

CANYON
CORPORATE CENTER
THE CENTER OF IT ALL

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



canyoncorpcenter.com

RESTAURANTS

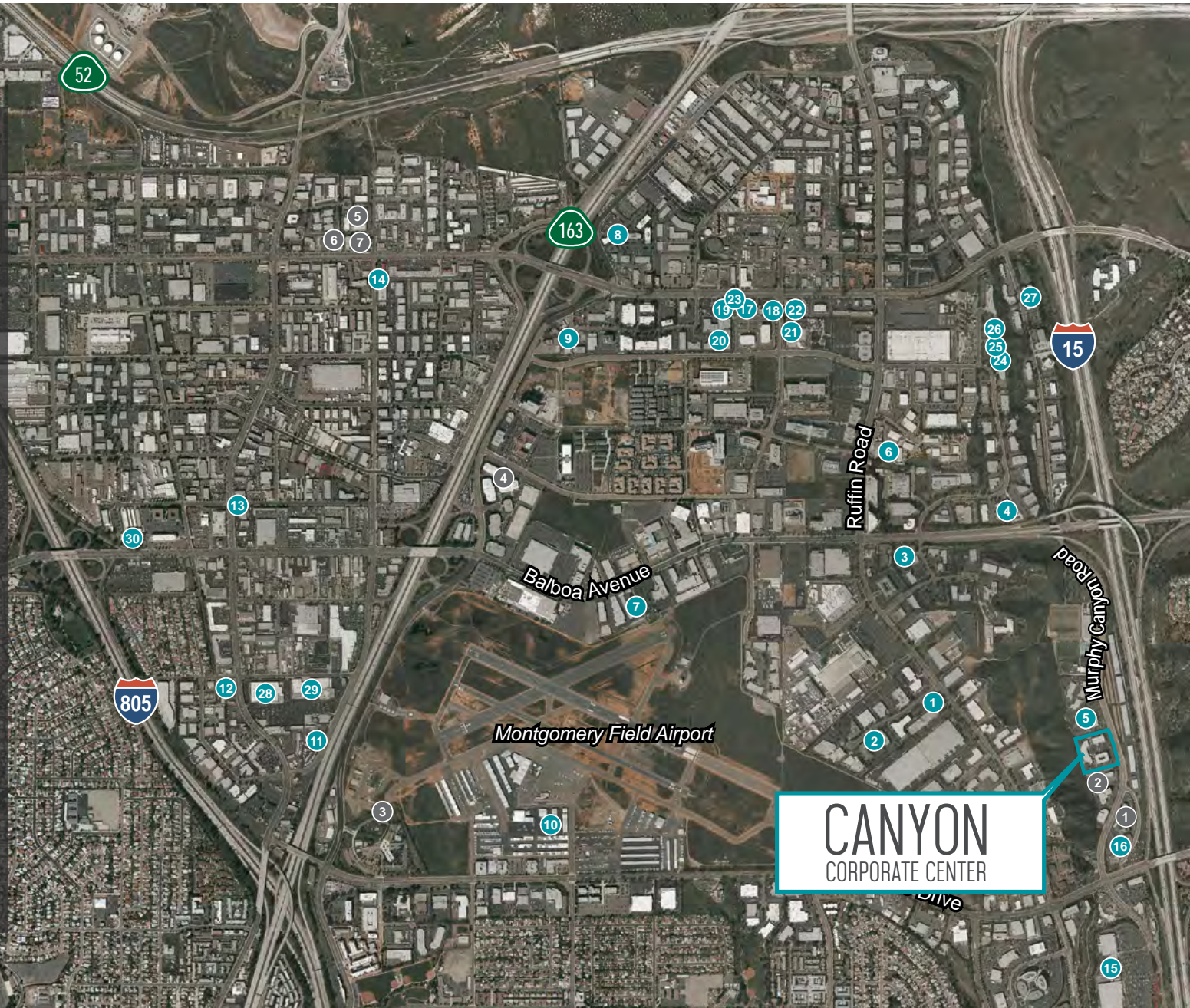
- 1 Good On Ya Diner
- 2 Sky Park Cafe
- 3 Bud's Louisiana Cafe
- 4 Corner Deli and Cafe
- 5 Deli Mart
- 6 Studio Diner
- 7 94th Aero Squadron Restaurant
- 8 Shogun Kobe Restaurant
- 9 Butcher Shop Restaurant
- 10 Pampa's Argentine Grill
- 11 Emerald Restaurant
- 12 Original Pancake House
- 13 Jasmine 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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WALKING AMENITIES

CANYON CORPORATE CENTER



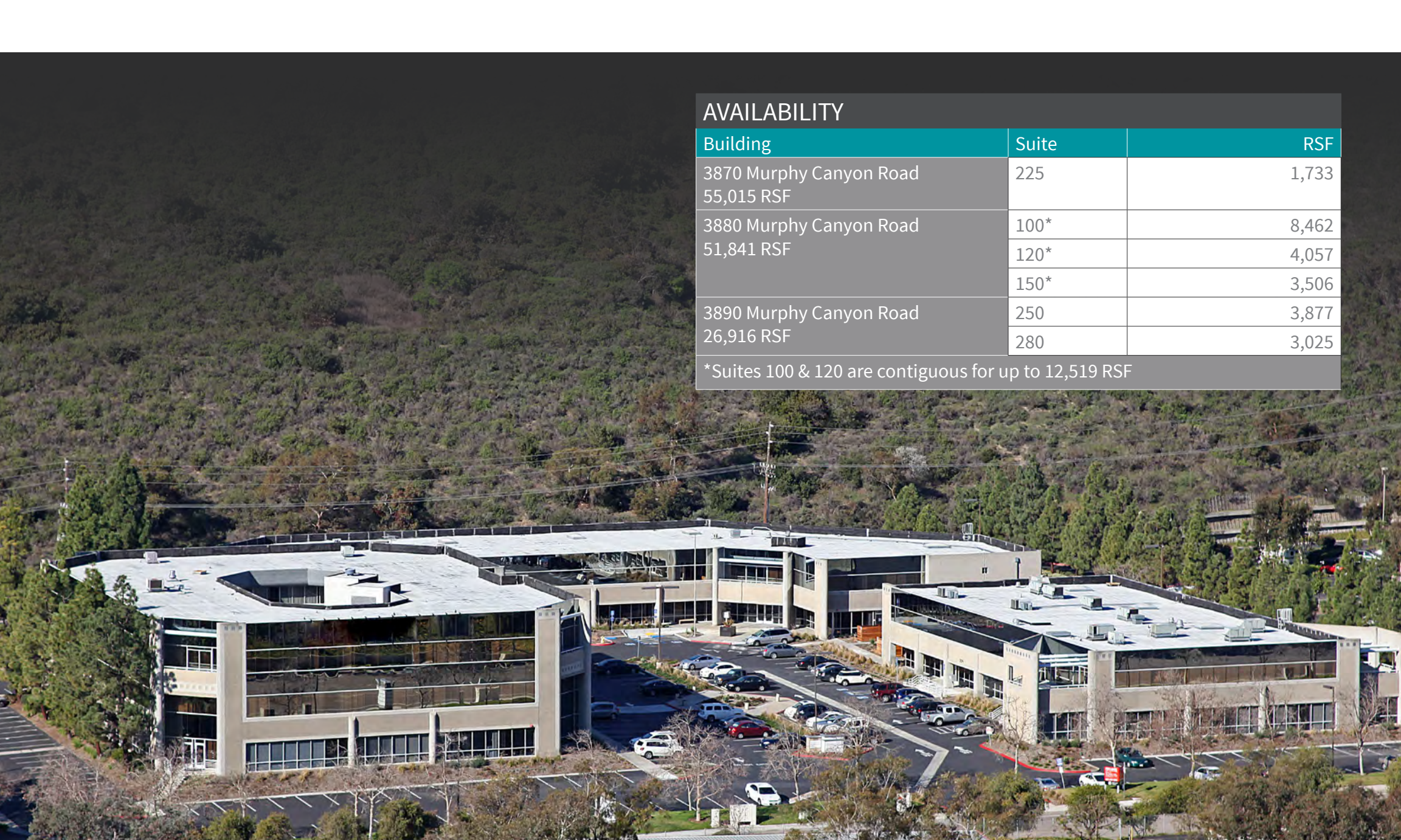
Canyon Corporate Center is a three building office and corporate headquarters campus located in Kearny Mesa. Owned and managed by Peregrine Realty Partners, Inc., the project is comprised of one, 3-story atrium style office building and two, 2-story corporate headquarter buildings totaling approximately 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
Negotiable

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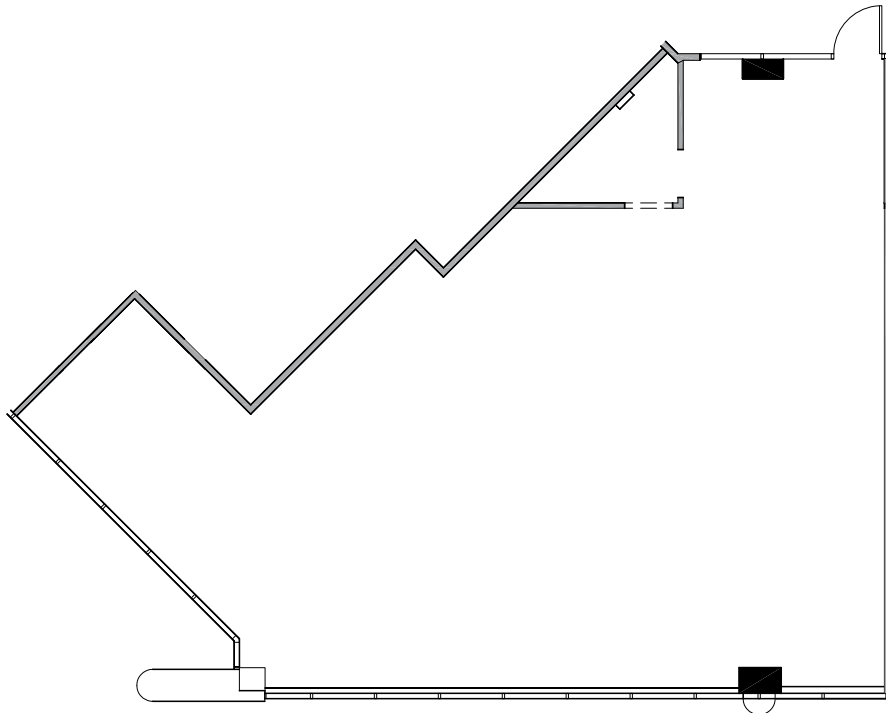
AVAILABILITY

Building	Suite	RSF
3870 Murphy Canyon Road 55,015 RSF	225	1,733
3880 Murphy Canyon Road 51,841 RSF	100*	8,462
	120*	4,057
	150*	3,506
3890 Murphy Canyon Road 26,916 RSF	250	3,877
	280	3,025

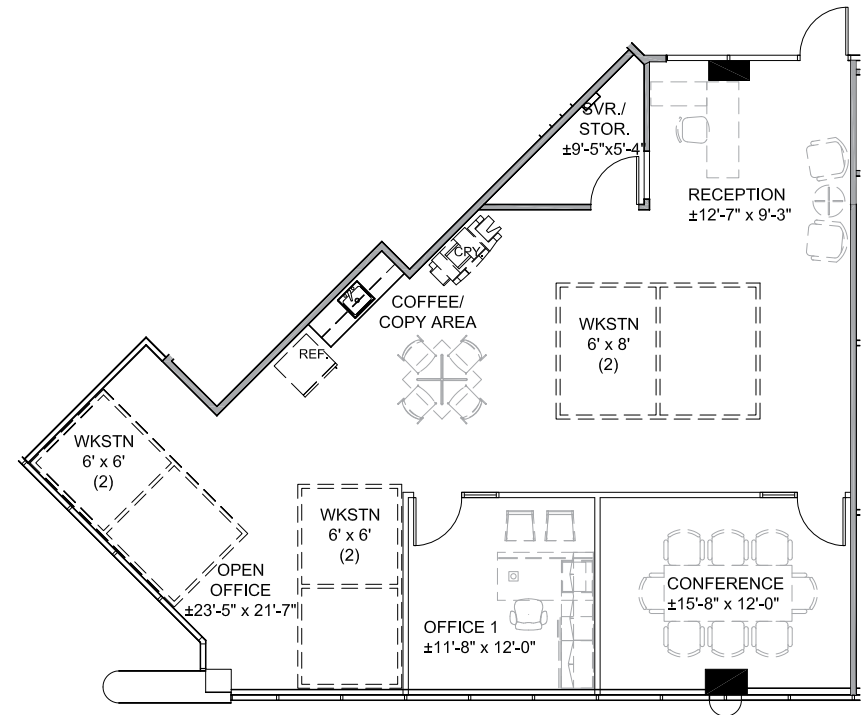
*Suites 100 & 120 are contiguous for up to 12,519 RSF

2ND FLOOR | 3870 MURPHY CANYON ROAD

Suite 225: 1,733 RSF



AS-BUILT



HYPOTHETICAL

3870

▶ TOUR SUITE 225
<https://my.matterport.com/show/?m=TAQUcBzdqFC>



For more information, please contact:

Richard Gonor
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richard.gonor@am.jll.com

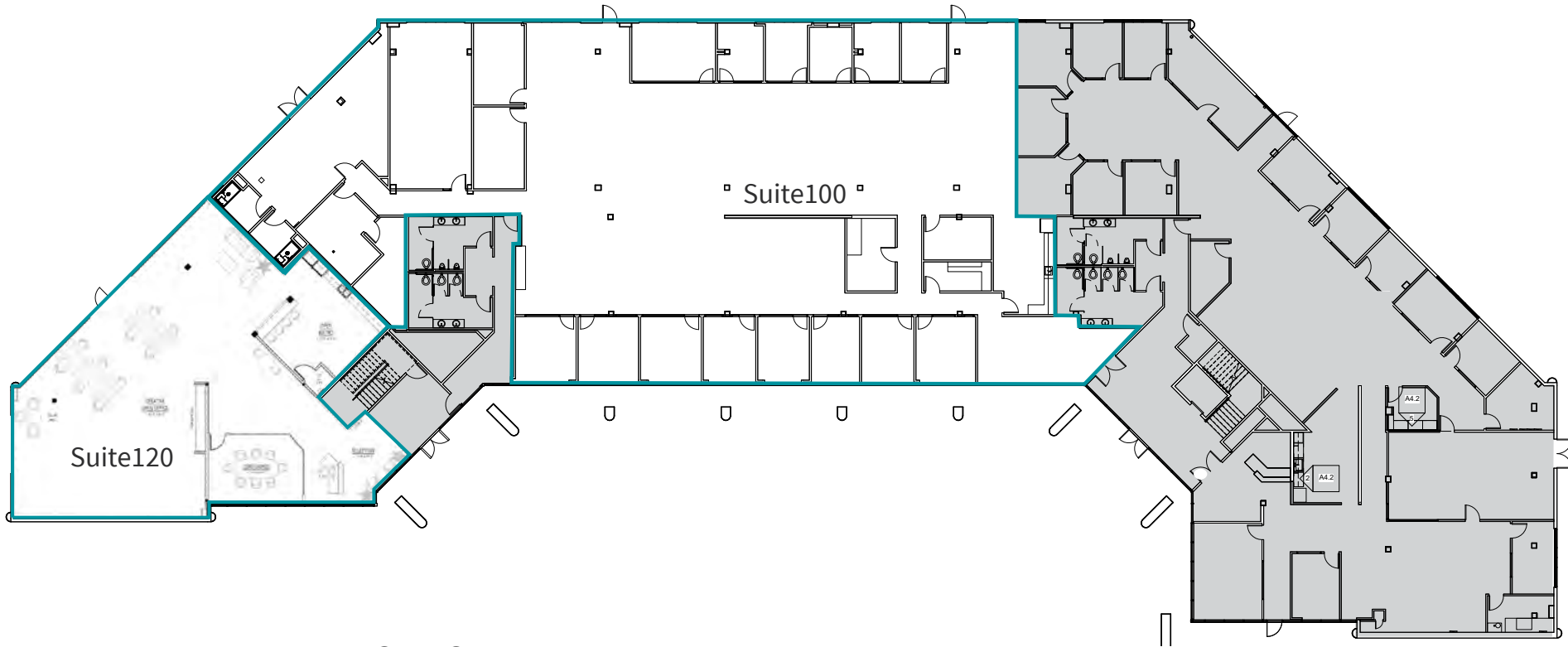
Tony Russell
858.410.1213
tony.russell@am.jll.com

1ST FLOOR | 3880 MURPHY CANYON ROAD

Suite 100: 8,462 RSF - Avail. with 60 days notice. Building signage opportunity.

Suite 120: 4,058 RSF - Spec Suite.

**Suites 100 & 120 are contiguous for up to 12,519 RSF



3880

▶ TOUR SUITE 120
<https://my.matterport.com/show/?m=BQEM11wAq2y>



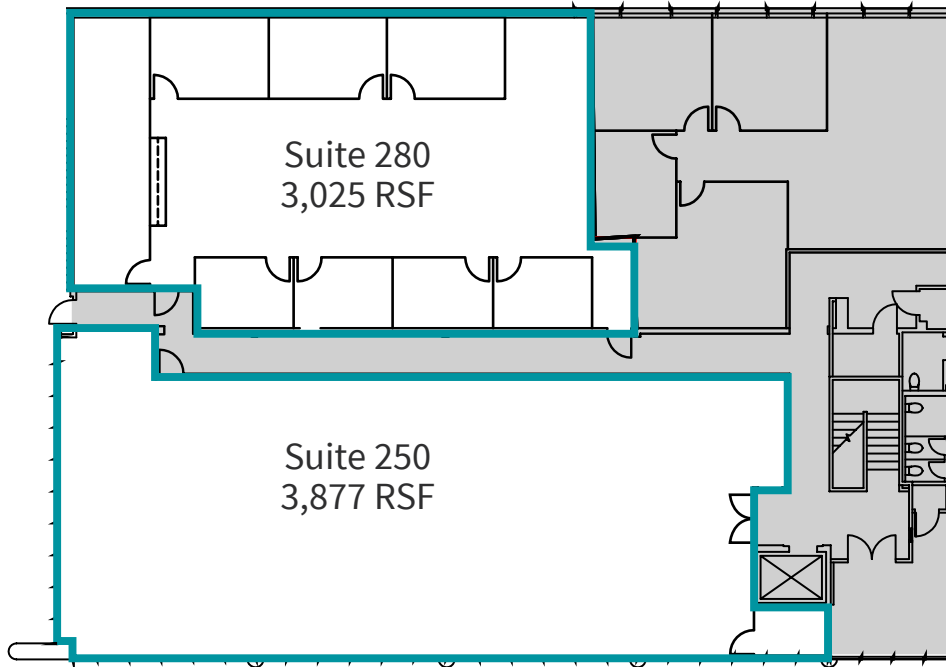
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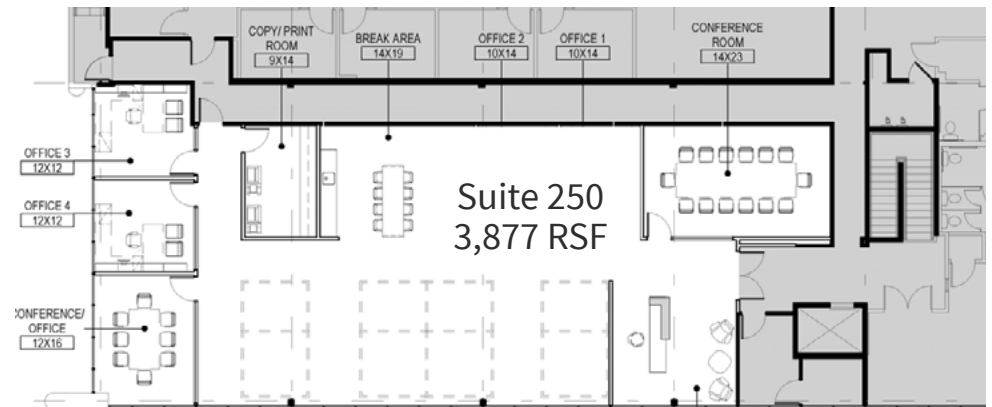
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2ND FLOOR | 3890 MURPHY CANYON ROAD

Suite 250: 3,877 RSF
Suite 280: 3,025 RSF



AS-BUILT



HYPOTHETICAL

3890



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