

APEX

ALL ROADS LEAD HERE

5575, 5625, 5675 RUFFIN ROAD, SAN DIEGO, CA 92123



VIRTUAL TOUR



A PREMIER MULTI-TENANT OFFICE CAMPUS LOCATED IN KEARNY MESA



FENWAY
CAPITAL ADVISORS

CBRE

HIGHLIGHTS



Brand New Spec Suites

Extensive common area improvements including:

- + The addition of an outdoor amenity area
- + The construction of a shade structure for outdoor bistro seating
- + Modern landscaping throughout
- + Updated interior and exterior signage
- + New monument and way-finding signage
- + New tile flooring, lighting, paint, artwork and furniture in lobbies
- + New carpet, ceiling tiles/grid, light fixtures and suite entry door finishes in corridors



Monument and Building signage available



Walking distance to numerous amenities



Immediate access from Interstate 15 and Highways 163 and 52



A generous parking ratio of 4/1,000



Connectivity and speed via network of fiber optics for internet, cable and telephone services



On-site bistro with indoor & outdoor seating



Conference center for tenant use



Access to nearby public transportation



On-site showers and lockers

5675

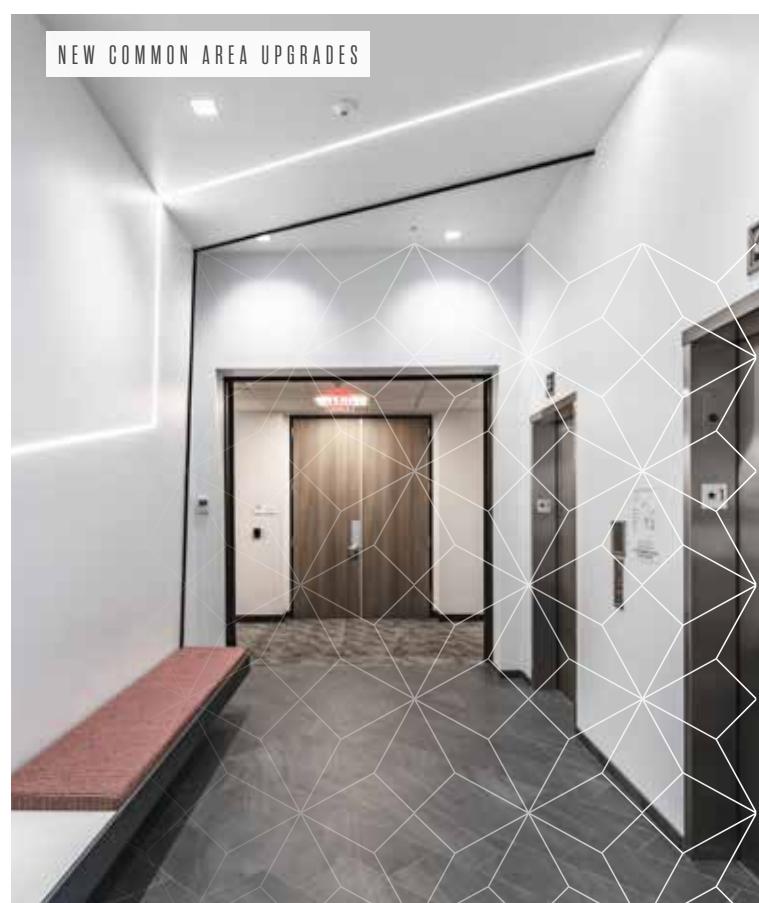
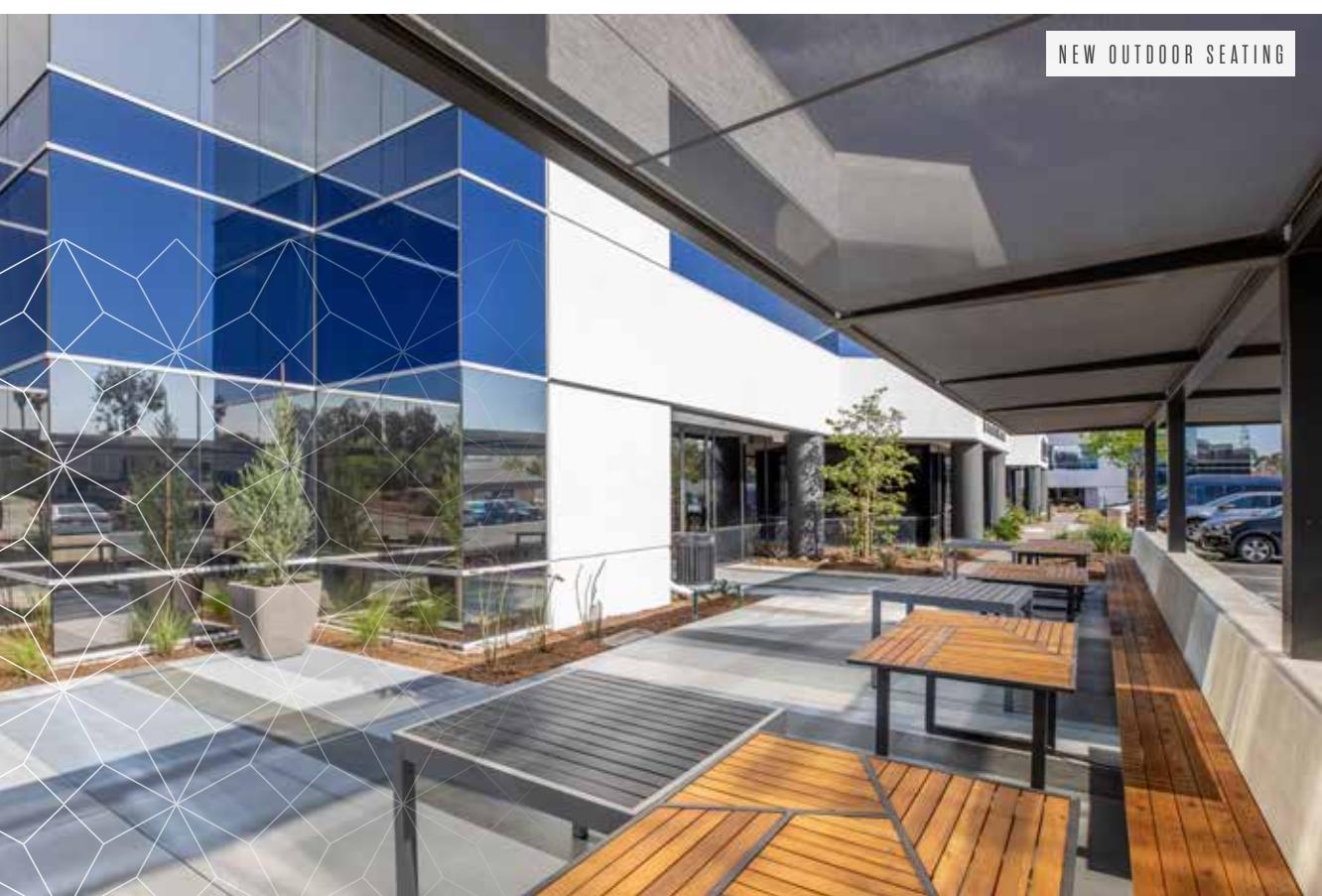


5625



5575







5675 RUFFIN ROAD

Three stories
57,336 SF
Various suite sizes

Suite	RSF	Rate	Available	Click to View
205	1,304	Negotiable	Now	FLOOR PLAN
210	3,621	Negotiable	Now	FLOOR PLAN
345 SPEC SUITE	2,830	Negotiable	Now	FLOOR PLAN

5625 RUFFIN ROAD

Two stories
34,342 SF

Suite	RSF	Rate	Available	Click to View
230	1,428	Negotiable	Now	FLOOR PLAN

SPEC SUITE

5575 RUFFIN ROAD

Two stories
34,076 SF

Suite	RSF	Rate	Available	Click to View
225	3,872	Negotiable	1/1/2026	FLOOR PLAN
240	1,288	Negotiable	Now	FLOOR PLAN

SPEC SUITE

FLOOR PLAN

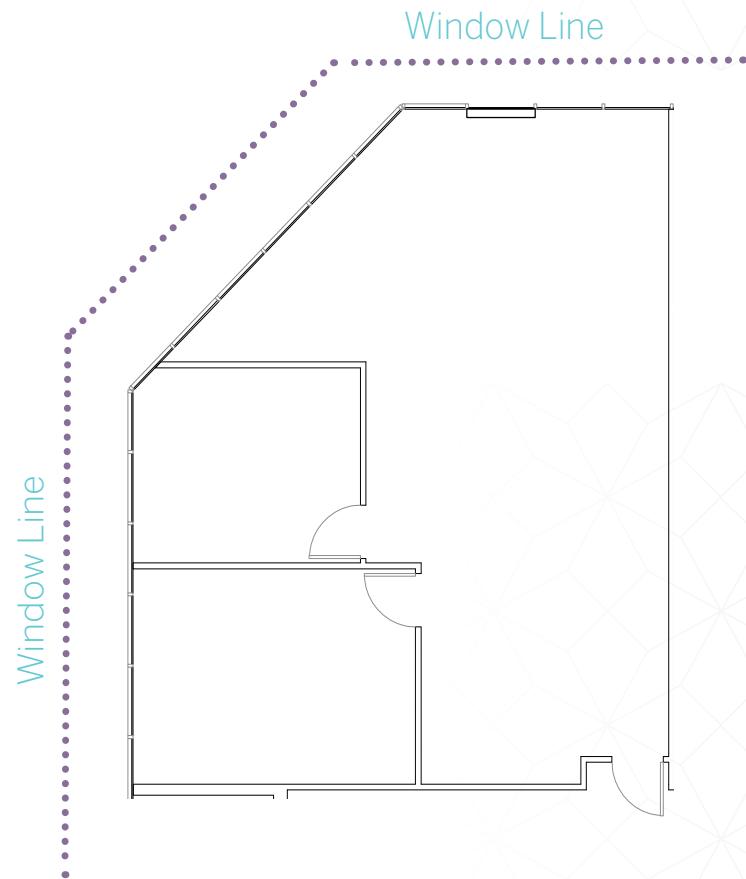
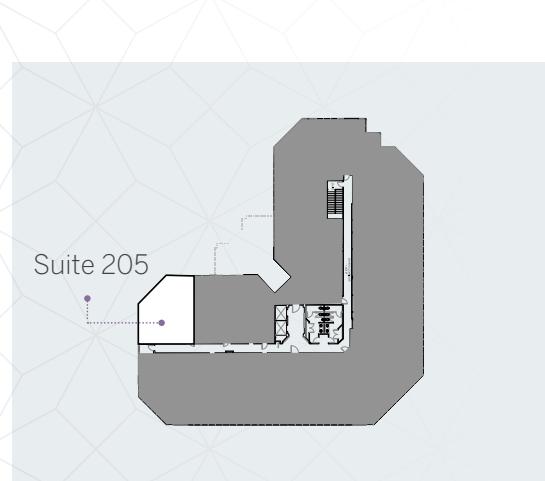
5675 RUFFIN ROAD

Suite 205
2nd Floor
Hypothetical plan



Rentable SF	Rate	Available
1,304	Negotiable	Now

Suite features 2 private offices and an open area.



[Return to Availability Summary](#)

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FLOOR PLAN

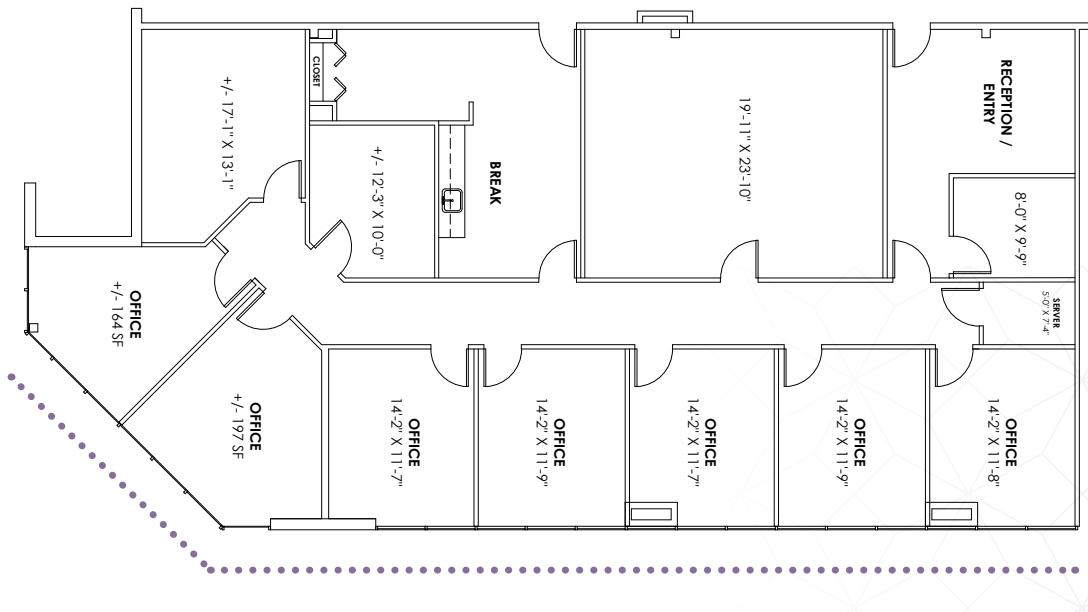
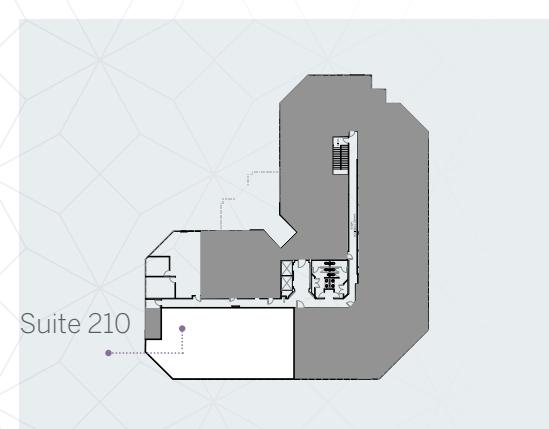
5675 RUFFIN ROAD

Suite 210
2nd Floor
As-Built plan



Rentable SF	Rate	Available
3,621	Negotiable	Now

Reception, 10 offices, conference room, break room and server/storage room.



Window Line

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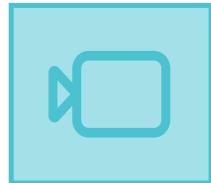
FLOOR PLAN

5675 RUFFIN ROAD SPEC SUITE

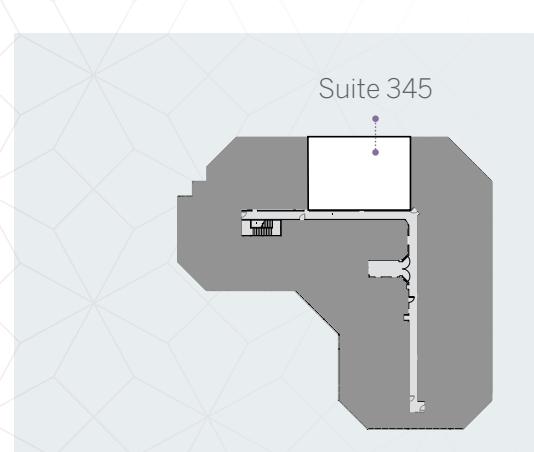
Suite 345
3rd Floor
As-Built plan

Rentable SF	Rate	Available
2,830	Negotiable	Now

Spec suite features five private offices, a conference room, kitchen/break area, and open office area.



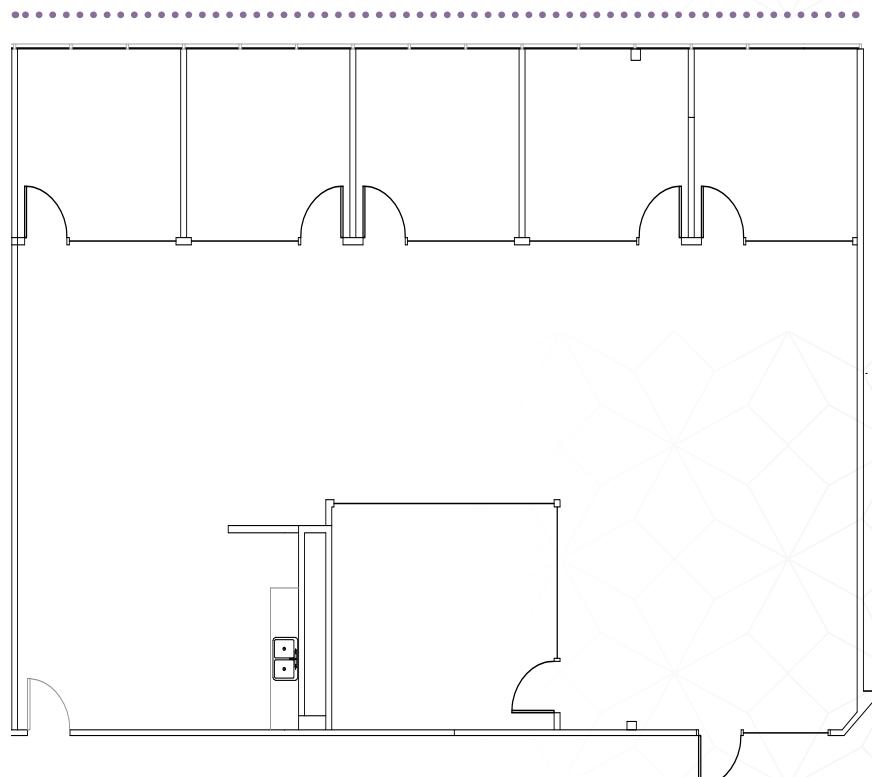
[VIRTUAL TOUR](#)



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Window Line



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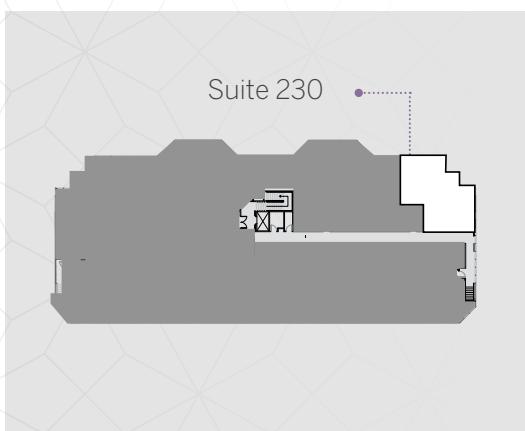
FLOOR PLAN

5625 RUFFIN ROAD SPEC SUITE

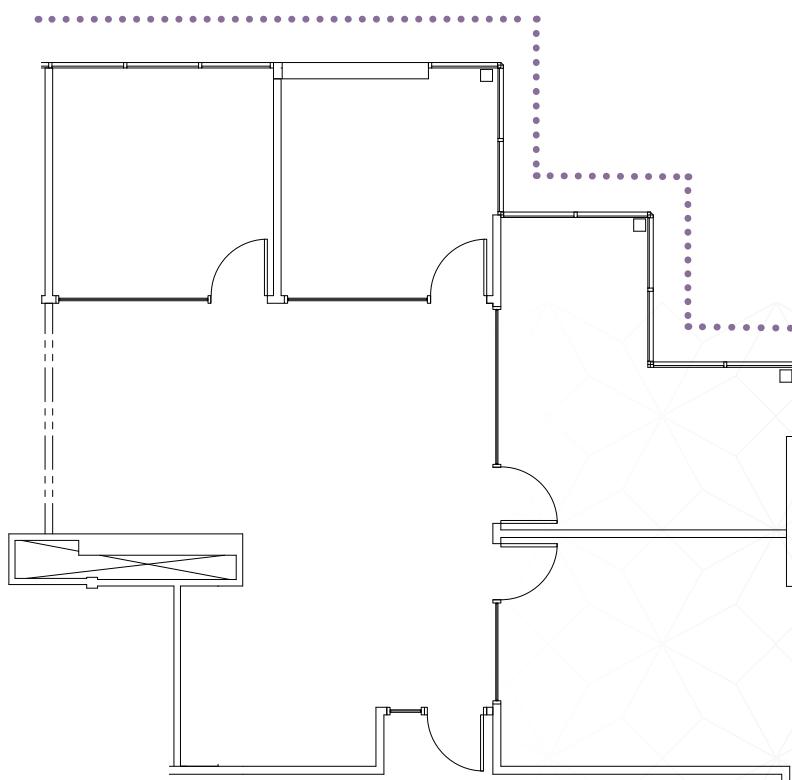
Suite 230
2nd Floor
As-Built plan

Rentable SF	Rate	Available
1,428	Negotiable	Now

Spec Suite features 4 private offices.



Window Line



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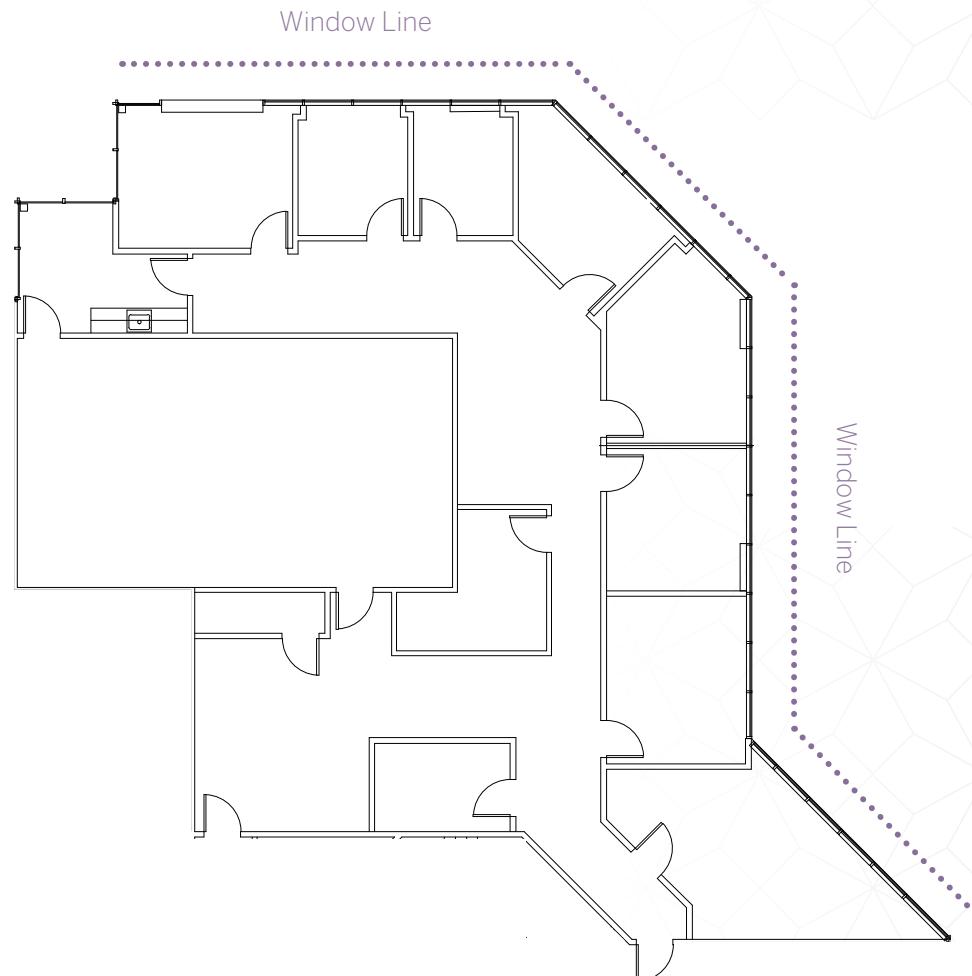
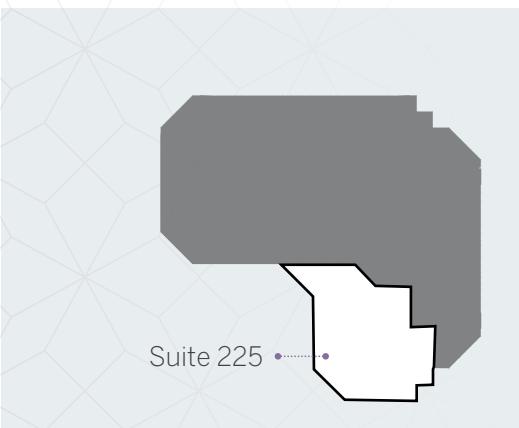
FLOOR PLAN

5575 RUFFIN ROAD SPEC SUITE

Suite 225
2nd Floor
As-Built plan

Rentable SF	Rate	Available
3,872	Negotiable	1/1/2026

Suite features 9 private offices, a large conference/training room, kitchen, storage closet, and bullpen area.



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FLOOR PLAN

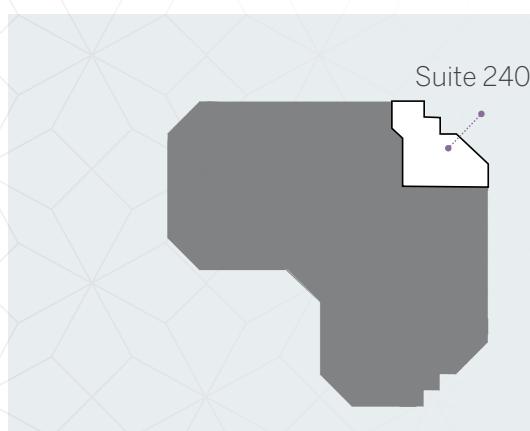
5575 RUFFIN ROAD SPEC SUITE

Suite 240
2nd Floor
As-Built plan

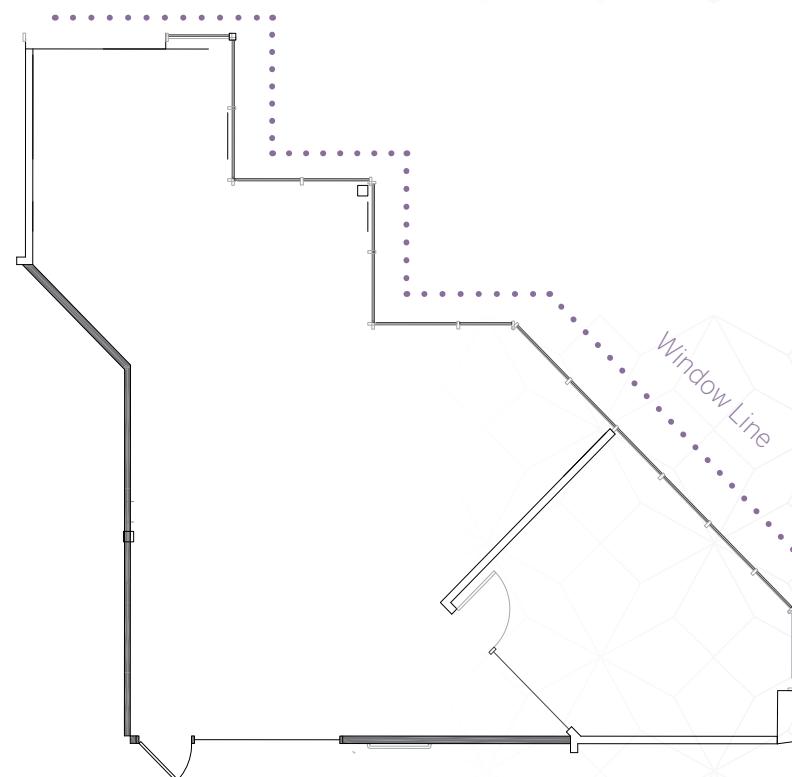


Rentable SF	Rate	Available
1,288	Negotiable	Now

Spec suite features one private office and open office space.



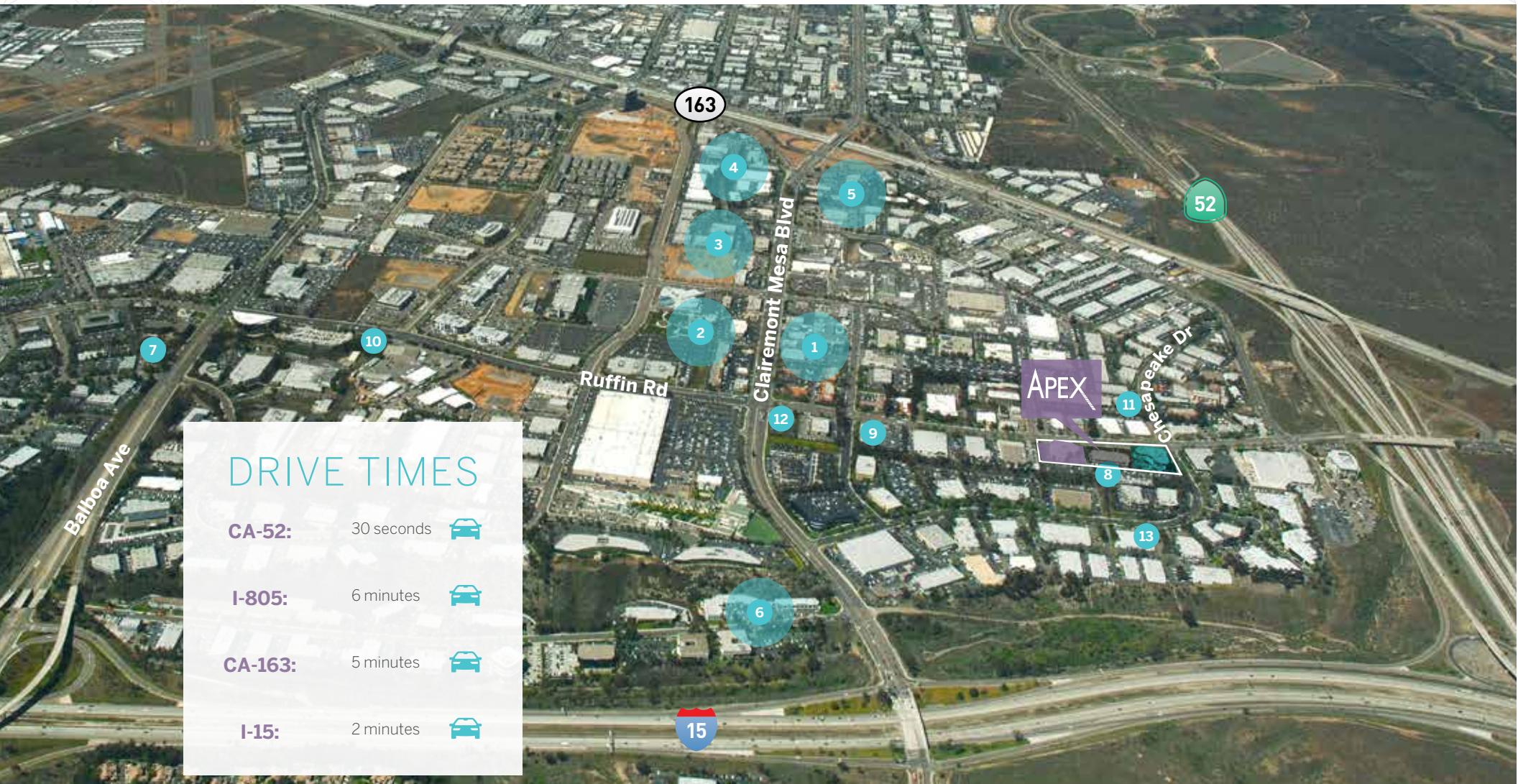
Window Line



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AREA OVERVIEW

- 1 Khan's Cave Grill & Tavern
Boll Weevil Restaurants
Haruya Sake & Sushi
Harvest Taco Shop
Taco Bell
Wells Fargo
Wendy's
- 2 Abbey's Real Bar-B-Q
Carl's Jr.
Giovanni's Italian Restaurant
Indigo Café
Jack in the Box
Palominos Mexican & Seafood
Panda Express
Starbucks
Subway
The Coffee Bean & Tea Leaf
Togo's
- 3 Bangkok West Thai Café
Lit'l Pepper Gourmet
North Island Credit Union
Quiznos
Rubio's Fresh Mexican Grill
Spice House Café
The UPS Store
US Bank
Village Indian Cuisine
- 4 Butcher Shop
Elbow Room SD
Filippi's Pizza Restaurant & Bar
Golden City Restaurant
McDonald's
Subway
- 5 ampm
Denny's
Greek Palace
Green Shallots Thai Gourmet Express
Shogun Kobe Restaurant
Suzuya BBQ
- 6 El Roberto's Taco Shop
Grab & Go Subs
Long Island Mike Pizza
- 7 Bud's Louisiana Café
8 Gourmet Island
9 Point Loma Credit Union
10 Studio Diner
11 Yummy Deli
12 Chase Bank
13 Dinky Deli



APEX

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FENWAY CAPITAL ADVISORS - OWNER

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