

FOR SALE

4545 MURPHY CANYON ROAD

PRICE: \$8,495,000



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# 4545 MURPHY CANYON ROAD

The Mitchell Group as exclusive advisor is pleased to present the opportunity to acquire the fee simple interest in 4545 Murphy Canyon Road ("4545") a three-story office building strategically located in the Kearny Mesa submarket of San Diego, California. Built in 1989 on a 37,026 square foot lot. Two-stories occupied space over grade level parking, this offering provides a unique opportunity for an investor to take advantage of substantially under market rents upon rollover. Or an owner user to potentially occupy more than half of the building square footage at the close of escrow.





# EXECUTIVE SUMMARY

The property is located in the heart of San Diego on the eastern side of the Kearney Mesa Submarket adjacent to Interstate-15 and within 0.5 miles of the new 565,000-square-foot Kaiser facility on Clairemont Mesa Boulevard. The building consists of 28,890 square feet. The building has been completely renovated and provides a parking ratio of 3.5/1,000 SF.

The building is an unique opportunity for both owner/users or an investor. The seller occupies the entire third floor consisting of 15,063 rentable square feet and is willing to vacant shortly after close. An additional 3,374 rentable square feet is available in the short term on the second floor. The second floor is occupied by a mix of long-term tenants on short-term, below-market leases to provide the buyer with the maximum amount of flexibility.

**ASKING PRICE: \$8,495,000**

## PROPERTY DETAILS:

**APN:** 369-202-30-00

**Building Size:** 28,980 square feet\*

**Zoning:** IL-2-1

**Lot Size:** 37,062 square feet

**Parking Ratio:** 3.5/1,000

**Connectivity:** High Speed Fiber (Cox)

*\*Based on pending 2017 BOMA Calculations*

## SCARCITY OF THE OPPORTUNITY

4545 is a unique opportunity for owner/users. It represent the only potentially mid-sized owner-occupied building in Kearny Mesa office market.

- Substantially below replacement cost
- Owner/User or investment opportunity
- Within 0.5 miles of Kaiser’s new facility
- Substantial rental increase forecasted for 2026

## PROPERTY HIGHLIGHTS:

**Owner/User or Investment Opportunity**

**Potential freeway visible signage**

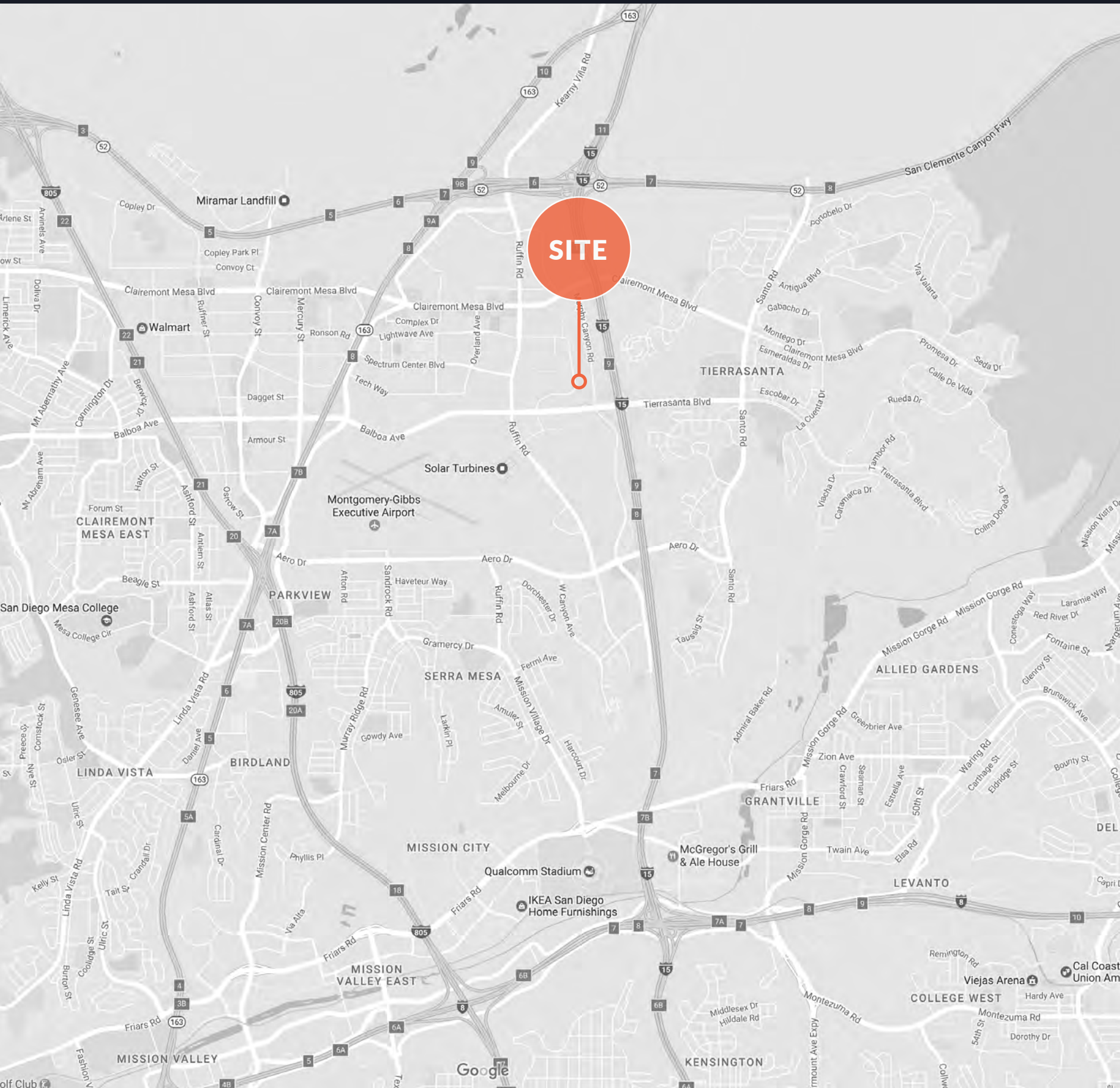
**Within .5 miles of Kaiser’s new facility**

**Below replacement cost**

**Rental increase forecasted for 2026**

**Potential to meter individual suites**

# LOCATION SUMMARY



## KEARNY MESA OFFICE SUBMARKET

Kearny Mesa’s central location accessed by several freeways – including the 805, 15, and 52 – make it an ideal job center. Major employers include: San Diego Gas & Electric, hospitals, and healthcare providers, and government agencies.

Little development has occurred in this cycle, resulting in healthy office rental market. In 2025 the Kearny Mesa office submarket lost square 210,000 square feet due to redevelopment further tightening the office market. Current vacancy sits at 9.8% substantially below the overall San Diego market.



# AERIAL VIEWS

LOOKING NORTH  
I-15 CORRIDOR

NEW KAISER FACILITY





# AERIAL VIEWS

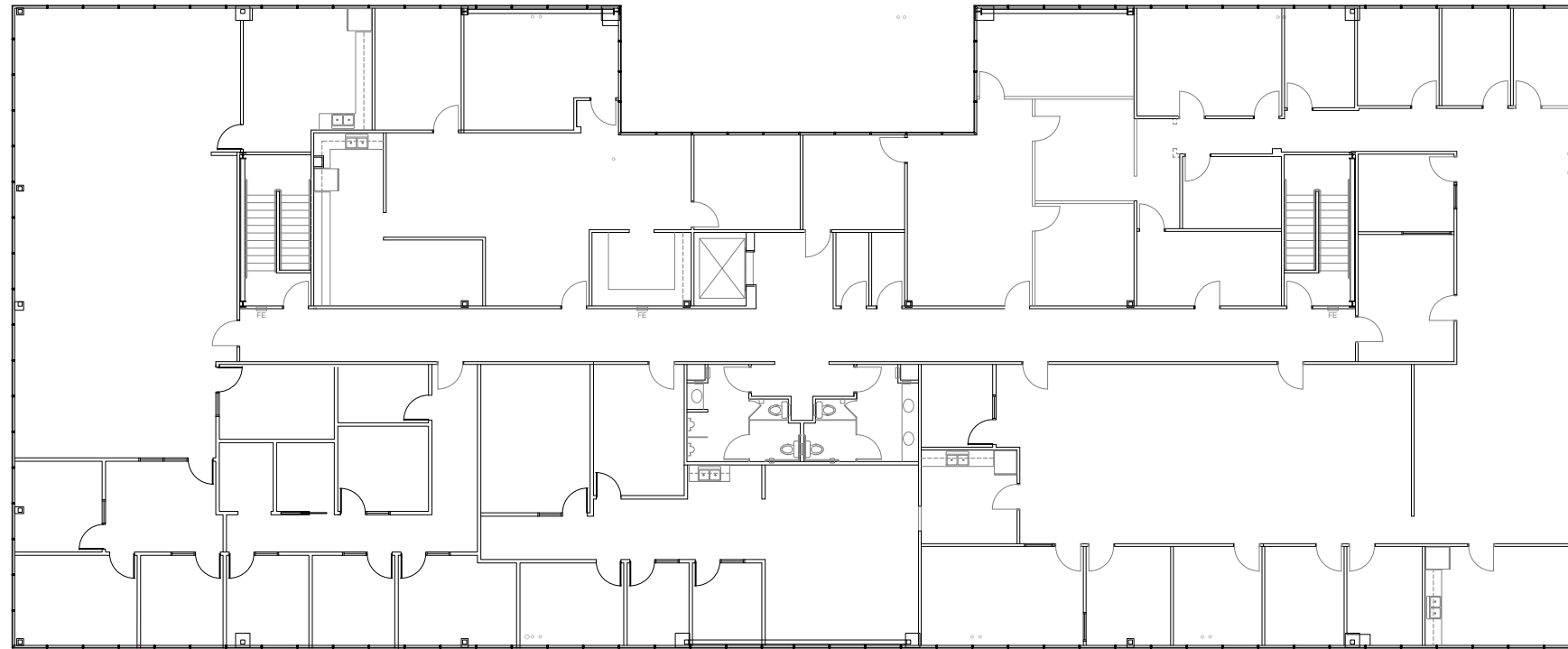
LOOKING SOUTH  
I-15, BALBOA/TIERRASANTA BOULEVARD TRANSITION





# FLOOR PLANS

## SECOND FLOOR\*



## OWNER-OCCUPIED THIRD FLOOR\*



\*Plans may not represent current build out.







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