

**\$1.00 PSF BROKER BONUS!**

\*Minimum 3-year qualified lease term signed by 4/30/26 for all project vacancies\*

# ROSE CANYON

BUSINESS PARK

ROSE CANYON BUSINESS PARK



4901 - 4907 MORENA BLVD, SAN DIEGO, CA 92111





234,287 SF  
TOTAL

# ANCHORED IN OPPORTUNITY

15-BUILDING  
BUSINESS PARK

Strategically located near the scenic San Diego coast, Rose Canyon Business Park is a 15-building, multi-tenant industrial campus offering exceptional access to public transportation and major freeways. Spanning 38 acres, the park combines functionality with flexibility, making it ideal for a wide range of business needs. Planned improvements to the property include renovating the central tenant courtyard area “Rose Canyon Tenant Park”, exterior painting of the buildings, monument signage, and wayfinding to enhance the overall property aesthetics and provide a better tenant experience. Positioned for growth in a vibrant coastal setting, Rose Canyon Business Park is where business potential meets lifestyle convenience.

**On-site Fitness Room,  
Pickleball Court & Deli**  
*(Renovation Planned)*

**Extensive Renovations &  
Project Enhancements  
Planned**

**24 Hour Access**

**Close to Major Freeways  
I-5, I-805, & Highway 52**

**Quick access to UCSD &  
Public Transportation**



STRATEGIC  
SPACE

COASTAL  
ADVANTAGE



# PROPERTY FEATURES

Year Built / Renovated :  
1976-88/2001

Property Size :  
38 acres

Total Square Feet :  
234,287 SF

Number of Buildings :  
15 buildings

Clear Height :  
15'-16'

Parking Auto Stalls :  
618

Grade Level Loading Doors :  
99

Parking Ratio :  
2.65/1,000 SF

Single Story (Building 200-1400)  
Office Space (Building 100)

Only IMT Project with  
Secured Parking

Industrial Park Zoning

Variety of Floor Plans Offered

Concrete Tilt-up

Growth Opportunities



# SITE PLAN





# AMENITY PLAN



## CONCEPT 'C'

LEGEND	
SYMBOL	DESCRIPTION
①	CONCRETE NATURAL GRAY WITH G3 TOPCAST FINISH
②	PLANTER SEAT WALL AND SEAT WALL SMOOTH STUCCO FINISH, CONCRETE CAP
③	EXISTING COURT TO REMAIN
④	SHADE STRUCTURE TREX- PREFABRICATED ALUMINUM KIT
⑤	ARTIFICIAL TURF
⑥	ROLL UP GYM DOOR
⑦	SIGNAGE GABION WALL STYLE
⑧	BAR STYLE COURT VIEWING AREA TREX COMPOSITE DECKING
⑨	ALUMINUM UMBRELLAS
⑩	DECOMPOSED GRANITE
⑪	DECORATIVE ROCK COBBLE



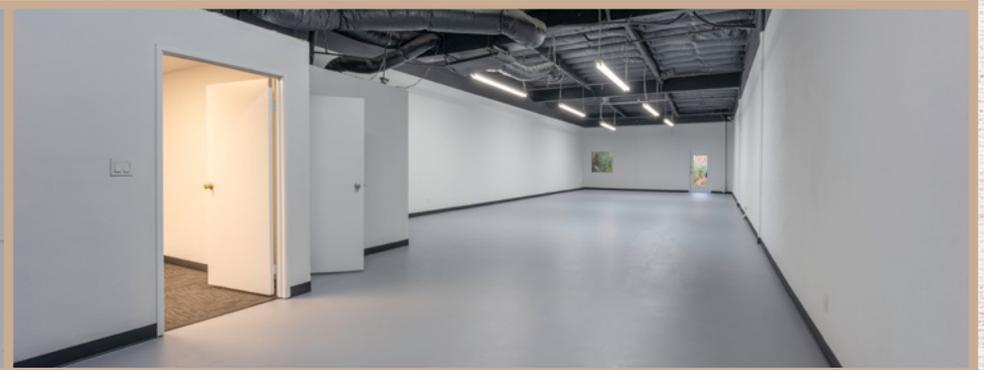
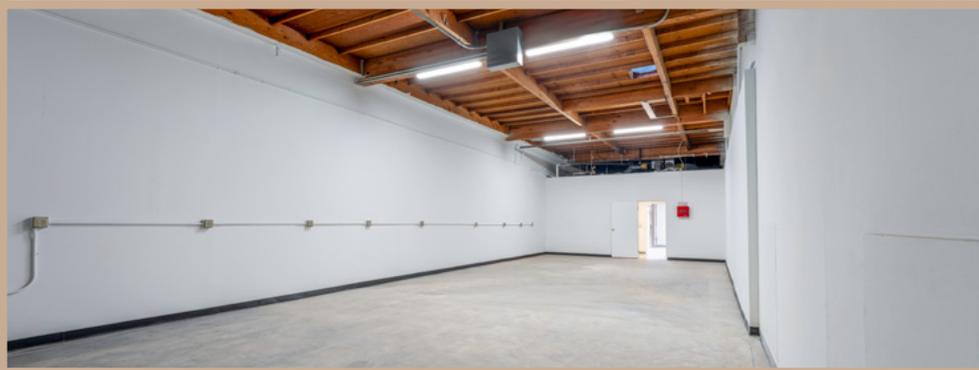
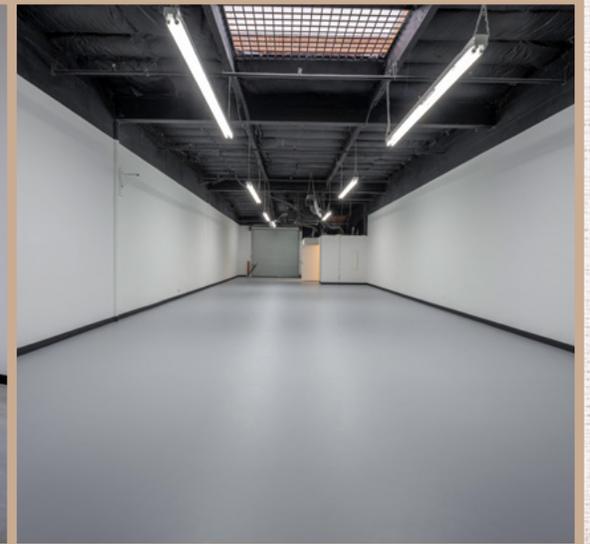
PLANT PALETTE



# GYM RENDERINGS



# SPEC SUITE PHOTOS



# INDUSTRIAL AVAILABILITY

**\$1.00 PSF BROKER BONUS!**

\*Minimum 3-year qualified lease term signed by 4/30/26 for all project vacancies\*

SUITE	SIZE	DESCRIPTION	RATE	
308	888 SF	Reception, 1 restroom, 1 GL door. Available 4/1/2026.	Neg.	<a href="#">CLICK FOR FLOOR PLAN</a>
310	1,217 SF	Reception, 1 restroom, 1 GL door. Available Now.	Neg.	<a href="#">CLICK FOR FLOOR PLAN</a>
311	1,634 SF	Reception, 1 restroom, balance warehouse, 1 GL door. Available Now.	Neg.	<a href="#">CLICK FOR FLOOR PLAN</a>
318	975 SF	Reception, 1 private office, 2 restrooms, balance warehouse, 1 GL door. Available Now.	Neg.	<a href="#">CLICK FOR FLOOR PLAN</a>
321	1,222 SF	Reception, 1 restroom, balance warehouse. Available Now.	Neg.	<a href="#">CLICK FOR FLOOR PLAN</a>
701	5,006 SF	Reception, 12 private offices, 1 restroom, 2 break rooms, conference room, open office, balance warehouse, 1 GL door. Available Now.	\$2.05 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
807	1,862 SF	Reception, 2 private offices, 1 restroom, balance warehouse, 1 GL door. Available Now. Spec ready work completed.	\$2.05 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
809	1,686 SF	Reception, 1 private office, 1 restroom, balance warehouse, 1 GL door. Available Now. Spec ready work completed.	\$2.05 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
811	1,702 SF	Reception/open office, 2 private offices, 1 restroom, balance warehouse, 1 GL door. Available Now.	\$2.05 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
906	2,329 SF	Reception/open office, 2 private offices, 2 restrooms, balance warehouse, 1 GL door. Available Now.	\$2.05 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
1000 & 1001	3,247 SF	2 Receptions, 6 private office, 4 restrooms, 2 balance warehouses, 2 GL door. Available Now. *Suite 1000 Divisible to 1,635 SF *Suite 1001 Divisible to 1,612 SF Spec ready work completed.	\$2.05 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>

NNN = \$0.65 PSF

# INDUSTRIAL AVAILABILITY

**\$1.00 PSF BROKER BONUS!**

\*Minimum 3-year qualified lease term signed by 4/30/26 for all project vacancies\*

SUITE	SIZE	DESCRIPTION	RATE	
1105	2,377 SF	Reception, balance warehouse, 1 GL door. Available Now. Spec ready work completed.	\$2.05 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
1107	2,505 SF	Reception, 4 private offices, 2 restrooms, balance warehouse, 1 GL door. Available Now. Spec ready work completed.	\$2.05 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
1202	1,899 SF	Reception, 1 restroom, balance warehouse, 1 GL door. Available Now. Spec ready work completed.	\$2.05 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
1305	1,382 SF	Reception, 1 restroom, balance warehouse, 1 GL door. Available Now.	\$2.05 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
1307	1,417 SF	Reception, 1 restroom, balance warehouse, 1 GL door. Available Now.	\$2.05 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
1310	1,716 SF	Details Pending. Available Now.	\$2.05 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
1401	2,287 SF	Reception, 1 private office, 1 restroom, balance warehouse, 1 GL door. Available Now. Spec ready work completed.	\$2.10 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
1402	2,861 SF	Reception, 3 private offices, 2 restrooms, balance warehouse, 1 GL door. Available Now. Spec ready work completed.	\$2.10 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
1403	2,869 SF	Reception/open office, 2 private offices, 1 restroom, balance warehouse, 1 GL door. Available Now. Spec ready work completed.	\$2.10 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
1404	1,451 SF	Reception, 1 restroom, balance warehouse, 1 GL door. Available Now. Spec ready work completed.	\$2.10 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
1405	1,443 SF	Reception, 1 restroom, balance warehouse, 1 GL door. Available Now. Spec ready work completed.	\$2.10 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>

NNN = \$0.65 PSF

# OFFICE AVAILABILITY

**\$1.00 PSF BROKER BONUS!**

\*Minimum 3-year qualified lease term signed by 4/30/26 for all project vacancies\*

SUITE	SIZE	DESCRIPTION	RATE	
101	653 SF	Reception, 2 private offices. Available Now.	\$1.70 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
105	660 SF	Reception, 1 private office. Available Now.	\$1.70 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
123	579 SF	Reception, 2 private offices. Available Now.	\$1.70 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
124	1,042 SF	Reception, 3 private offices. Available Now.	\$1.70 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
125	580 SF	Reception, 1 private office. Available Now.	\$1.70 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
127	579 SF	Reception, 1 private office. Available Now.	\$1.70 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
128	481 SF	Reception, 1 private office. Available Now.	\$1.70 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
130	583 SF	Reception, 2 private offices. Available Now.	\$1.70 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
131	525 SF	Reception, 3 private offices. Available Now.	\$1.70 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
132	841 SF	Reception, 4 private offices. Available Now.	\$1.70 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
901	929 SF	Reception, 3 private offices. Available Now.	\$1.70 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>
1110	1,339 SF	Reception, 3 private offices. Available Now.	\$1.70 NNN	<a href="#">CLICK FOR FLOOR PLAN</a>

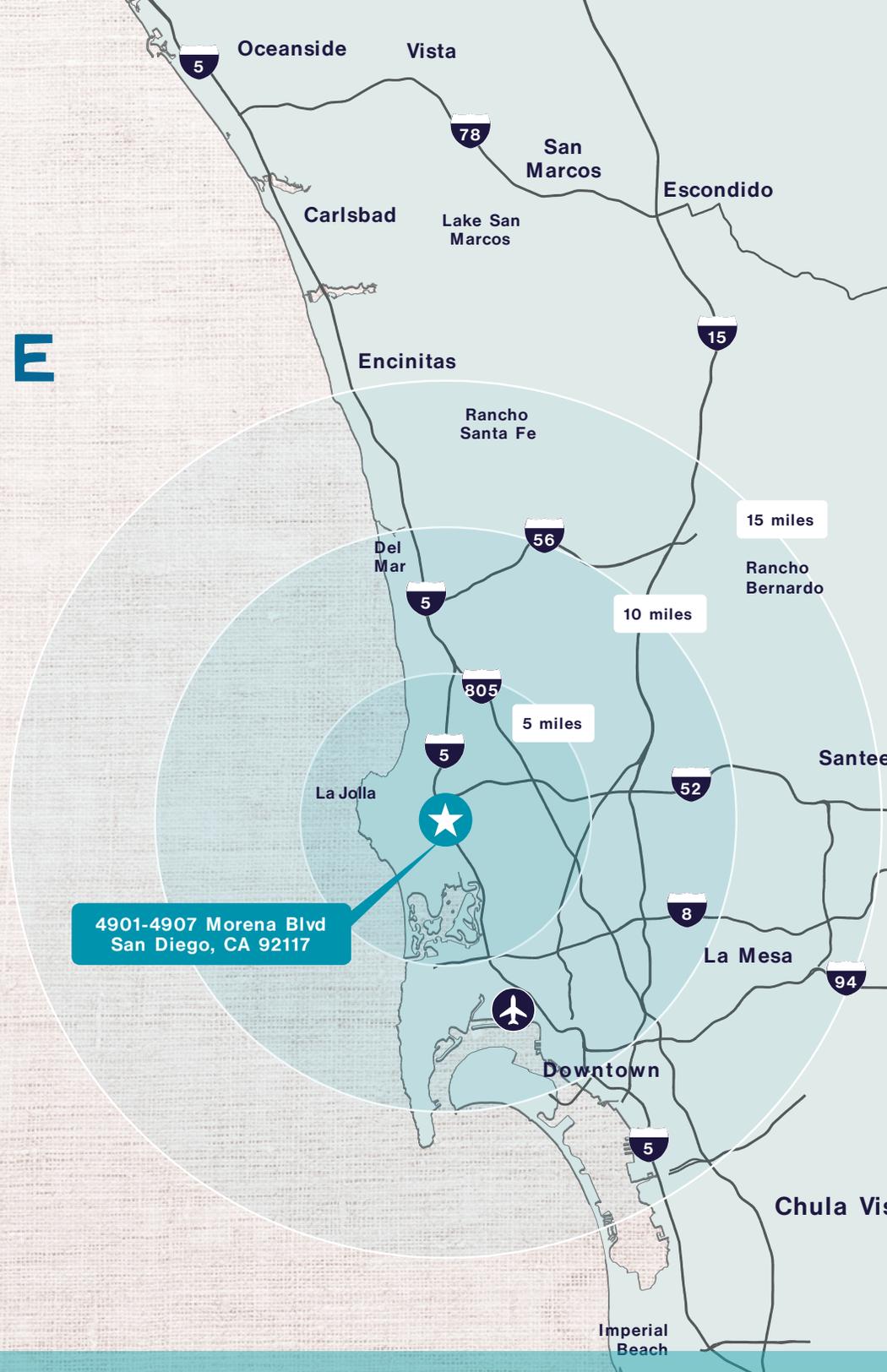
NNN = \$0.65 PSF



# COASTAL CONVENIENCE

Rose Canyon Business Park offers convenient access to I-5, I-805, and Highway 52.  
(all less than 5 minutes)

Location	Distance	Drive Time from Project
San Diego International Airport	±7 miles	16 minutes
Cross Border Express (CBX)	±25 miles	34 minutes
San Ysidro Port of Entry	±23 miles	30 minutes
Downtown San Diego	±8 miles	15 minutes
Kearny Mesa	±4 miles	14 minutes
Miramar	±4 miles	17 minutes
Carlsbad	±17 miles	30 minutes





# EXPLORE OUR COASTAL HAVEN

## LOCAL AMENITIES

### 1. Clairemont Town Square (±8 minutes)

- Burlington Coat Factory
- Nordstrom Rack
- Vons
- Dollar Tree
- Ross Dress for Less
- The UPS Store
- Michaels
- Bank of America
- Jersey Mike's
- Petco
- Wells Fargo
- AAA

### 2. Morena Plaza (±2 minutes)

- Costco
- Price Self Storage
- Harley-Davidson Motor Company

### 3. Latchkey Brewing (±2 minutes)

### 4. Talitha Coffee, Chef Jun, & Lazy Eye Coffee (±2 minutes)

### 5. TopBuild (±2 minutes)

### 6. IN-N-OUT, Starbucks, Cali Bahn Mi, Nibble Chocolate, & McDonald's (±6 minutes)





 CUSHMAN &  
WAKEFIELD

 PARALLEL  
CAPITAL PARTNERS

ROSE CANYON BUSINESS PARK



4901 - 4907 MORENA BLVD. SAN DIEGO, CA 92117

**TRINITY CARSON**

+1 619 928 6034  
trinity.carson@cushwake.com  
CA Lic 02343245

**RYAN DOWNING, SIOR**

+1 858 546 5416  
ryan.downing@cushwake.com  
CA Lic 01955032

**BRANT ABERG, SIOR**

+1 858 546 5464  
brant.aberg@cushwake.com  
CA Lic 01773573

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-02.13.2026