

4990 VIEWRIDGE AVENUE, SAN DIEGO, CA 92123

# CANYON VIEW CORPORATE CENTER



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# CANYON VIEW CORPORATE CENTER

## PROPERTY DETAILS

02



Approx. 44,638 RSF Tri-Level, Elevator Served Building  
With Window Lined Office & High Ceilings



Outdoor Areas Including Decks & Patios - Great for Lunch & Meetings Outside



± 8,555 SF Office Suite Divisible to 1,112 SF



Great access to I-15, Hwy 52 & 163 via Balboa & Clairemont Mesa Blvd;  
Located in Kearny Mesa one of San Diego's most Desirable Submarkets



Building Top Signage Available - Freeway Visible



Zoned IL-2-1 ([View Link](#))



3.54 : 1,000 Parking Ratio - Fenced/Gated Available



Building Highlights: Fire Sprinklered, LED Lighting, Document Vault & Showers



Equipment & Materials Storage Yards Allowed



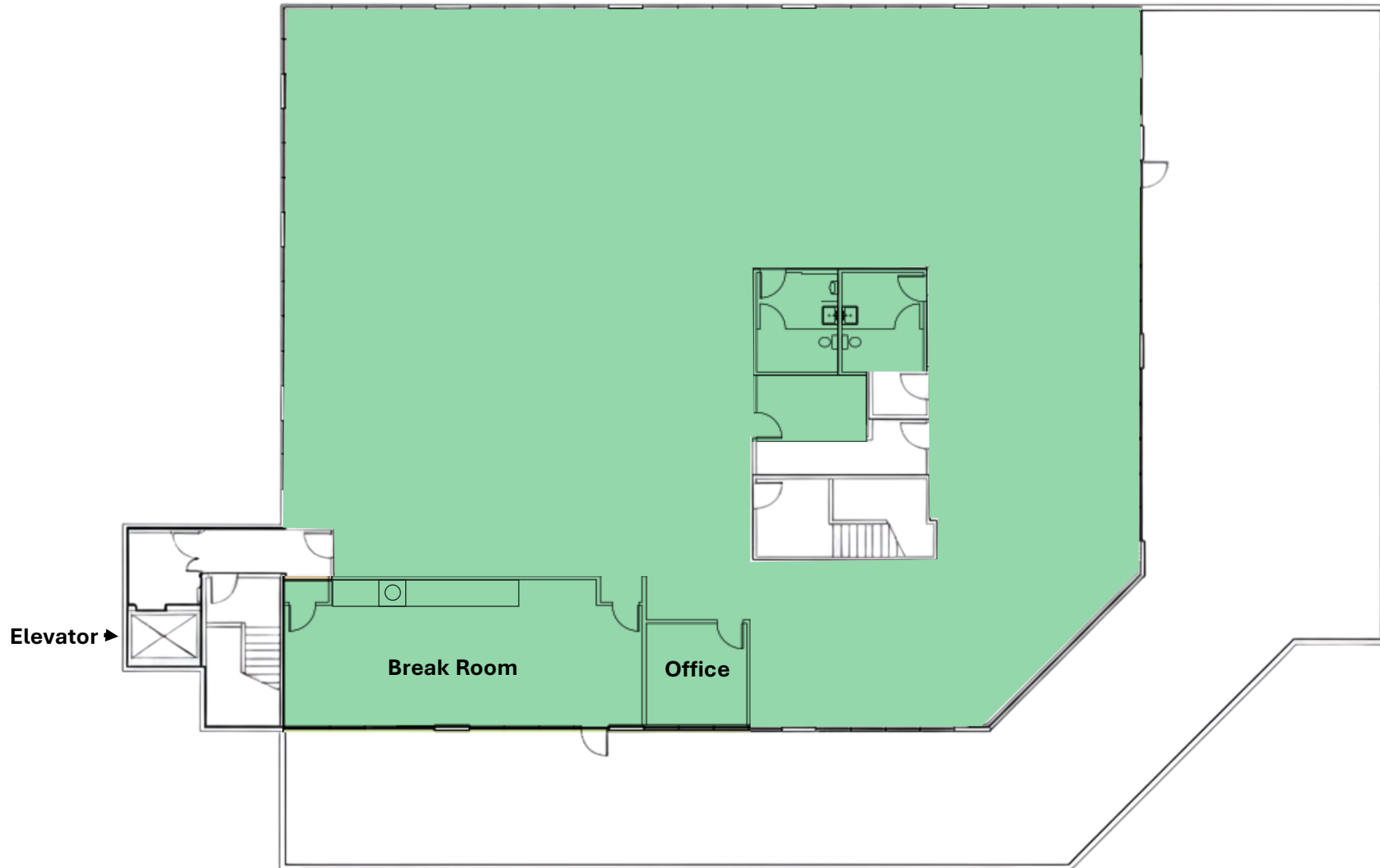
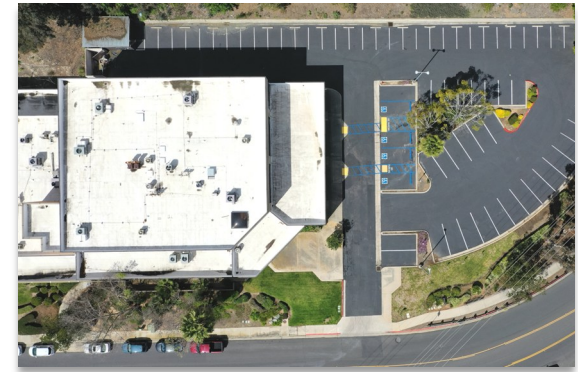
Lease Rate: \$2.05/SF - \$2.25/SF G + E



# CANYON VIEW CORPORATE CENTER

## TOP LEVEL - EXISTING LAYOUT

Approx. ± 8,555 RSF Office Suite



# CANYON VIEW CORPORATE CENTER

## TOP LEVEL—PROPOSED DEMISING PLAN

SUITE 300  
3,165 RSF

SUITE 350  
4,278 RSF



Floor Plans Not Fit to Scale; for Reference Purposes Only.



# CANYON VIEW CORPORATE CENTER

## EXTERIOR PHOTOS

05





# CANYON VIEW CORPORATE CENTER

## DEMOGRAPHICS & NEARBY AMENITIES

> Within 3 mile Radius of Property:

06

> The property has **convenient access** to a plethora of **Restaurants, Grocery Stores, Fitness Centers & Hotels.**

> Well-served by San Diego's major freeways including the **I-15, Hwy 52 & Hwy 163.**

> Within **3 miles** you will find **11,744 businesses** employing over **122k people.**



**+/- 218**  
Restaurants



**+/- 44**  
Grocery Stores



**+/- 31**  
Fitness Centers



**+/- 14**  
Hotels

Demographics provided by: © 2024 CoStar Group "Demographics"



**MONTGOMERY-GIBBS  
EXECUTIVE AIRPORT**



**4990  
VIEWRIDGE  
AVENUE**





# CANYON VIEW CORPORATE CENTER

## NEARBY AMENITIES

07



4990  
VIEWRIDGE  
AVENUE



MONTGOMERY-GIBBS  
EXECUTIVE AIRPORT



### DRIVE TIMES

8 MIN	10 MIN
FASHION VALLEY MALL	UTC MALL - LA JOLLA
20 MIN	35 MIN
SD INTL. AIRPORT	US/MEXICO BORDER





# CANYON VIEW CORPORATE CENTER

## SAN DIEGO COUNTY HIGHLIGHTS

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#1

MOST PATENT INTENSE REGION IN THE U.S  
San Diego Economic Development Corporation

#3

PATENT INTENSE REGION IN THE WORLD  
San Diego Economic Development Corporation

#3

CLEAN TECH CITY IN AMERICA  
Clean Tech Industry

#4

IN VENTURE CAPITAL DOLLARS PER EMPLOYEE  
National Venture Capital Association / U.S. Bureau  
Of Labor Statistics

#5

CITY FOR FAST-GROWTH COMPANIES  
Inc. Magazine

#5

SAN DIEGO RANKS FIFTH AMONG THE  
TOP 25 U.S. STARTUP HUBS  
U.S. Chamber of Commerce Foundation



70 Miles of Pristine Beaches &  
Unparalleled Local Demographics



World-Class Lifestyle &  
Entertainment Amenities



Well Educated & Innovative  
Labor Force



Highly Integrated  
Transportation



Diversified & Prosperous Economy  
Recognized as a High-Tech Hub



Largest Concentration of  
Military in the World



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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning, financials, leases, square footage, permits and use should be verified during due diligence and prior to completing a transaction.

