



BLACK MOUNTAIN COMMERCE PARK

9360-9420 ACTIVITY ROAD / 9580 & 9630 BLACK MOUNTAIN ROAD, SAN DIEGO, CA 92126



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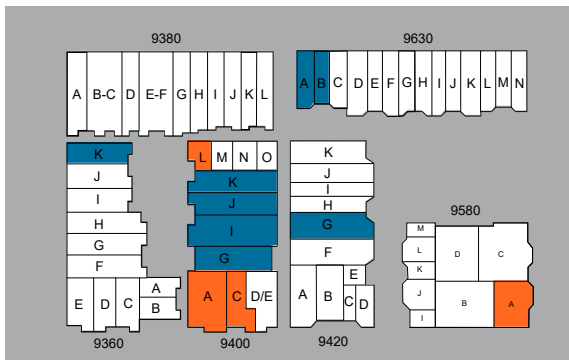
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PROPERTY HIGHLIGHTS

- Easy access to I-15 and I-805
- Signalized intersection at Black Mountain and Activity Road
- Showroom, office, and industrial suites available
- Ample parking (ratio of 3:1,000)
- Expansion opportunities throughout the 96,000 SF, 6 building business park
- Cable Internet available
- Close proximity to restaurants, retail, and public transportation
- Very responsive and strong local ownership and property management

INDUSTRIAL/FLEX AVAILABILITIES

ADDRESS	SF	RENT	COMMENTS
9360 Activity Rd, Suite K	1,080	\$2,149/Month (\$1.99/SF) (\$1.65 NNN + \$0.34 opex)	Reception/open office, storage room, 1 restroom, balance warehouse. 1 GL door. Available Now.
9400 Activity Rd, Suite G-I	3,626	\$6,853/Month (\$1.89/SF) (\$1.55 NNN + \$0.34 opex)	Reception/open office, 4 private offices, 2 restrooms, break room, balance warehouse. 1 GL door. 100% HVAC. Available Now.
9400 Activity Rd, Suite J	1,600	\$3,184/Month (\$1.99/SF) (\$1.65 NNN + \$0.34 opex)	Reception/open office, 1 restroom, balance warehouse. 1 GL door. Can be combined with G/I, K & L for up to 7,226 SF. Available with 30 day notice.
9400 Activity Rd, Suite K	1,400	\$2,786/Month (\$1.99/SF) (\$1.65 NNN + \$0.34 opex)	Reception/open office, 3 private offices, 1 restroom, balance warehouse. 1 GL door. Can be combined with L for 2,000 SF. Available Now.
9630 Black Mountain Rd Suite A&B	2,840	\$5,510/Month (\$1.94/SF) (\$1.60 NNN + \$0.34 opex)	Reception, 2 private offices, 2 restrooms, balance warehouse. 2 GL doors. Available Now.



■ = WAREHOUSE SPACE ■ = OFFICE SPACE

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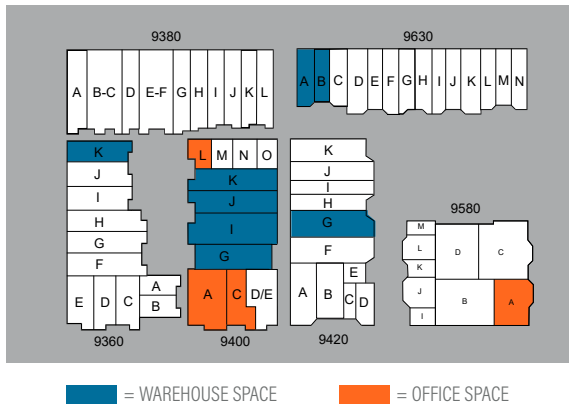
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- Showroom, office, and industrial suites available
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- Expansion opportunities throughout the 96,000 SF, 6 building business park
- Cable Internet available
- Close proximity to restaurants, retail, and public transportation
- Very responsive and strong local ownership and property management

OFFICE AVAILABILITIES

ADDRESS	SF	RENT	COMMENTS
9400 Activity Rd, Suite A	1,940	\$3,958/Month (\$2.04/SF) (\$1.70 NNN + \$0.34 opex)	100% Showroom/open office, 1 private office, 1 restroom. Exposed black ceiling with spiral AC ducting. Frontage on Activity Rd. Can be combined with Suite C for a total of 3,385 SF. Available Now.
9400 Activity Rd, Suite C	1,445	\$2,948/Month (\$2.04/SF) (\$1.70 NNN + \$0.34 opex)	100% Showroom/open office, 1 private office, 1 restroom. Exposed black ceiling with spiral AC ducting. Frontage on Activity Rd. Can be combined with Suite A for a total of 3,385 SF. Available Now.
9400 Activity Rd, Suite L	600	\$1,194/Month (\$1.99/SF) (\$1.65 NNN + \$0.34 opex)	100% Showroom/open office, 1 bathroom. Can be combined with K for 2,000 SF. Available Now.
9420 Activity Rd, Suite G	1,620	Details pending	1 private office, 1 restroom, balance warehouse. Available 02/01/2025.
9580 Black Mountain Rd Suite A	1,716	\$3,329/Month (\$1.94/SF) (\$1.60 NNN + \$0.34 opex)	100% Office, 3 private offices, large bullpen area. Corner suite with signage on Activity Rd. and Black Mountain Rd. Available Now.



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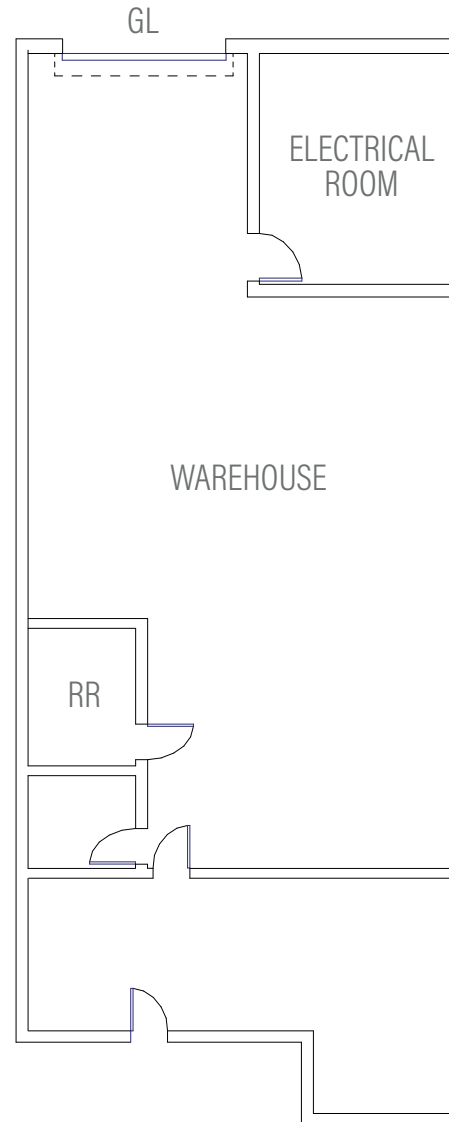
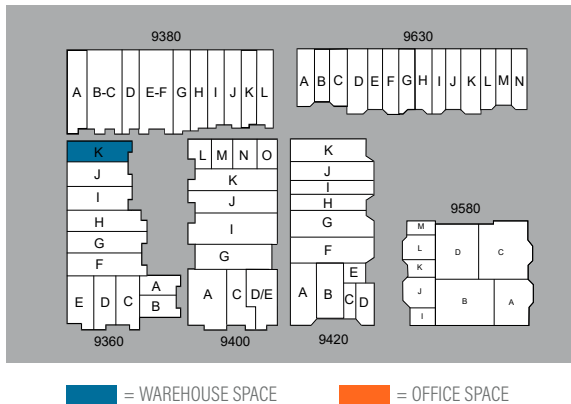
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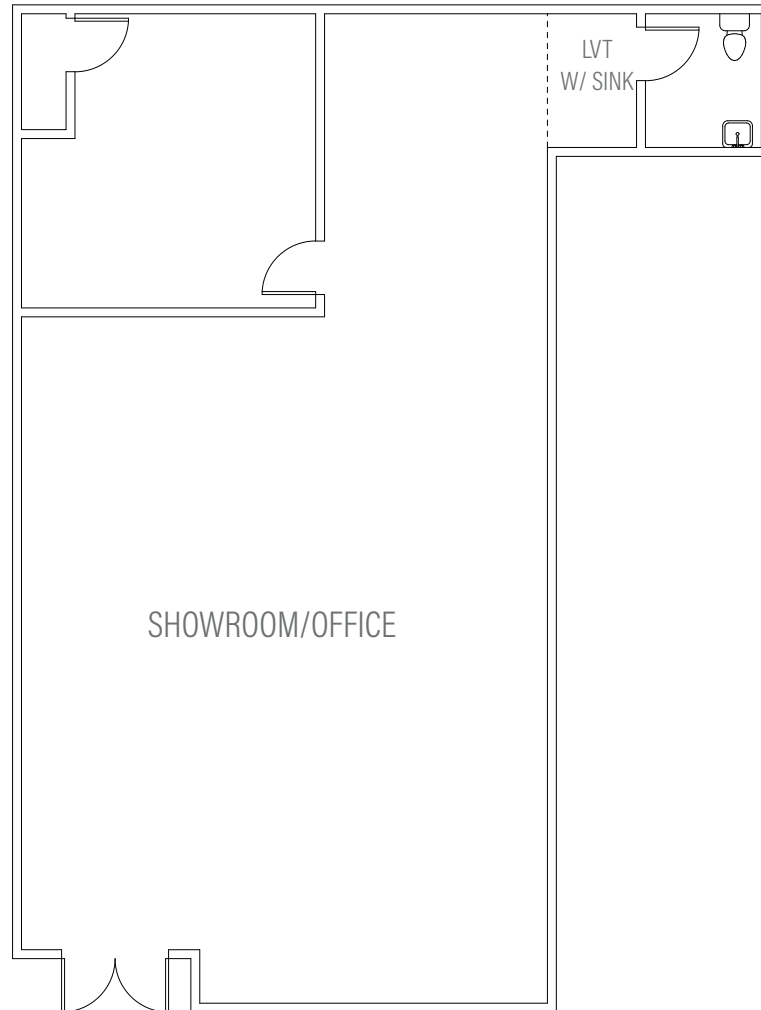
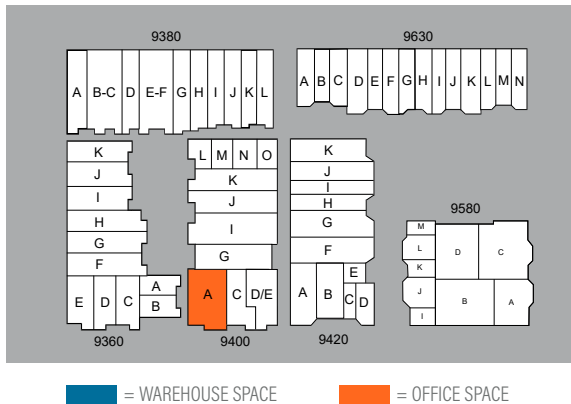
9360 ACTIVITY RD, SUITE K

- 1,080 square feet
- Reception/open office, storage room, 1 restroom, balance warehouse, 1 GL door
- \$2,149/Month (\$1.65 NNN + \$0.34 opex)
- Available Now



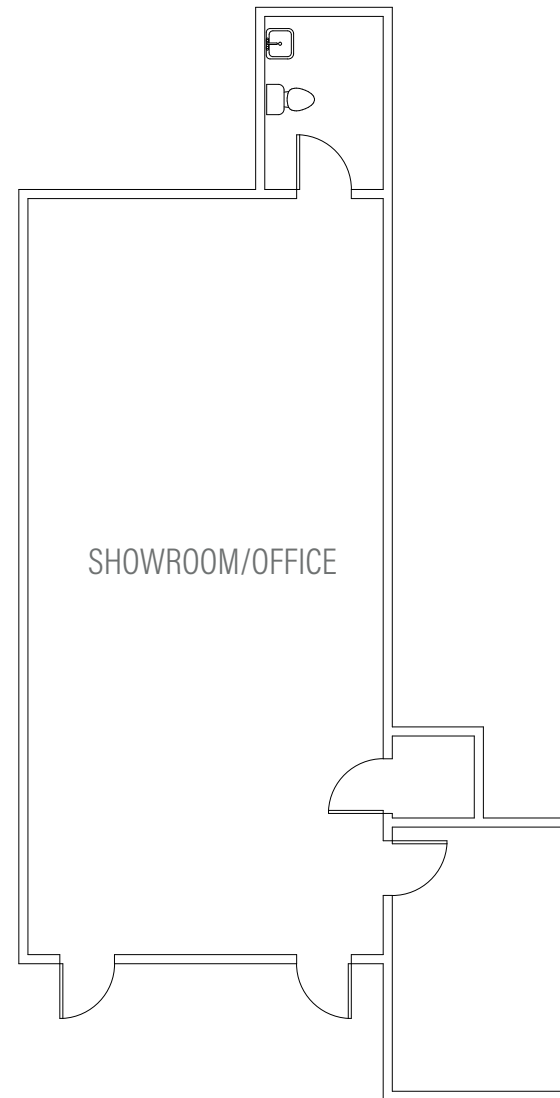
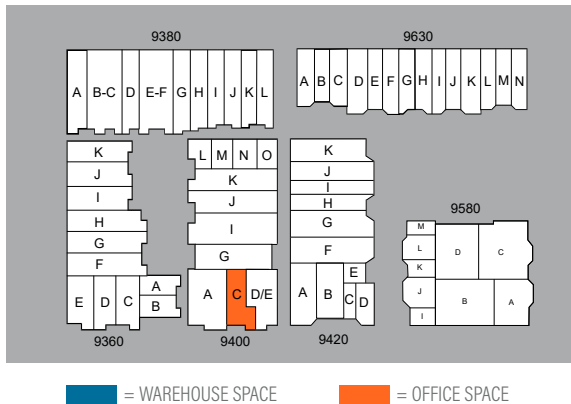
9400 ACTIVITY RD, SUITE A

- 1,940 square feet
- 100% Showroom/open office, 1 private office, 1 restroom.
- Exposed black ceiling with spiral AC ducting. Frontage on Activity Rd.
- Can be combined with Suite C for a total of 3,385 SF
- \$3,958/Month (\$1.70 NNN + \$0.34 opex)
- Available Now



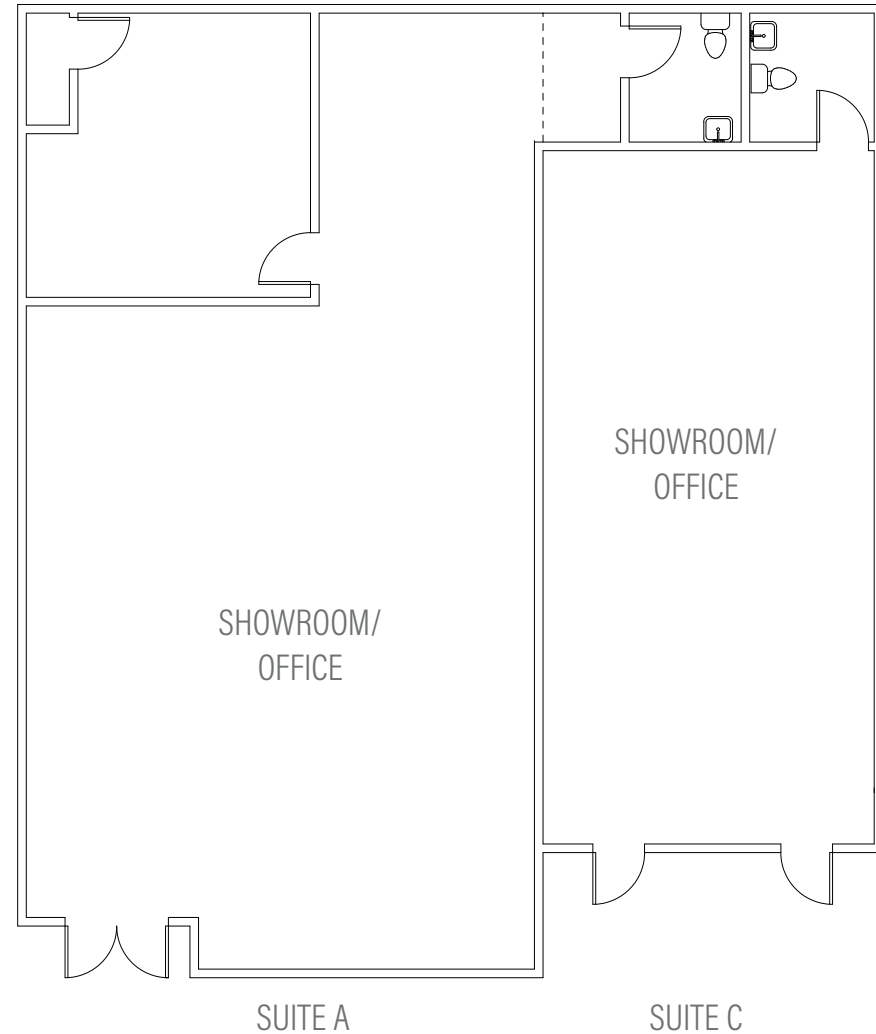
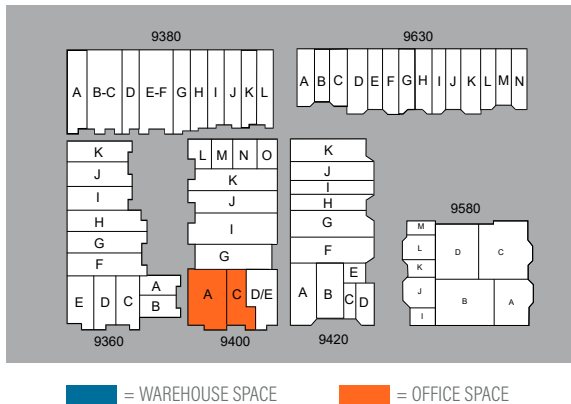
9400 ACTIVITY RD, SUITE C

- 1,445 square feet
- 100% Showroom/open office, 1 private office, 1 restroom.
- Exposed black ceiling with spiral AC ducting. Frontage on Activity Rd.
- Can be combined with Suite A for a total of 3,385 SF.
- \$2,948/Month (\$1.70 NNN + \$0.34 opex)
- Available Now



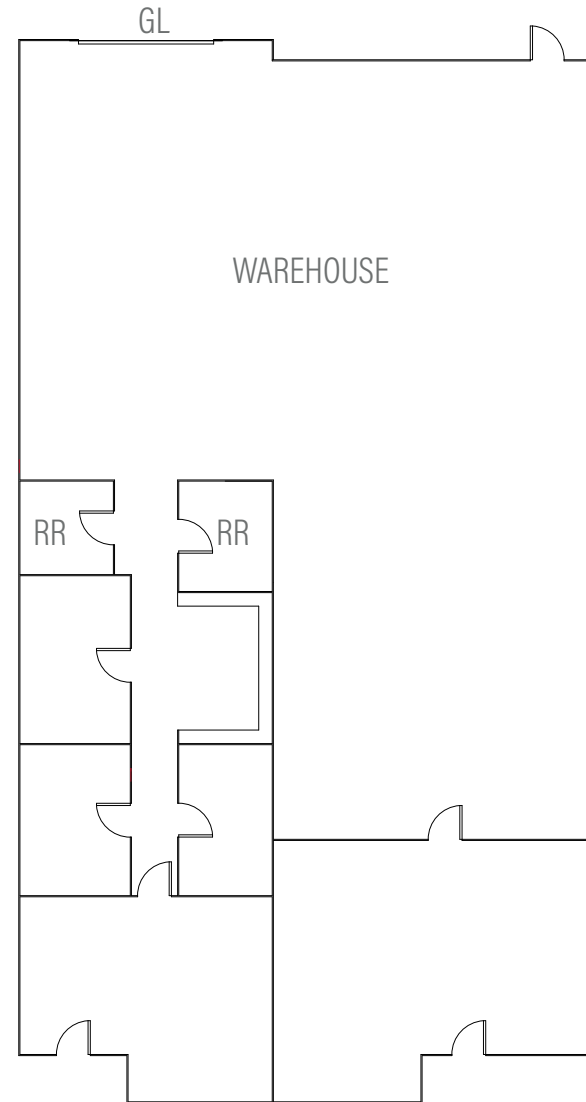
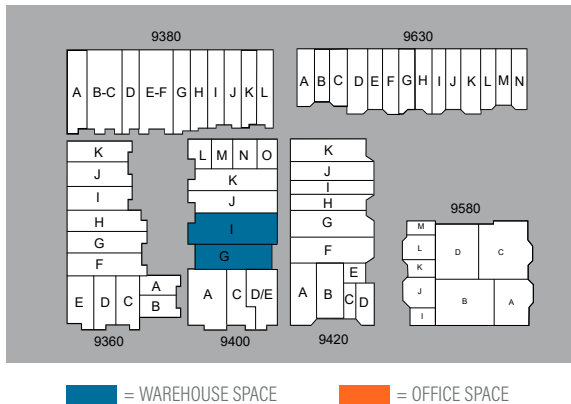
9400 ACTIVITY RD, SUITE A-C

- 3,385 square feet
- 100% Showroom/open office, 2 private offices, 2 restrooms,
- Frontage on Activity Rd.
- \$6,567/Month (\$1.60 NNN + \$0.34 opex)
- Available Now



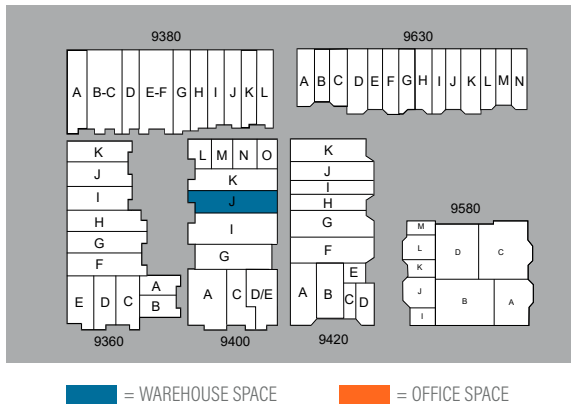
9400 ACTIVITY RD, SUITE G-I

- 3,626 square feet
- Reception/open office, 4 private offices, 2 restrooms, break room, balance warehouse, 1 GL door.
- 100% HVAC
- \$6,853/Month (\$1.55 NNN + \$0.34 opex)
- Available Now



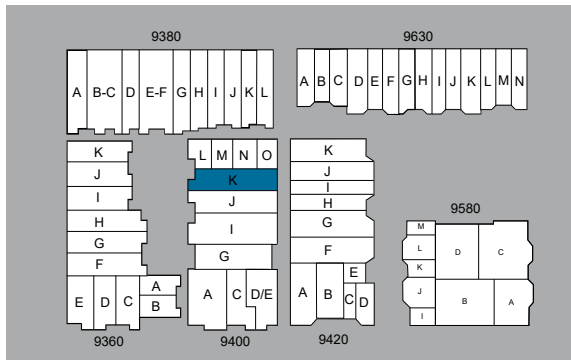
9400 ACTIVITY RD, SUITE J

- 1,600 square feet
- Reception/open office, 1 restroom, balance warehouse, 1 GL door
- Can be combined with G/I, K & L for up to 7,226 SF
- \$2,786/Month (\$1.65 NNN + \$0.34 opex)
- Available with 30 day notice



9400 ACTIVITY RD, SUITE K

- 1,400 square feet
- Reception/open office, 3 private offices, 1 restroom, balance warehouse, 1 GL door.
- Can be combined with Suite L for 2,000 SF
- \$2,786/Month (\$1.65 NNN + \$0.34 opex)
- Available Now



 = WAREHOUSE SPACE  = OFFICE SPACE



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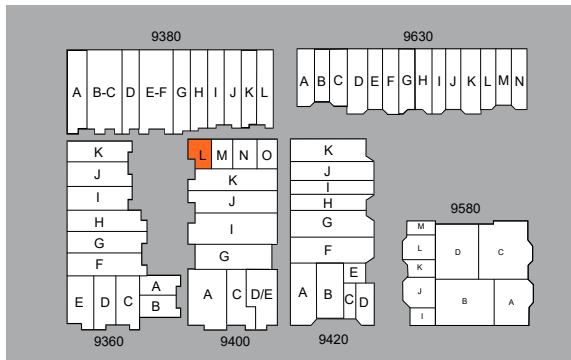
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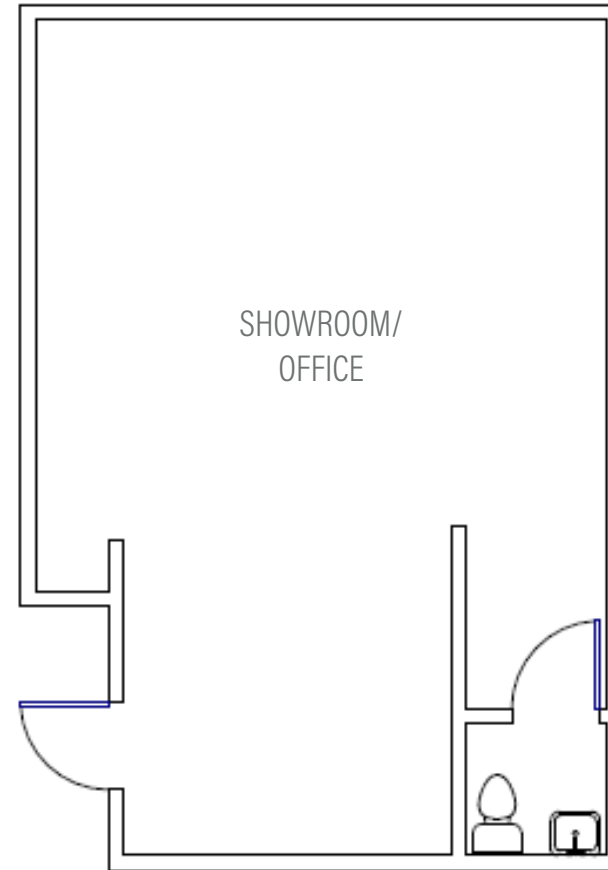
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9400 ACTIVITY RD, SUITE L

- 600 square feet
- 100% Showroom/open office, 1 restroom
- Can be combined with Suite K for 2,000 SF
- \$1,194/Month (\$1.65 NNN + \$0.34 opex)
- Available Now

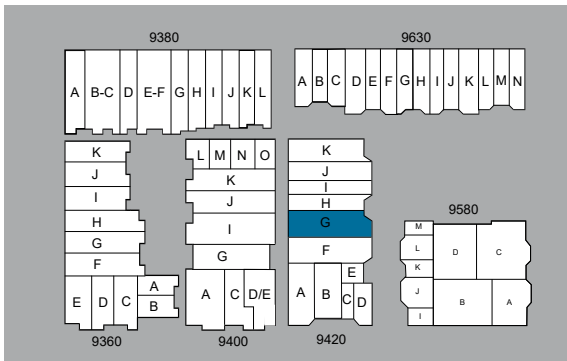


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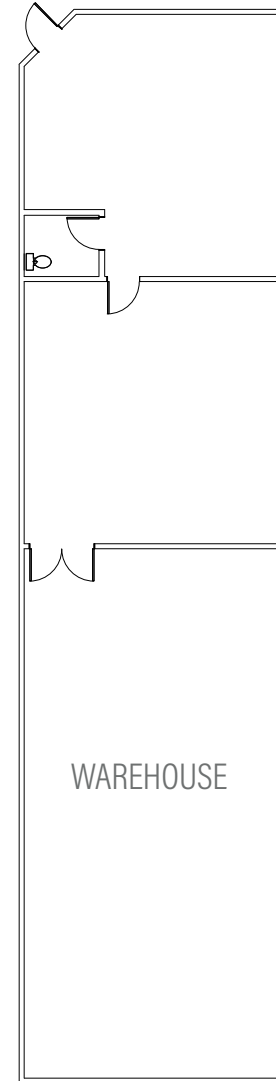


9420 ACTIVITY RD, SUITE G

- 1,620 square feet
- 1 private office, 1 restroom, balance warehouse
- Details Pending
- Available 2/1/2025

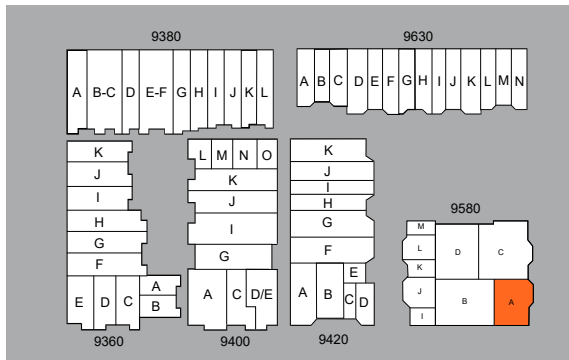
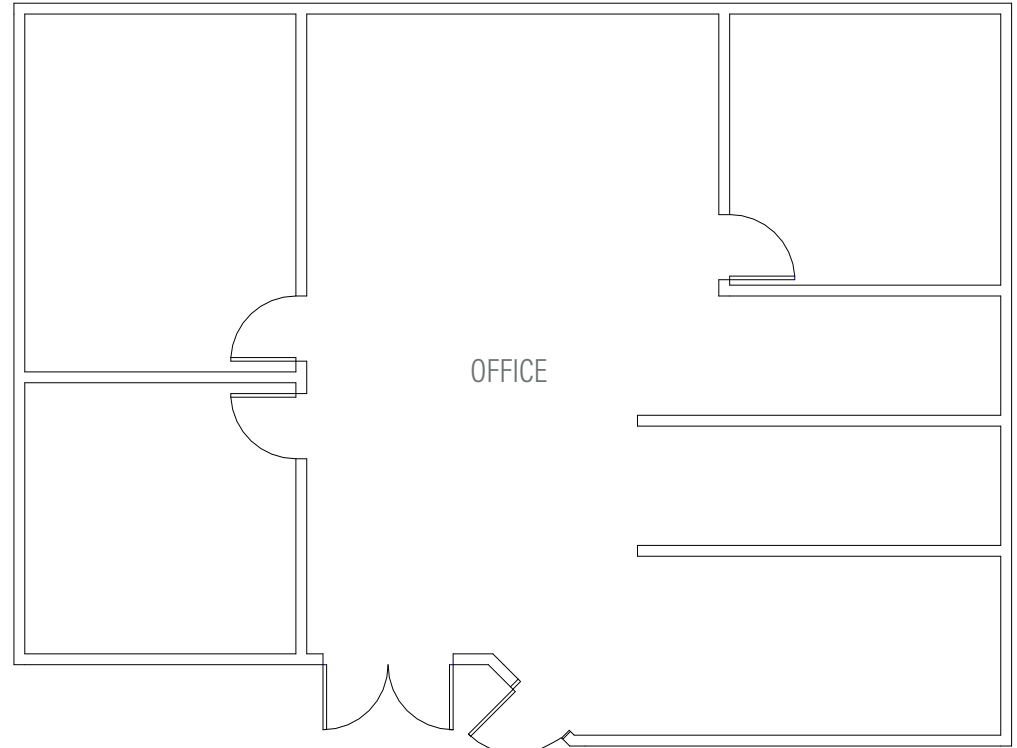


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9580 BLACK MOUNTAIN RD, SUITE A

- 1,716 square feet
- 100% Office, 3 private offices, large bullpen area.
- Corner suite with signage on Activity Rd and Black Mountain Rd.
- \$3,329/Month (\$1.60 NNN + \$0.34 opex)
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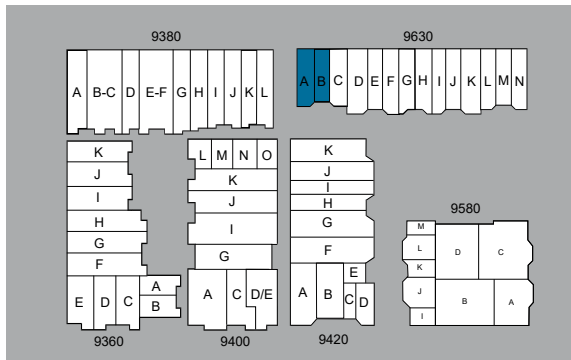
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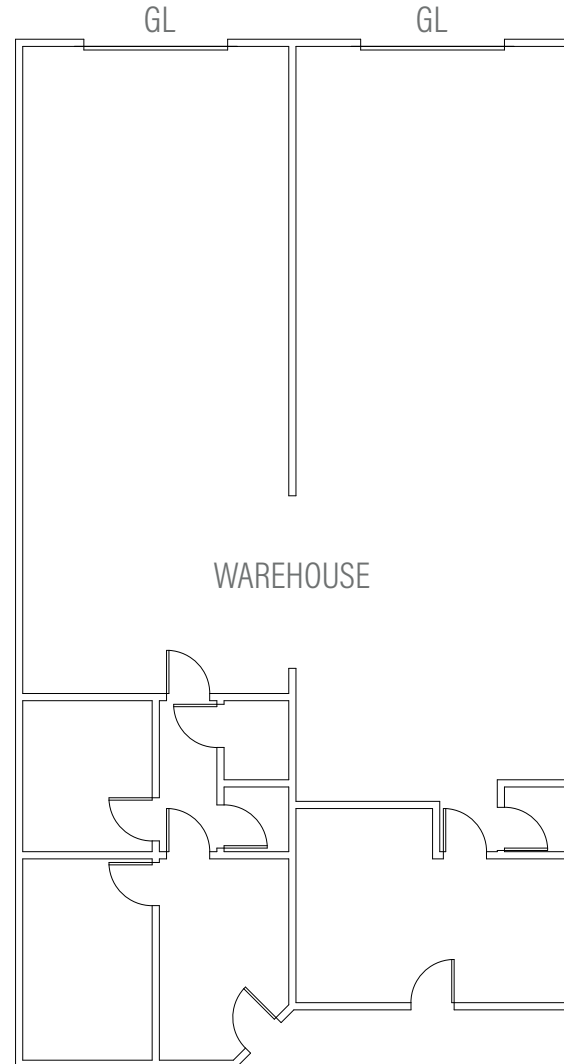
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9630 BLACK MOUNTAIN RD, SUITE A&B

- 2,840 square feet
- Reception, 2 private offices, 2 restrooms, balance warehouse. 2 GL doors.
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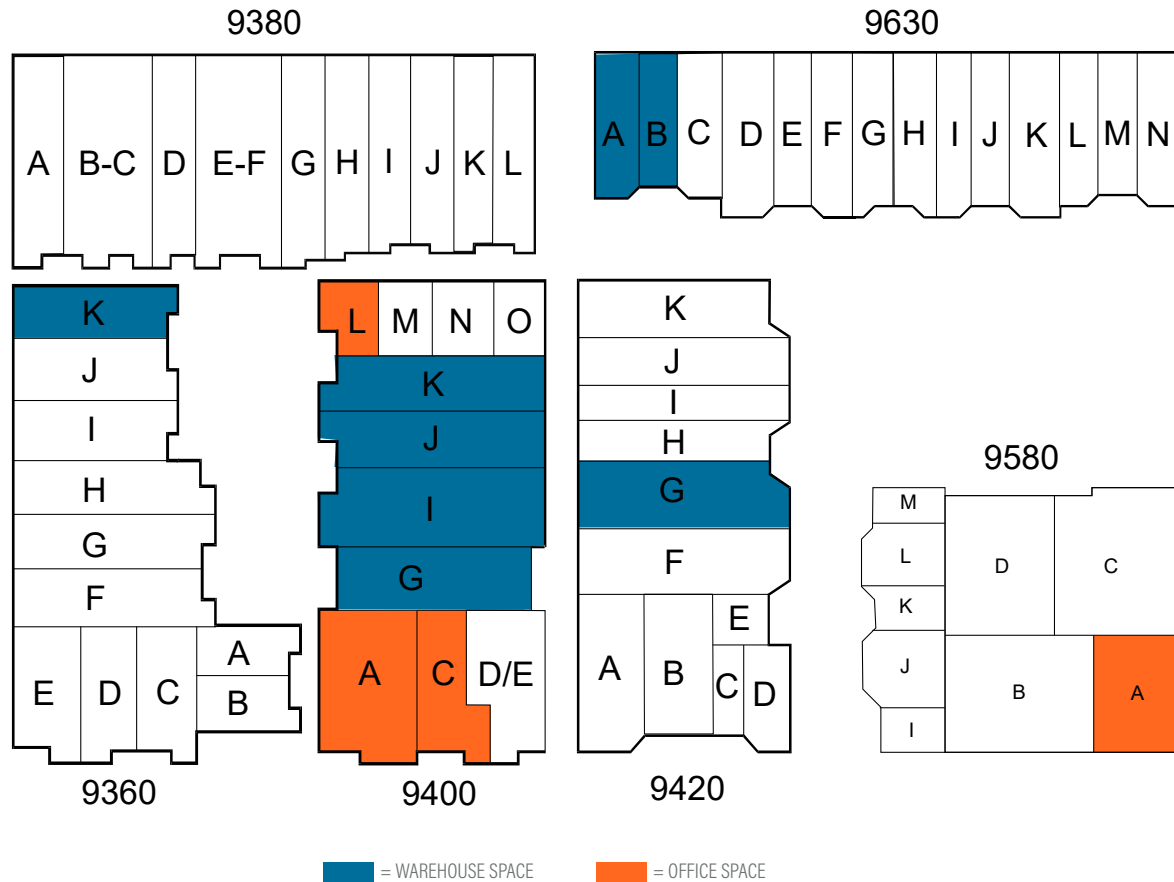
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SITE PLAN





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