

CANYON
CORPORATE CENTER
THE CENTER OF IT ALL

3870/3880/3890 Murphy Canyon Road, San Diego, CA 92123



canyoncorpcenter.com

RESTAURANTS

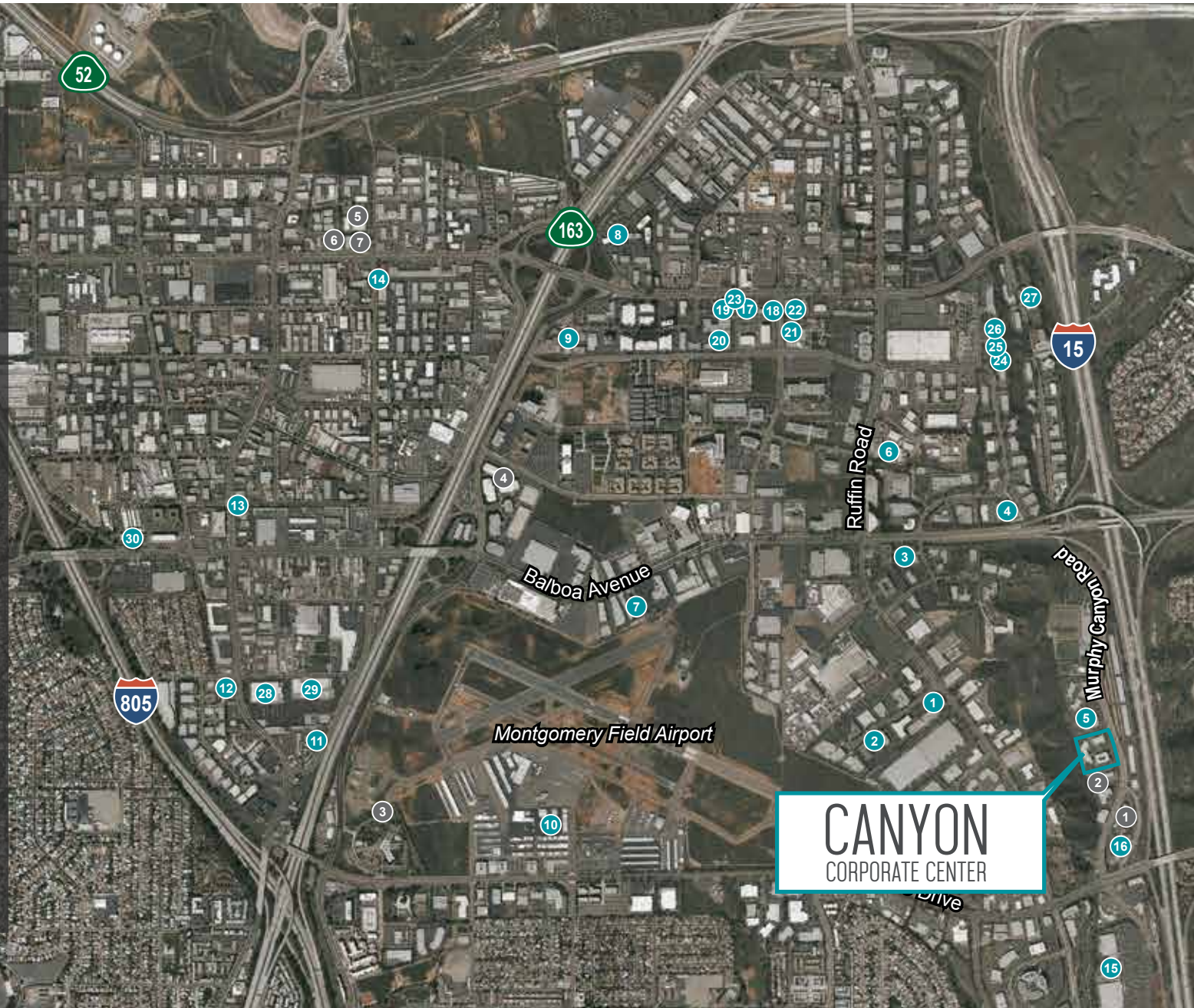
- 1 Good On Ya Diner
- 2 Sky Park Cafe
- 3 Bud's Louisiana Cafe
- 4 Corner Deli and Cafe
- 5 Deli Mart
- 6 Studio Diner
- 7 94th Aero Squadron Restaurant
- 8 Shogun Kobe Restaurant
- 9 Butcher Shop Restaurant
- 10 Pampa's Argentine Grill
- 11 Emerald Restaurant
- 12 Original Pancake House
- 13 Jasmine Seafood Restaurant
- 14 The Godfather Restaurant
- 15 Stonecrest Plaza
 - Vons
 - Baja Fresh
 - Walmart
 - Chevron
 - Fry's
 - Quiznos
 - Starbucks
 - Panda Express
 - Verizon
 - Petsmart
 - Einstein Bros.
 - Payless ShoeSource
 - McDonalds
 - Taco Bell
 - Papa John's Pizza

- 16 Daley Square
 - FedEx Kinko's
 - Jack in the Box
 - Sizzler
 - Submarina
 - Roberto's Taco Shop
 - Joe's Pizza
 - Baskin Robbins

- 17 Rubios
- 18 Panda Express
- 19 Starbucks
- 20 Quiznos
- 21 LaSalsa
- 22 Togos
- 23 Sprint
- 24 The Coffee Bean
- 25 FedEx
- 26 Subway
- 27 Carl's Jr.
- 28 Costco
- 29 Target
- 30 24 Hour Fitness

HOTELS

- 1 Holiday Inn
- 2 Extended Stay America
- 3 Four Points Sheraton
- 4 Courtyard Marriott
- 5 Hampton Inn
- 6 Residence Inn Marriott
- 7 Ramada Inn



CANYON
CORPORATE CENTER

Within 1 minute walk

- 1. Extended Stay America
- 2. Full Service Deli

Within 5 minute walk

- 3. Daley Square
- FedEx Kinko's
- Jack in the Box
- Sizzler
- Submarina
- Roberto's Taco Shop
- Joe's Pizza
- 4. Portafino Hotel
- 5. ARCO

Within 7 minute walk

- 6. Stonecrest Plaza
- Vons
- Baja Fresh
- Walmart
- Chevron
- Fry's
- Quiznos
- Starbucks
- Panda Express
- Verizon
- Petsmart
- Einstein Bros.
- Payless ShoeSource
- McDonalds
- Taco Bell
- Papa John's Pizza
- Baskin Robbins

— addit'l on street parking (approx. 250 spaces)

— ingress/egress

CANYON
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Aero Dr.

Murphy Canyon

WALKING AMENITIES

CANYON CORPORATE CENTER



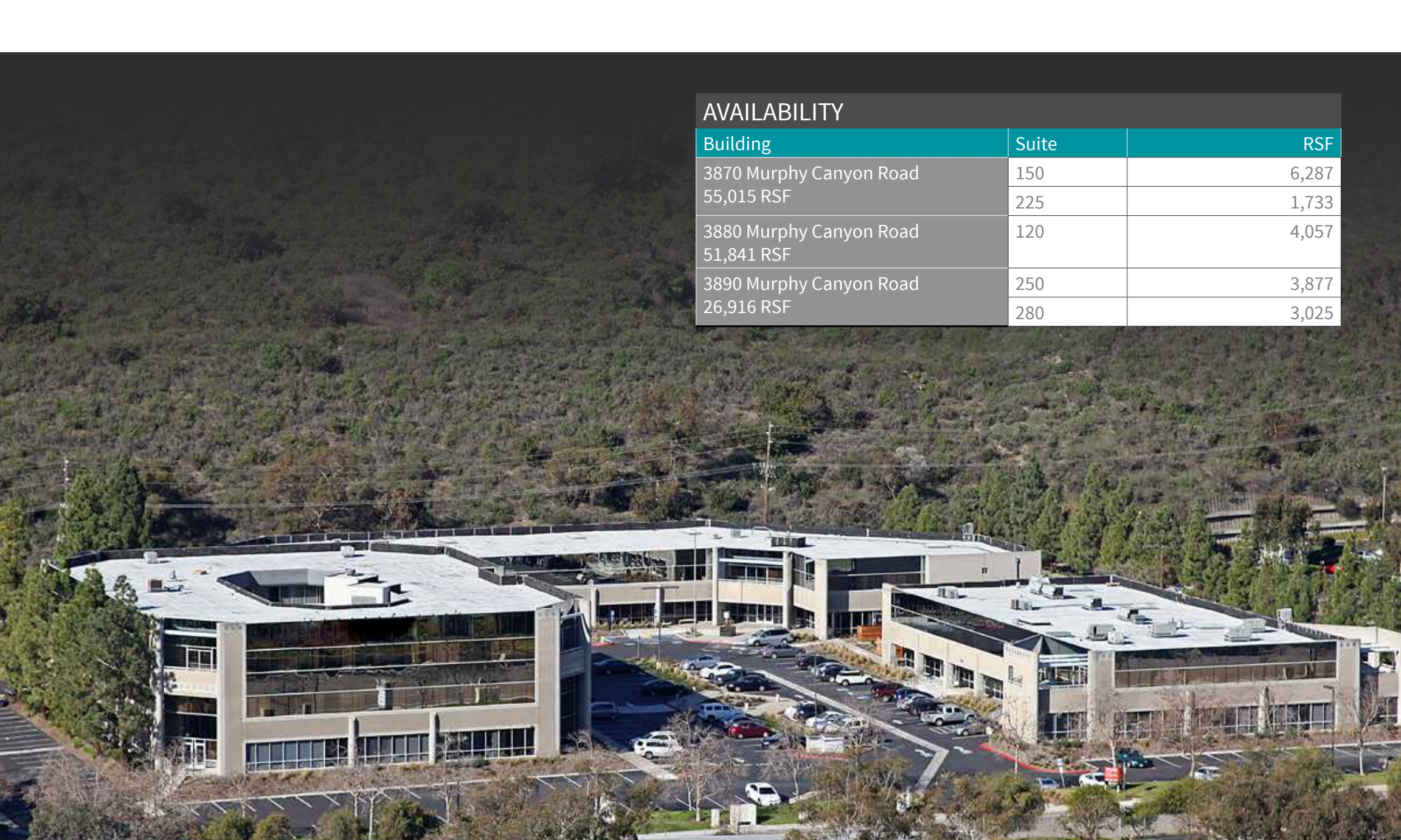
Canyon Corporate Center is a three building office and corporate headquarters campus located in Kearny Mesa. Owned and managed by Peregrine Realty Partners, Inc., the project is comprised of one, 3-story atrium style office building and two, 2-story corporate headquarter buildings totaling approximately 132,000 SF. Major renovations of the project's lobbies and common areas have been completed and landscape enhancements and vacant suites have been upgraded. Located just north of Aero Drive at Interstate 15, the project has excellent freeway access and visibility offering larger users prominent signage opportunities. There is an abundant amount of retail services and amenities nearby including a coffee cart on-site.



PROJECT SIZE
PARKING RATIO
RENTAL RATE

132,000 SF
3.75/1,000 SF
\$2.60 RSF + E

CANYON CORPORATE CENTER

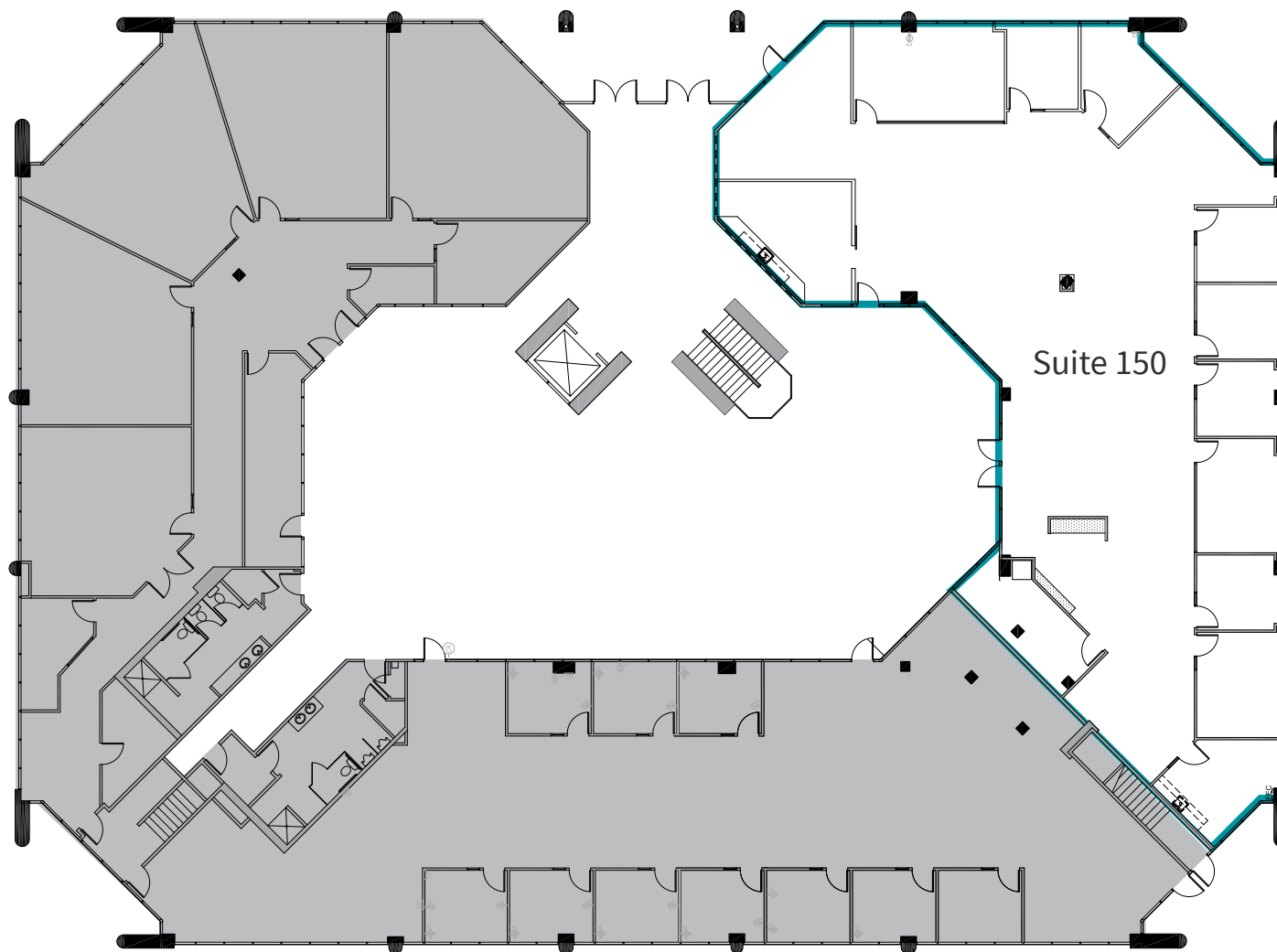


AVAILABILITY

Building	Suite	RSF
3870 Murphy Canyon Road 55,015 RSF	150	6,287
	225	1,733
3880 Murphy Canyon Road 51,841 RSF	120	4,057
3890 Murphy Canyon Road 26,916 RSF	250	3,877
	280	3,025

1ST FLOOR | 3870 MURPHY CANYON ROAD

Suite 150: 6,287 RSF
Available 8/1/20



3870



For more information, please contact:

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richard.gonor@am.jll.com

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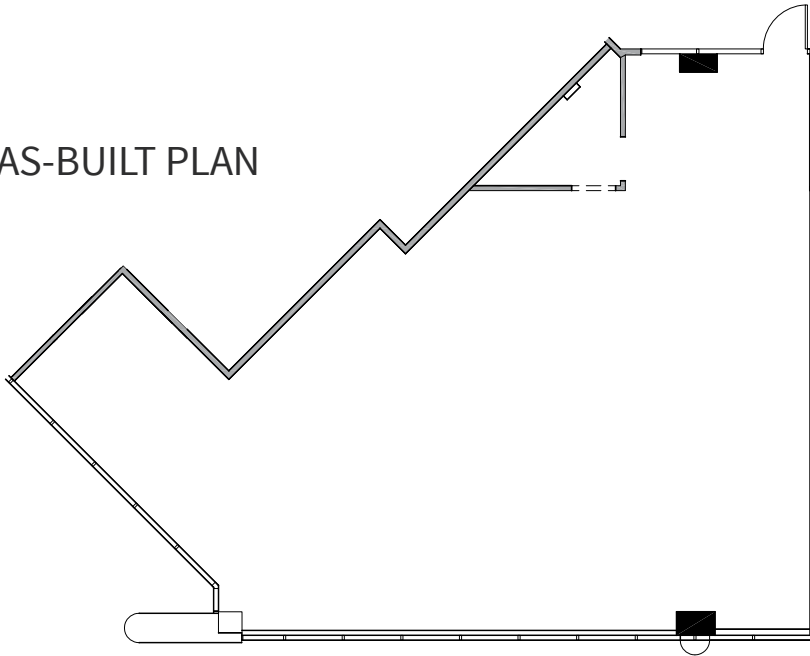
Brandt Riedman
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2ND FLOOR | 3870 MURPHY CANYON ROAD

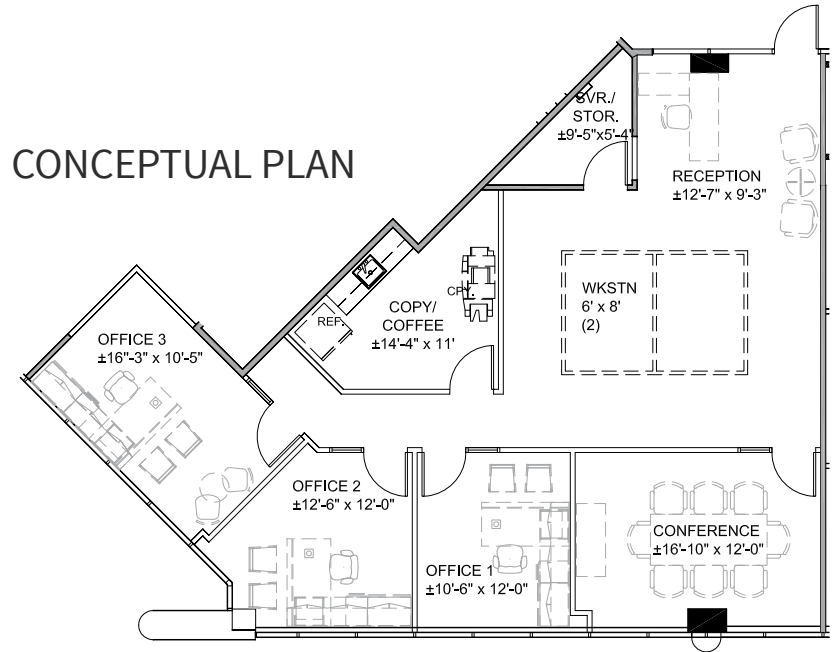
Suite 225: 1,733 RSF

▶ TAKE A TOUR
<https://bit.ly/3870Ste225>

AS-BUILT PLAN



CONCEPTUAL PLAN



3870



For more information, please contact:

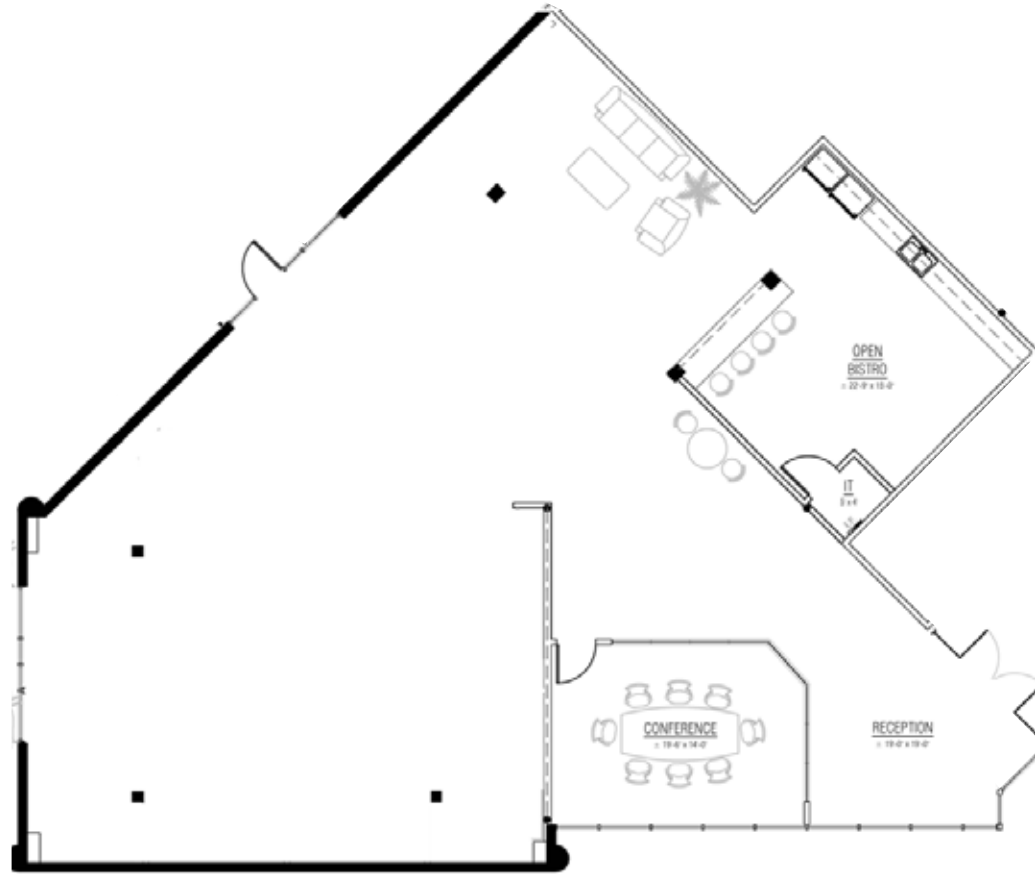
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1ST FLOOR | 3880 MURPHY CANYON ROAD

Suite 120: 4,058 RSF
New Spec Suite



3880



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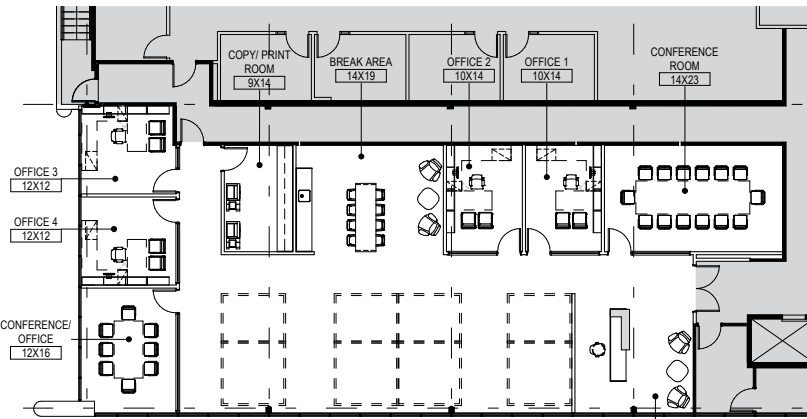
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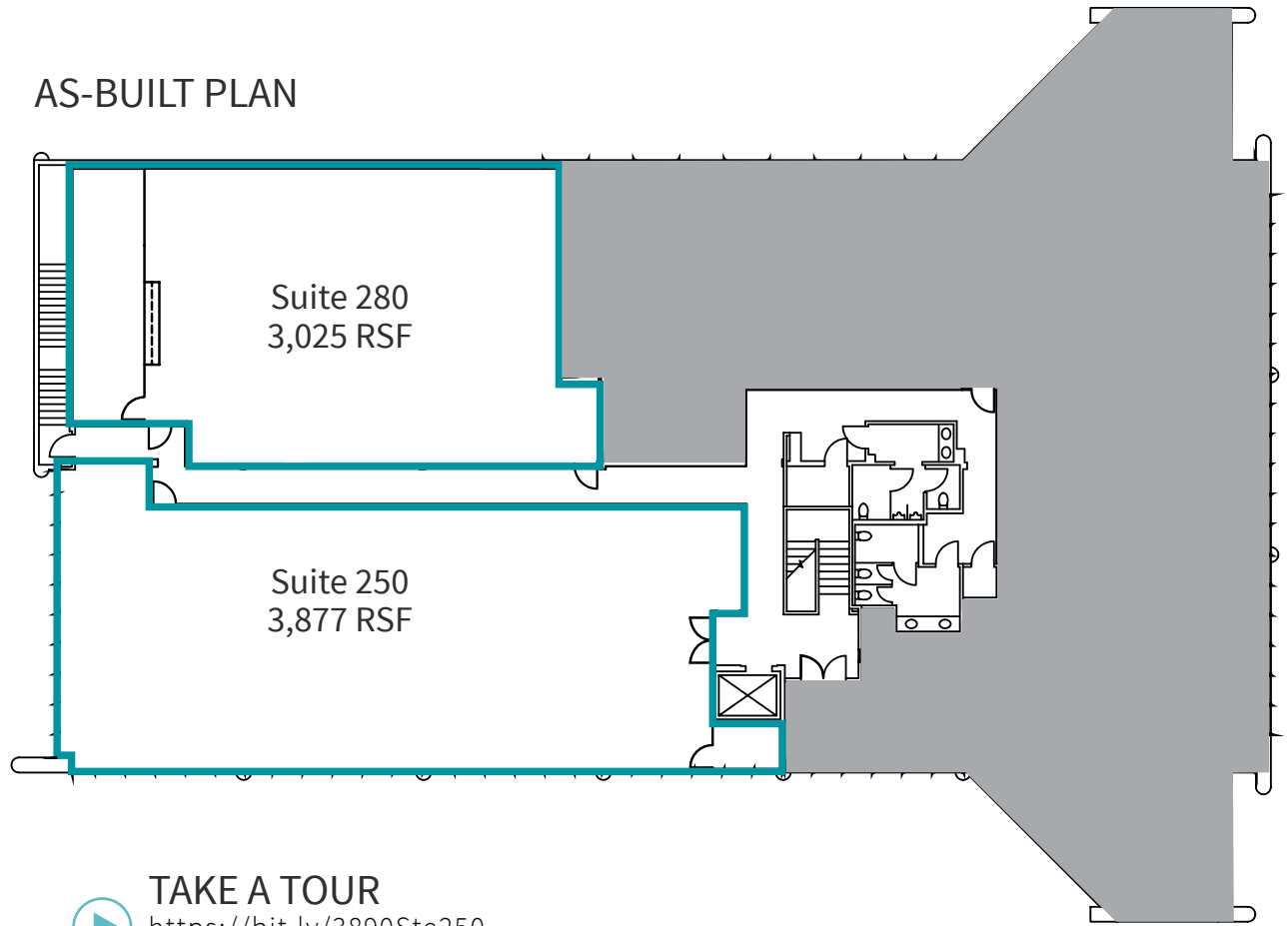
2ND FLOOR | 3890 MURPHY CANYON ROAD

Suite 250: 3,877 RSF
Suite 280: 3,025 RSF (Divisible to 2,000 RSF)

Suite 250 CONCEPTUAL PLAN



AS-BUILT PLAN



 **TAKE A TOUR**
<https://bit.ly/3890Ste250>

3890



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