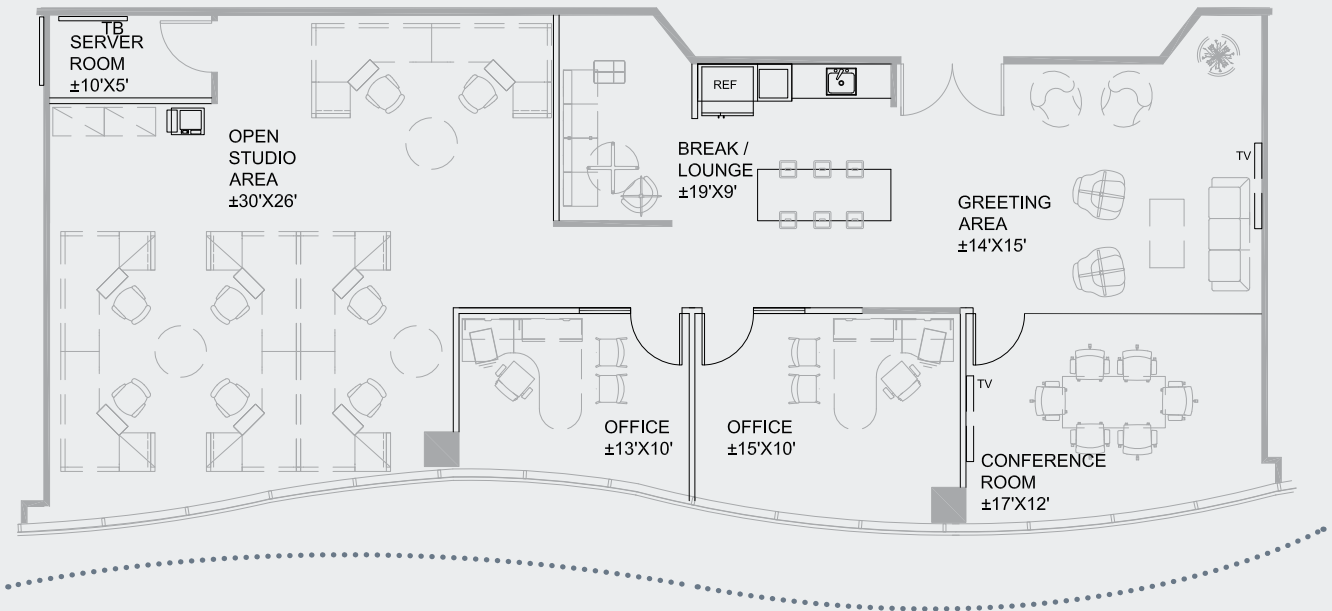
PROPOSED PLAN

SUITE 450

Square Feet: 2,325 SF

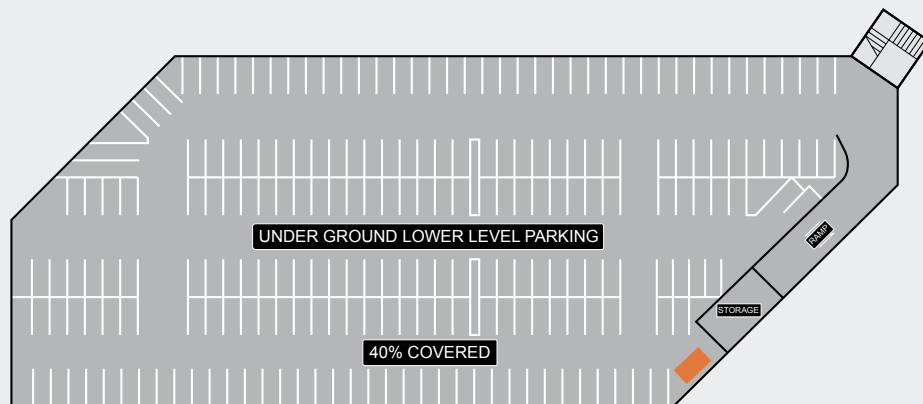
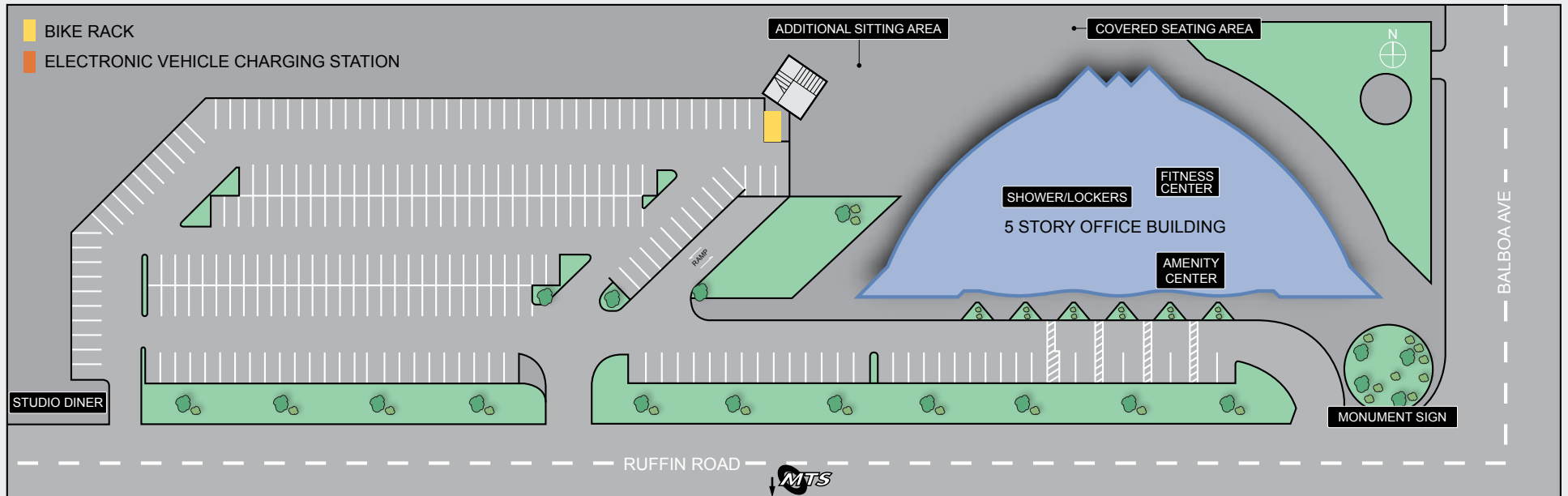
Available: Vacant

Lease Rate: Negotiable

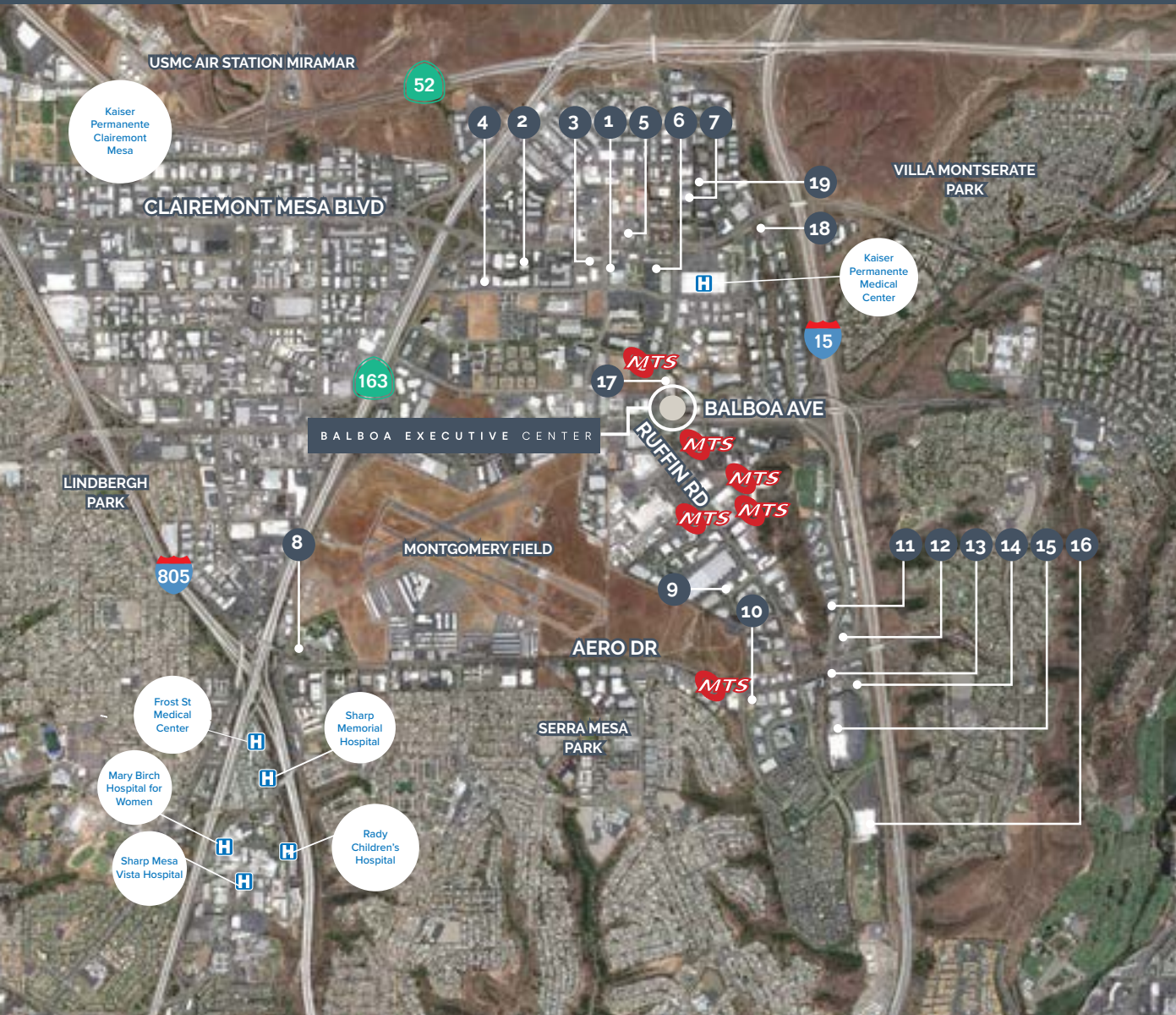


Window Line

SITE PLAN



AMENITIES MAP



- | | | | |
|---|---|----|--|
| 1 | YMCA
Robeks Juice
C+K Mediterranean Grill
Dry Cleaners
Marriott
Panda Express
Jack in the Box | 9 | Cafe 160 |
| 2 | Bank of America
McDonald's | 10 | 7 Eleven
Pickup Stix
Jack in the Box
Papa John's |
| 3 | Rubio's
Village India | 11 | Togo's
Holiday Inn
Sizzler
Sub Marina |
| 4 | 7 Eleven
North Island Credit Union
1001 Hair Salon
Filippis Pizza | 12 | Express Tire
McDonald's
Taco Bell |
| 5 | Ace
Chase
Taco Bell
Wells Fargo
Wendy's
Khan's Cave Grill
Tavern and Harvest Taco Shop | 13 | Panda Express
Einstein Bros Bagels
Starbucks |
| 6 | Mobil 1
San Diego County Library
Subway
Carl's Jr.
The Coffee Bean
FedEx
Palominos Mexican Food
Giovanni's | 14 | Quizno's
Payless Shoe Source |
| 7 | Chase | 15 | Vons
Wells Fargo
Walmart
PetSmart |
| 8 | Sheraton | 16 | Stadium Golf |
| | | 17 | Studio Diner |
| | | 18 | Grab and Go Subs
Robertos Taco Shop
Paul Mitchell Salon
Murphy Canyon Preschool |
| | | 19 | Innovations Academy |

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