

CANYON
CORPORATE CENTER
THE CENTER OF IT ALL

3870/3880/3890 Murphy Canyon Road, San Diego, CA 92123



canyoncorpcenter.com

RESTAURANTS

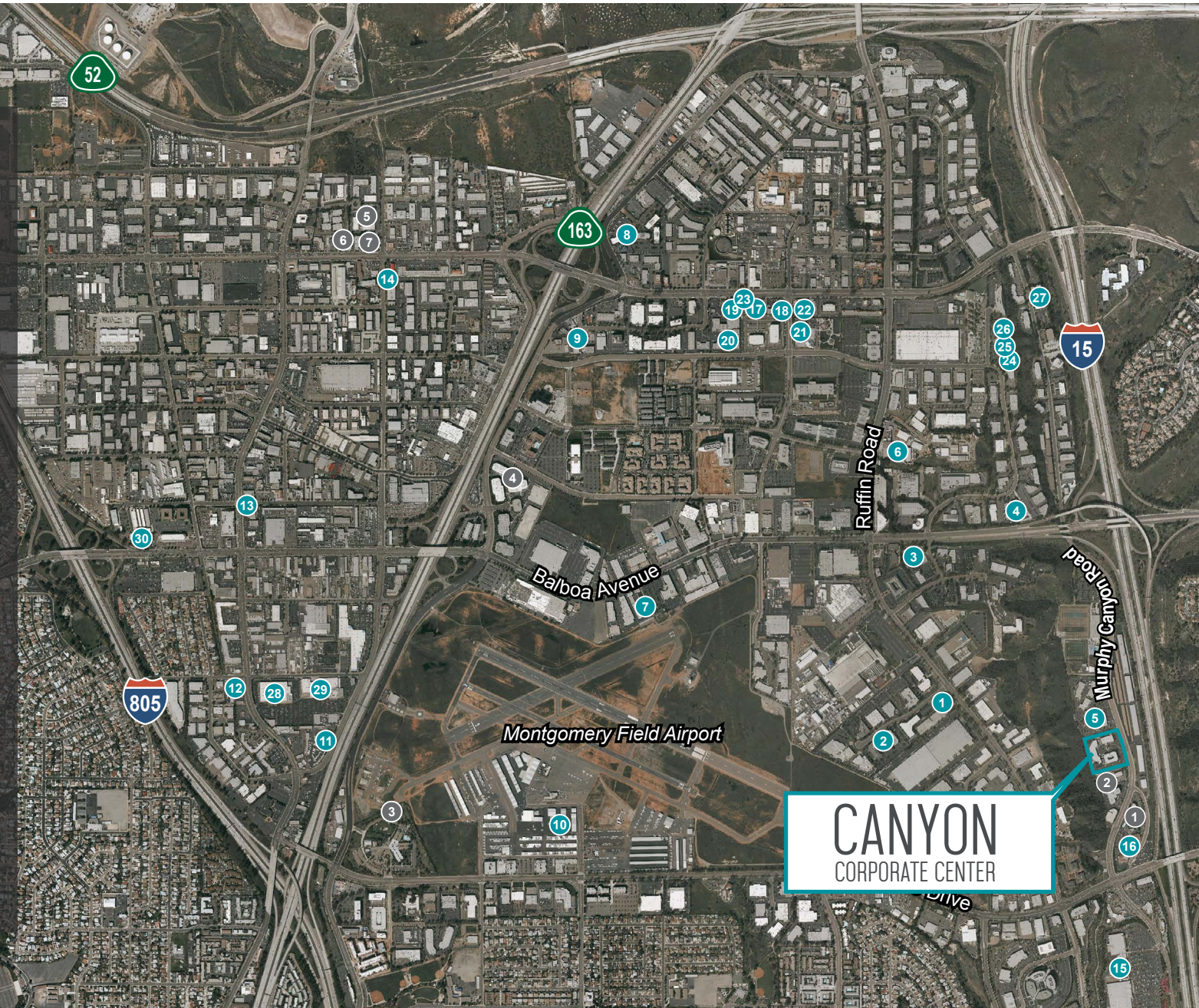
- 1 Good On Ya Diner
- 2 Sky Park Cafe
- 3 Bud's Louisiana Cafe
- 4 Corner Deli and Cafe
- 5 Deli Mart
- 6 Studio Diner
- 7 94th Aero Squadron Restaurant
- 8 Shogun Kobe Restaurant
- 9 Butcher Shop Restaurant
- 10 Pampa's Argentine Grill
- 11 Emerald Restaurant
- 12 Original Pancake House
- 13 Jasmine Seafood Restaurant
- 14 The Godfather Restaurant
- 15 Stonecrest Plaza
 - Vons
 - Baja Fresh
 - Walmart
 - Chevron
 - Fry's
 - Quiznos
 - Starbucks
 - Panda Express
 - Verizon
 - Petsmart
 - Einstein Bros.
 - Payless ShoeSource
 - McDonalds
 - Taco Bell
 - Papa John's Pizza

- 16 Daley Square
 - FedEx Kinko's
 - Jack in the Box
 - Sizzler
 - Submarina
 - Roberto's Taco Shop
 - Joe's Pizza
 - Baskin Robbins

- 17 Rubios
- 18 Panda Express
- 19 Starbucks
- 20 Quiznos
- 21 LaSalsa
- 22 Togos
- 23 Sprint
- 24 The Coffee Bean
- 25 FedEx
- 26 Subway
- 27 Carl's Jr.
- 28 Costco
- 29 Target
- 30 24 Hour Fitness

HOTELS

- 1 Holiday Inn
- 2 Extended Stay America
- 3 Four Points Sheraton
- 4 Courtyard Marriott
- 5 Hampton Inn
- 6 Residence Inn Marriott
- 7 Ramada Inn



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Within 1 minute walk

- 1. Extended Stay America
- 2. Full Service Deli

Within 5 minute walk

- 3. Daley Square
- FedEx Kinko's
- Jack in the Box
- Sizzler
- Submarina
- Roberto's Taco Shop
- Joe's Pizza
- 4. Portafino Hotel
- 5. ARCO

Within 7 minute walk

- 6. Stonecrest Plaza
- Vons
- Baja Fresh
- Walmart
- Chevron
- Fry's
- Quiznos
- Starbucks
- Panda Express
- Verizon
- Petsmart
- Einstein Bros.
- Payless ShoeSource
- McDonalds
- Taco Bell
- Papa John's Pizza
- Baskin Robbins

— addit'l on street parking (approx. 250 spaces)

— ingress/egress

CANYON
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Aero Dr.

Murphy Canyon

WALKING AMENITIES

CANYON CORPORATE CENTER

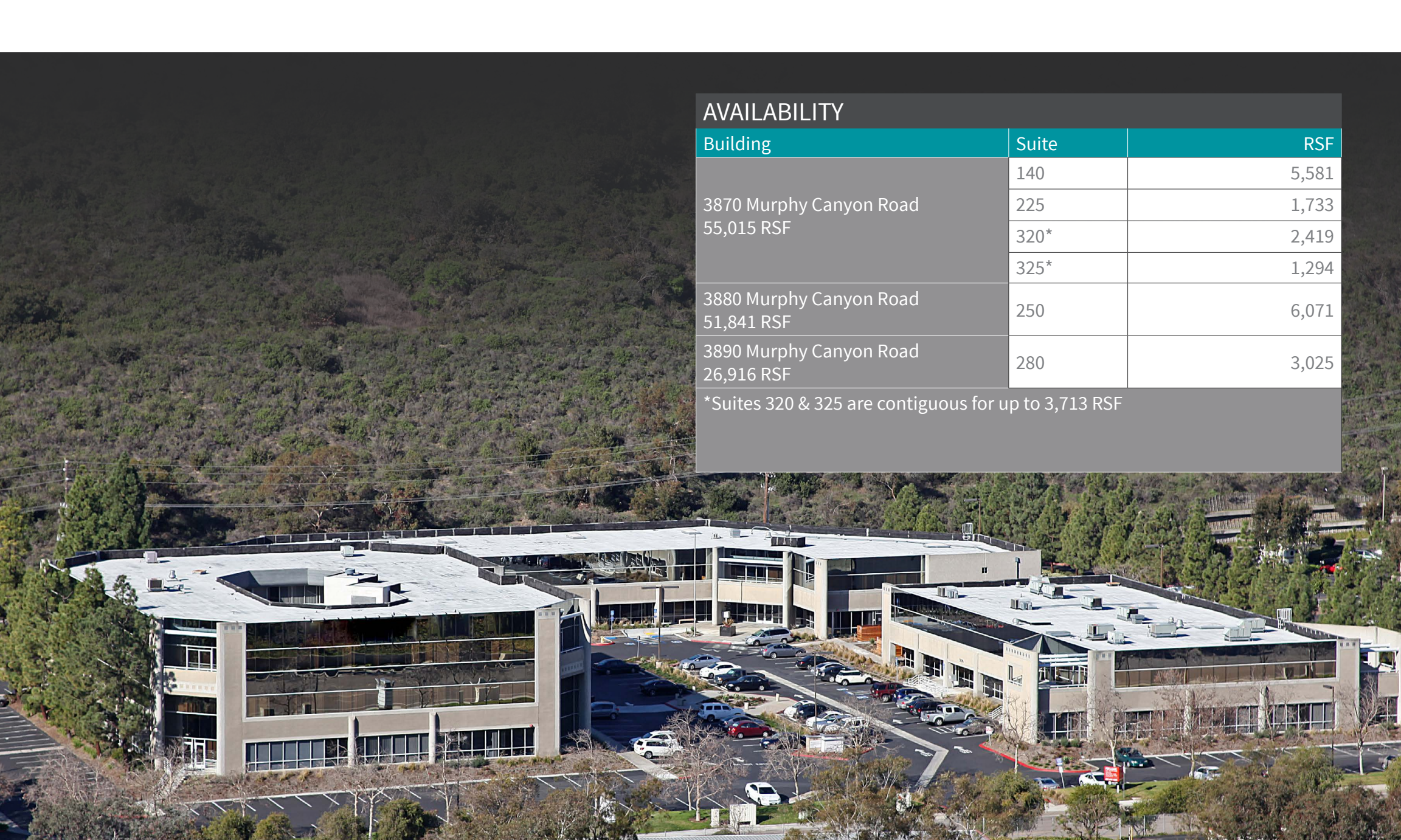
Canyon Corporate Center is a three building office and corporate headquarters campus located in Kearny Mesa. Owned and managed by Peregrine Realty Partners, Inc., the project is comprised of one, 3-story atrium style office building and two, 2-story corporate headquarter buildings totaling approximately 132,000 SF. Major renovations of the project's lobbies and common areas have been completed and landscape enhancements and vacant suites have been upgraded. Located just north of Aero Drive at Interstate 15, the project has excellent freeway access and visibility offering larger users prominent signage opportunities. There is an abundant amount of retail services and amenities nearby including a coffee cart on-site.



PROJECT SIZE
PARKING RATIO
RENTAL RATE

132,000 SF
3.75/1,000 SF
Negotiable

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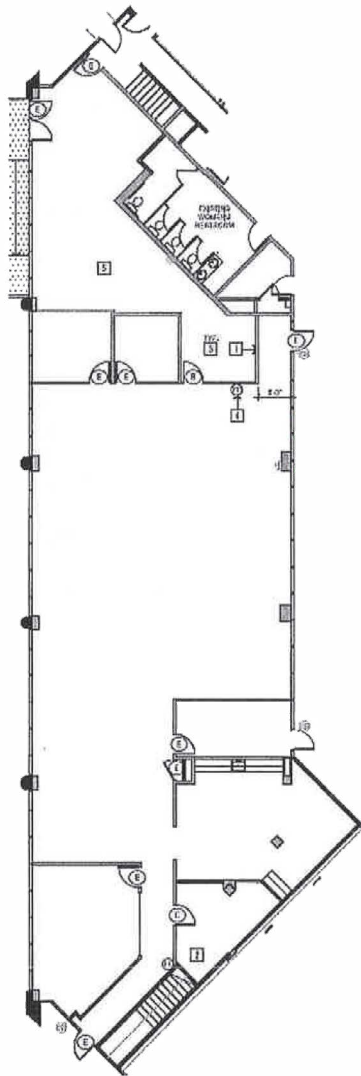
AVAILABILITY

| Building | Suite | RSF |
|---------------------------------------|-------|-------|
| 3870 Murphy Canyon Road 55,015 RSF | 140 | 5,581 |
| | 225 | 1,733 |
| | 320* | 2,419 |
| | 325* | 1,294 |
| 3880 Murphy Canyon Road 51,841 RSF | 250 | 6,071 |
| 3890 Murphy Canyon Road 26,916 RSF | 280 | 3,025 |

*Suites 320 & 325 are contiguous for up to 3,713 RSF

1ST FLOOR | 3870 MURPHY CANYON ROAD

Suite 140: 5,581 RSF



3870



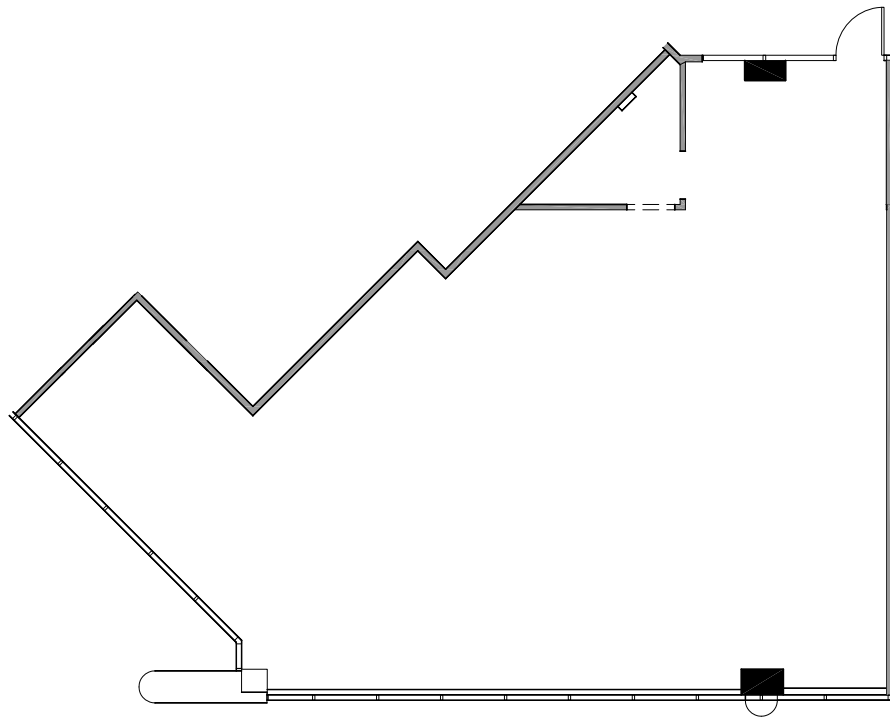
For more information, please contact:

Richard Gonor
858.410.1243
richard.gonor@jll.com

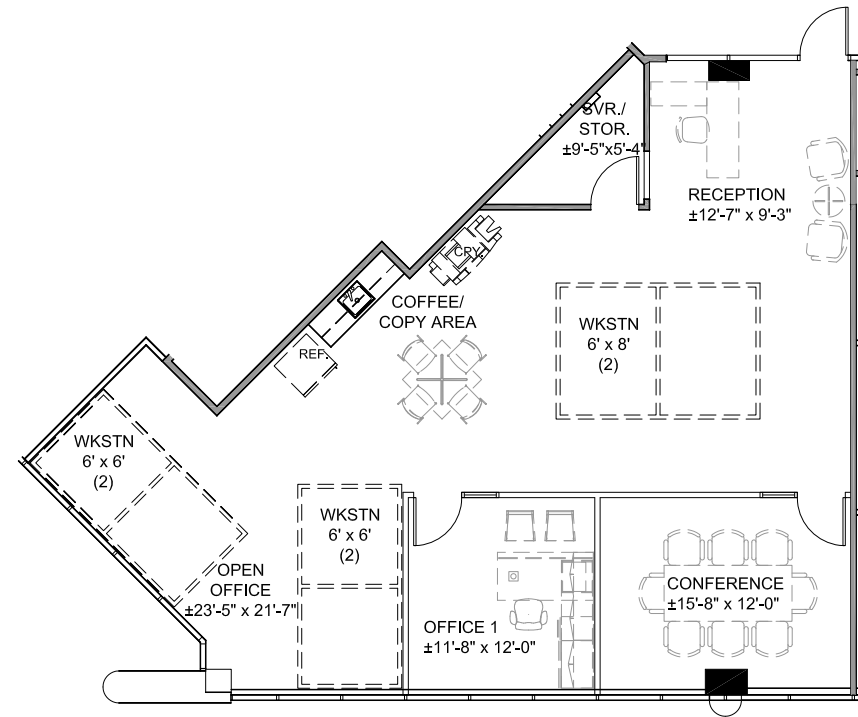
Tony Russell
858.410.1213
tony.russell@jll.com

2ND FLOOR | 3870 MURPHY CANYON ROAD

Suite 225: 1,733 RSF



AS-BUILT



CONCEPTUAL PLAN

3870



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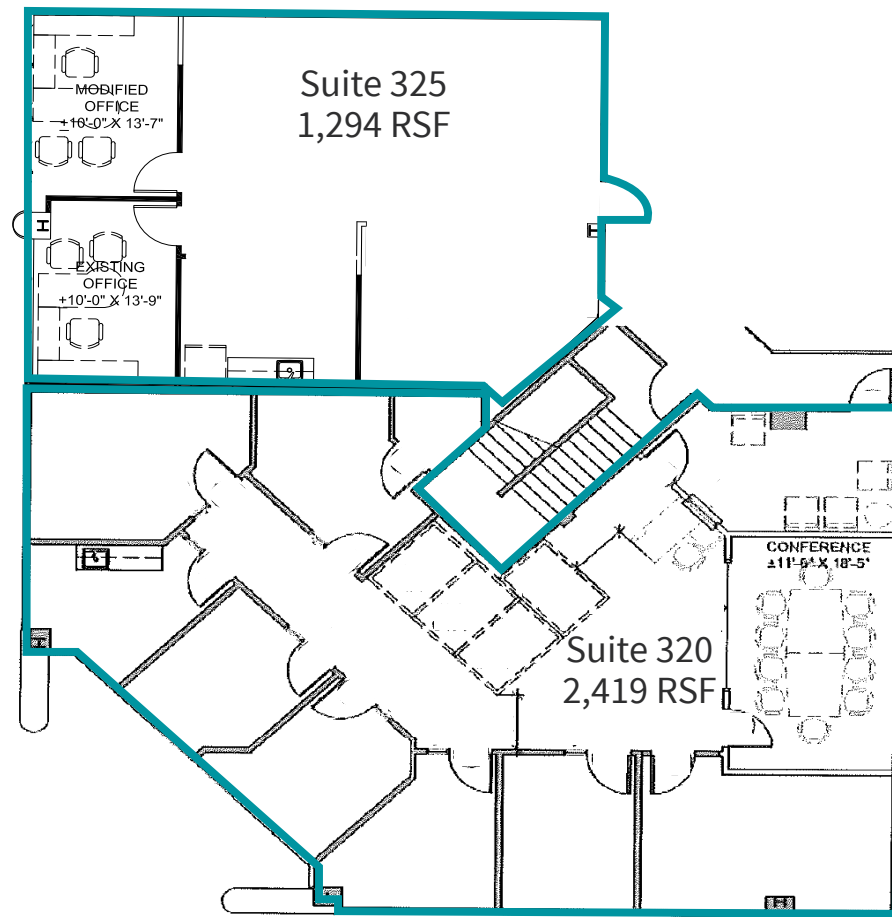
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tony.russell@jll.com

3RD FLOOR | 3870 MURPHY CANYON ROAD

Suite 320: 2,419 RSF

Suite 325: 1,294 RSF

***Suites 320 & 325 are contiguous for up to 3,713 RSF



3870



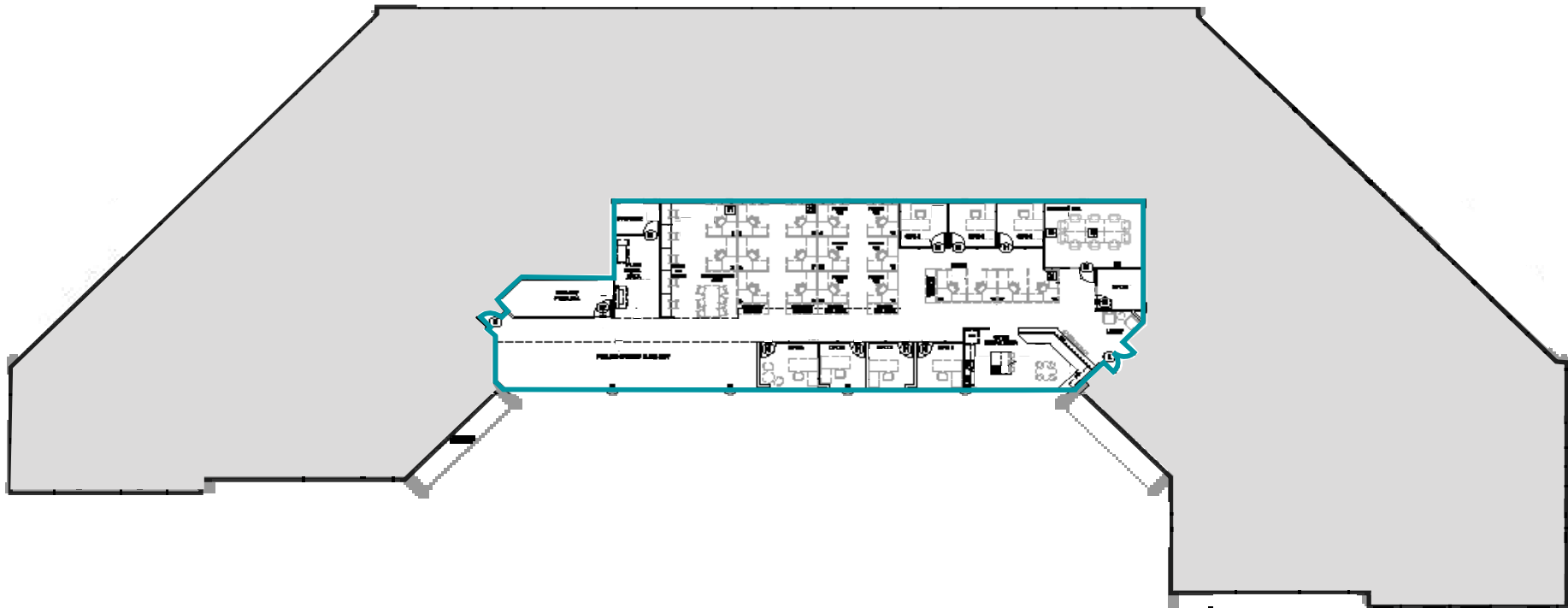
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2ND FLOOR | 3880 MURPHY CANYON ROAD

Suite 250: 6,071 RSF - Avail. with 30 days notice.



3880



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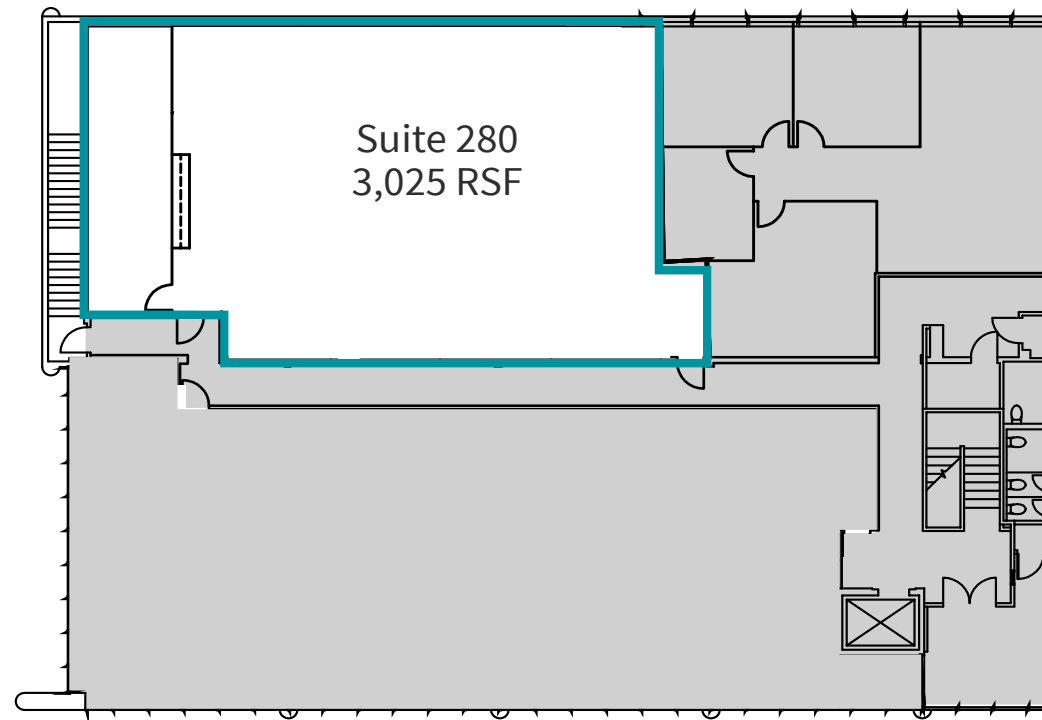
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2ND FLOOR | 3890 MURPHY CANYON ROAD

Suite 280: 3,025 RSF

*Shell Condition



3890



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