

Rose Canyon Commons

4901-4907 MORENA BLVD
SAN DIEGO, CA 92117



FOR LEASE | INDUSTRIAL/FLEX • OFFICE • RETAIL
LEASING SPECIALS - CONTACT AGENTS - 4.5% BROKER CO-OP

Property Features



Approx. 235,483 SF Project on 38 Acre Site



10' - 12' High Grade Level Doors



Fire Sprinklers in Select Buildings



24-Hour Access with Security Gate



Onsite Deli



Versatile IP-2-1 Zoning ([View Link](#))



Numerous Outdoor Picnic Tables and Social Spaces



Close Proximity to I-5, I-805 & Highway 52



12' - 14' Ceiling Heights



100% HVAC Warehouse in Select Suites



Abundant Gated Parking - 600+ Stalls



Onsite Property Manager



Situated Near Balboa Avenue Trolley Station



Onsite Gym, Basketball Court and Pickleball Court



MAJOR PROJECT INNOVATIONS UNDERWAY:

New Roofs, Façade and Entrance Re-Imaging,
Common Area Upgrades, Modern Exterior Paint Colors



Amenity Photos



1

BUILDING 100 - Office



Plan Not Fit to Scale; for Reference Purposes Only



Availability (1st Floor)

Suite	Sq. Ft.	Type	Suite Notes
103	534 SF	Office	open office/reception, private office
112	508 SF	Office	open office/reception, private office



1

BUILDING 100 - Office



Plan Not Fit to Scale; for Reference Purposes Only

***Contiguous up to 3,031 square feet.**



Availability (2nd Floor)

Suite	Sq. Ft.	Type	Suite Notes
123*	652 SF	Office	2 offices, reception
125*	652 SF	Office	1 office, reception
127*	622 SF	Office	1 office, reception
129*	580 SF	Office	1 office, reception
130/132	1,424 SF	Office	furniture available, conference, 4 offices
131*	525 SF	Office	2 offices, reception



2 EXISTING SECOND LEVEL FLOOR PLAN
BUILDING 100

2

BUILDING 200 - Retail



Plan Not Fit to Scale; for Reference Purposes Only



Availability

Suite	Sq. Ft.	Type	Suite Notes
210	1,160 SF	Retail	open floor plan (former yoga studio)



3

BUILDING 300 - Warehouse



Plan Not Fit to Scale; for Reference Purposes Only



Availability

Suite	Sq. Ft.	Type	Suite Notes
307	1,475 SF	Industrial	front loading warehouse, reception, conference, 1 office, break area
327	924 SF	Retail	next to deli, showroom, conference, storage, restroom



1 EXISTING ENTRY LEVEL FLOOR PLAN
BUILDING 300

1 EXISTING ENTRY LEVEL FLOOR PLAN
BUILDING 300

4

BUILDING 400 - Warehouse



Availability

Suite	Sq. Ft.	Type	Suite Notes
409	1,509 SF	Industrial	2 open offices, restroom, warehouse, and 1 GL door

Plan Not Fit to Scale; for Reference Purposes Only



1 EXISTING ENTRY LEVEL FLOOR PLAN
BUILDING 400

5

BUILDING 500 - Warehouse



Plan Not Fit to Scale; for Reference Purposes Only



Availability

Suite	Sq. Ft.	Type	Suite Notes
502	1,925 SF	Flex	85% office, shower, 100% HVAC warehouse with insulated ceilings



1 EXISTING ENTRY LEVEL FLOOR PLAN
BUILDING 500

8

BUILDING 800 - Warehouse



Plan Not Fit to Scale; for Reference Purposes Only



Availability

Suite	Sq. Ft.	Type	Suite Notes
807*	1,862 SF	Industrial	insulated warehouse w/vent, plumbing/sink connections, electric OHD opener
809*	1,822 SF	Industrial	shop sink, floor drain, multiple plumbing and electrical connections

***Contiguous up to 3,684 square feet.**



1 EXISTING ENTRY LEVEL FLOOR PLAN
BUILDING 800

9

BUILDING 900 - Flex



Plan Not Fit to Scale; for Reference Purposes Only



Availability

Suite	Sq. Ft.	Type	Suite Notes
901	935 SF	Office	reception, 3 offices, storage, restroom
906	2,329 SF	Industrial	showroom, break area, 2 offices, 2 restrooms
908	1,173 SF	Industrial	1 office, restroom, rear entry only



1 EXISTING ENTRY LEVEL FLOOR PLAN
BUILDING 900



11

BUILDING 1100 - Warehouse



Plan Not Fit to Scale; for Reference Purposes Only



Availability

Suite	Sq. Ft.	Type	Suite Notes
1107	2,505 SF	Industrial	large reception, 3 offices, w/d connections, additional plumbing connections, kitchenette, walk-in freezer



13

BUILDING 1300 - Flex

FIRE SPRINKLERS



Plan Not Fit to Scale; for Reference Purposes Only



Availability

Suite	Sq. Ft.	Type	Suite Notes
1306	1,490 SF	Industrial	front loading warehouse, insulated ceilings, shop sink connection



1 EXISTING ENTRY LEVEL FLOOR PLAN
BUILDING 1300 (4905)

Site Plan



Rose Canyon Commons

1 Building 100

4 Building 400

7 Building 700

10 Building 1000

13 Building 1300

2 Building 200

5 Building 500

8 Building 800

11 Building 1100

14 Building 1400

3 Building 300

6 Building 600

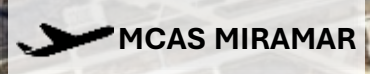
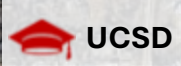
9 Building 900

12 Building 1200

Amenities Map



Sorrento Valley



La Jolla Shores

University City

Miramar



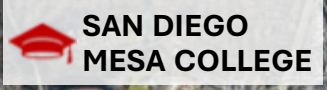
Rose Canyon Commons



Kearny Mesa



Clairemont



Pacific Beach



Bay Park



Drive Times



1

Pacific Beach
± 9 MINUTES

2

UTC Mall - La Jolla
± 10 MINUTES

3

La Jolla Village
± 12 MINUTES

4

University of San Diego
± 12 MINUTES

5

Fashion Valley Mall
± 13 MINUTES

6

Mission Valley Mall
± 14 MINUTES

7

University of California - San Diego
± 14 MINUTES

8

San Diego International Airport
± 18 MINUTES

Demographics



159,173

POPULATION

219,609 VEHICLES PER DAY



HOUSEHOLD

71,338
HOUSEHOLDS

\$129,266
AVERAGE HH INCOME

WORK ENVIRONMENT

9,216
BUSINESSES

62,754
EMPLOYEES



\$2.8B
CONSUMER
SPENDING

CoStar Demographics: 3 Mile

Rose Canyon Commons



219,609 VPD

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