

9444



BALBOA EXECUTIVE CENTER

9444 BALBOA AVENUE, SAN DIEGO, CA



\$50 gift card

for a qualified tour of any space

A Peloton bike + a 1 year free membership for any broker that leases suite 100 or 170 with a minimum of 3 years

Broker incentive program runs until 12/31/2020

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Approximately
120,992 RSF
five-story
CLASS "A"
BUILDING

IMMEDIATE
freeway
access to
I-15, HIGHWAYS
52 and 163

4.5
parking spaces
per 1,000 USF
40% COVERED
at no charge



Features



Exterior monument signage available



Fitness facility, showers and lockers



Common area Wi-Fi



Upgraded new improvements - lobby, outdoor seating, fitness facility and monument sign



Electric vehicle charging stations



Adjacent to bus stop / public transportation

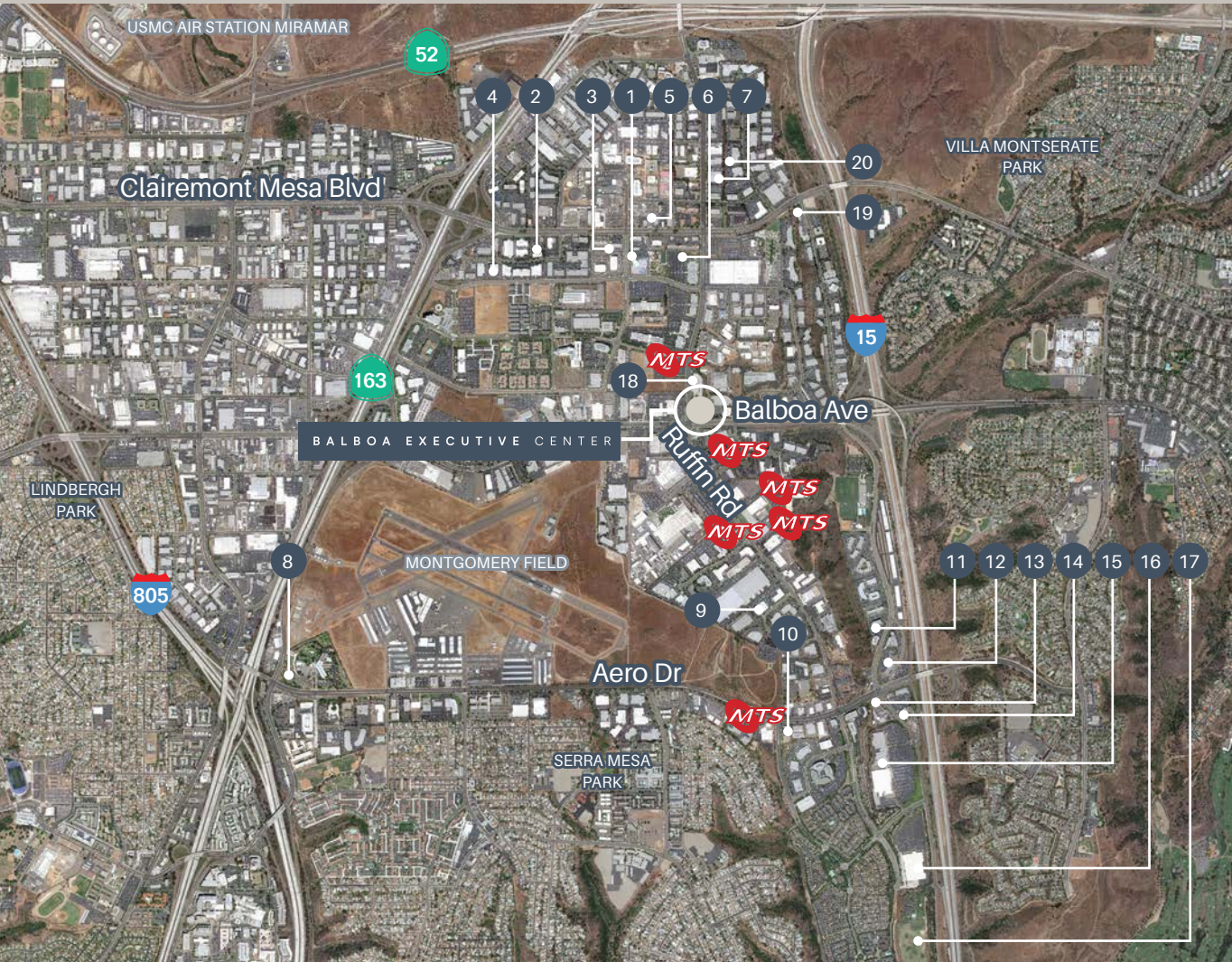


Steel frame construction

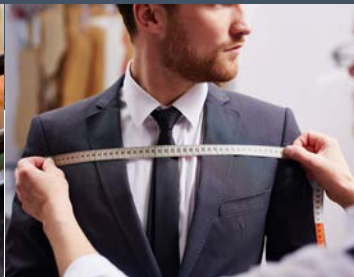


Extensive glass line with panoramic mountain views

CBRE



- | | | | |
|---|---|----|--|
| 1 | YMCA
Robeks Juice
C+K Mediterranean Grill
Dry Cleaners
Marriott
Panda Express
Jack in the Box | 9 | Good on Ya Deli |
| 2 | Bank of America
McDonald's | 10 | 7 Eleven
Pickup Stix
Jack in the Box
Papa John's |
| 3 | Rubio's
Village India | 11 | Togo's
Holiday Inn
Sizzler
Sub Marina |
| 4 | 7 Eleven
North Island Credit Union
1001 Hair Salon
Filippis Pizza | 12 | Express Tire
McDonald's
Taco Bell |
| 5 | Ace
Chase
Taco Bell
Wells Fargo
Wendy's
Khan's Cave Grill
Tavern and Harvest Taco Shop | 13 | Panda Express
Einstein Bros Bagels
Starbucks |
| 6 | Mobil 1
San Diego County Library
Subway
Carl's Jr.
The Coffee Bean
FedEx
Palominos Mexican Food
Giovanni's | 14 | Quizno's
Payless Shoe Source |
| 7 | Chase | 15 | Vons
Wells Fargo
Walmart
PetSmart |
| 8 | Sheraton | 16 | Fry's Electronics |
| | | 17 | Stadium Golf |
| | | 18 | Studio Diner |
| | | 19 | Grab and Go Subs
Robertos Taco Shop
Paul Mitchell Salon
Murphy Canyon Preschool |
| | | 20 | Innovations Academy |





SUITE 100*

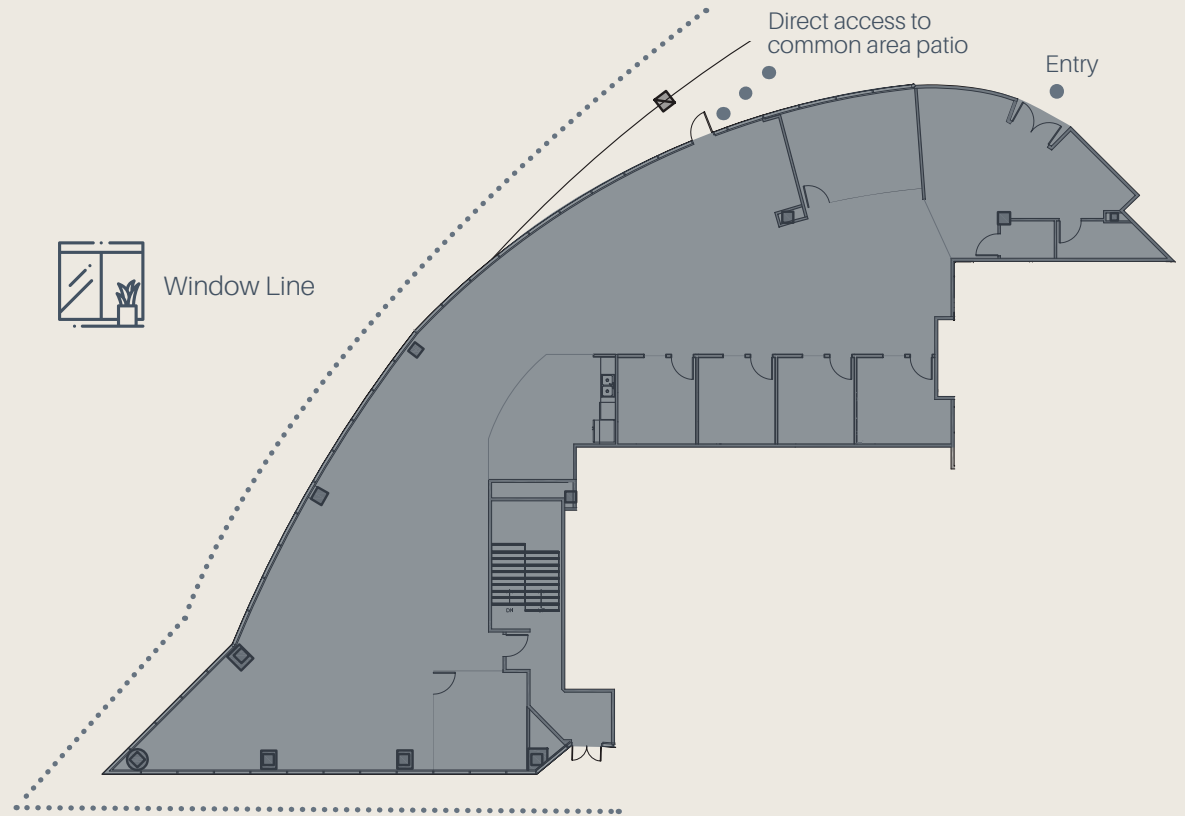
Square Feet: 5,548 SF

Available: 60 Days Notice

Lease Rate: Negotiable

*Suites 100 & 120 contiguous to 8,276 SF

**Suites 100, 120 & 170 floor contiguous to 13,732 SF

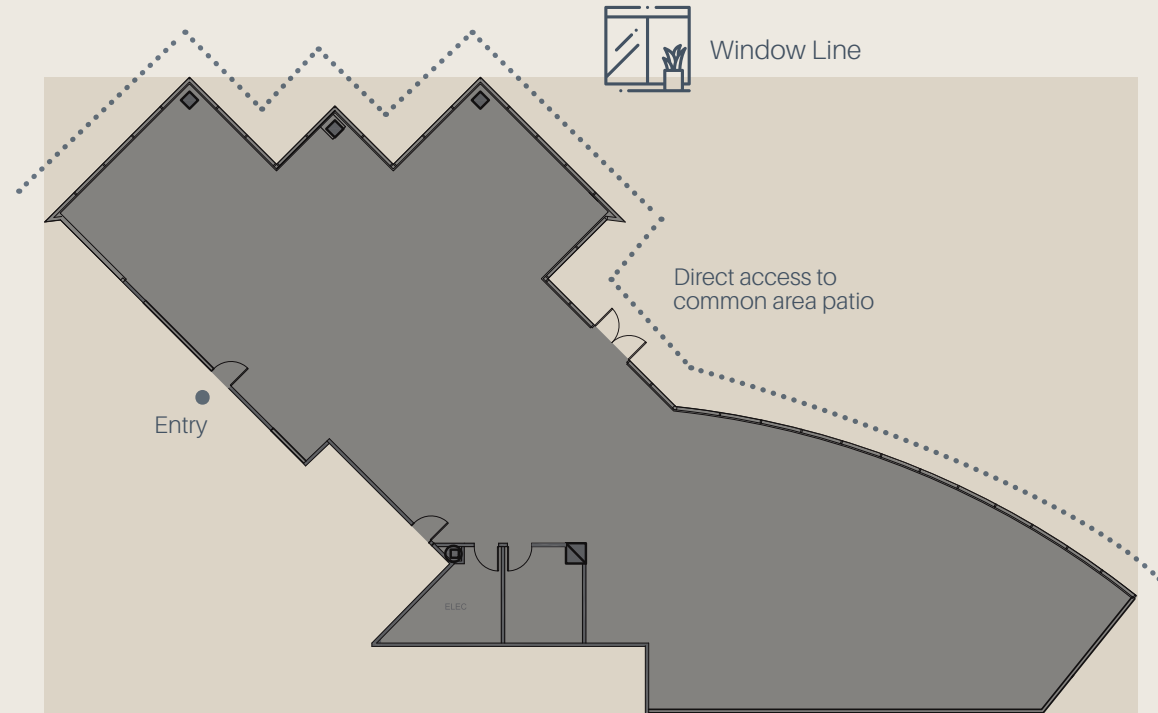




SUITE 170*

Square Feet: 5,456 SF
Available: 60 Days Notice
Lease Rate: Negotiable

*Suites 100 & 170 floor contiguous to 11,004 SF



9444



FLOOR PLANS

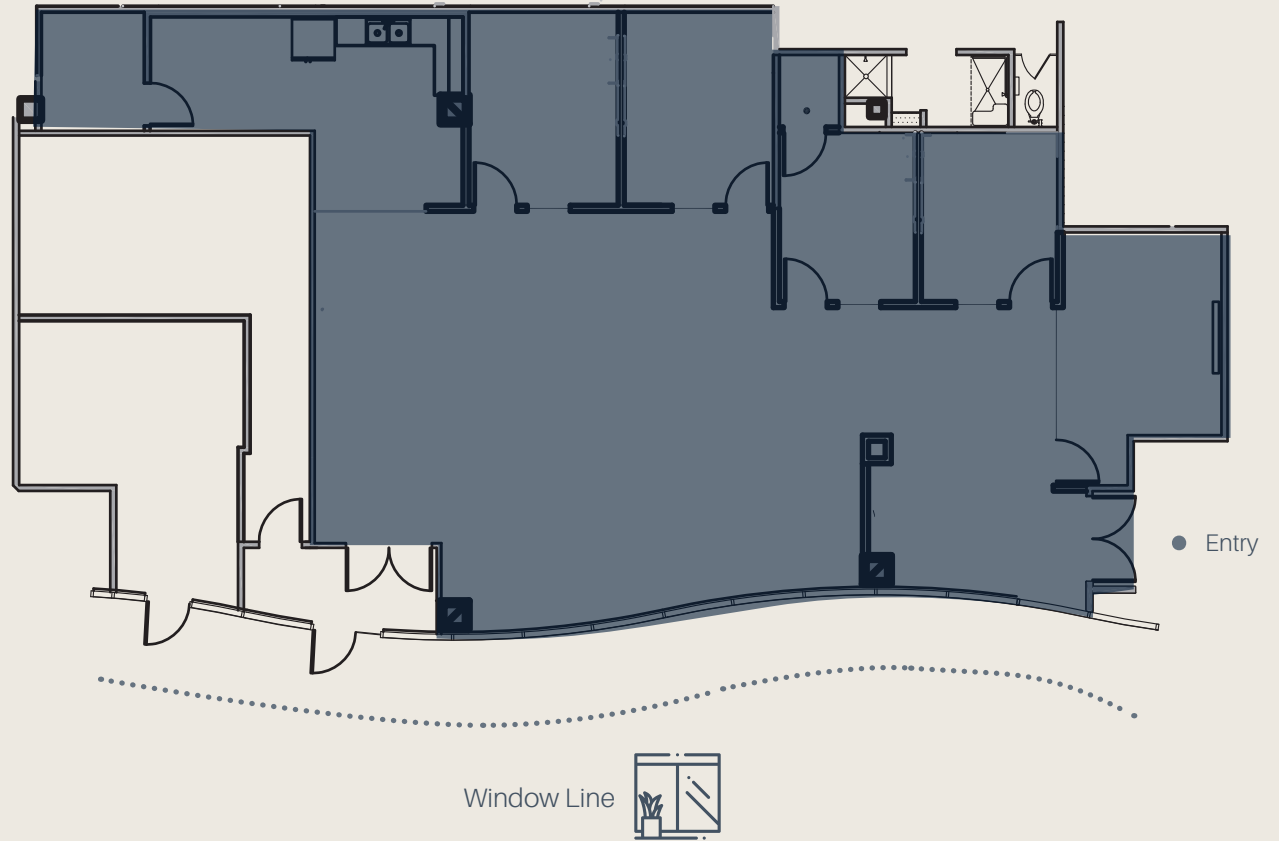
SUITE 120*

Square Feet: 2,728 SF

Available: 90 Days Notice

Lease Rate: Negotiable

*Suites 100 & 120 contiguous
to 8,276 SF



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FLOOR PLANS

SUITES 100 + 120* | SUITE 170**

Square Feet: 13,732 SF

Available: 60 Days Notice

Lease Rate: Negotiable

*Suites 100 & 120 contiguous to 8,276 SF

**Suites 100, 120 & 170 floor contiguous to 13,732 SF



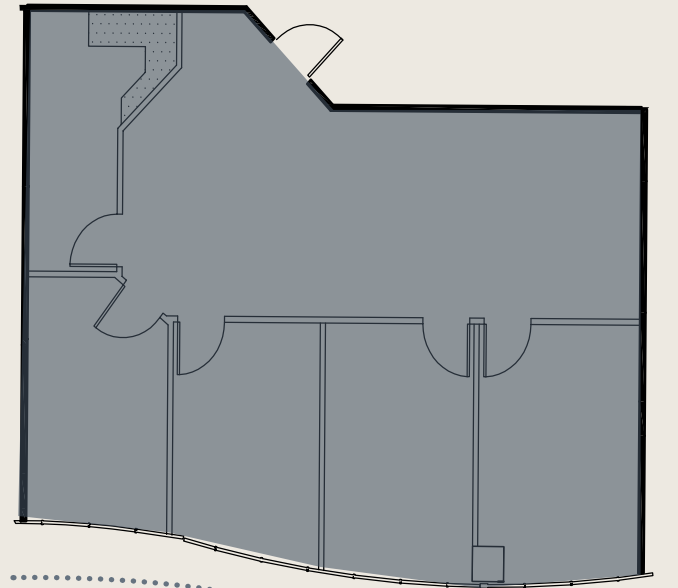
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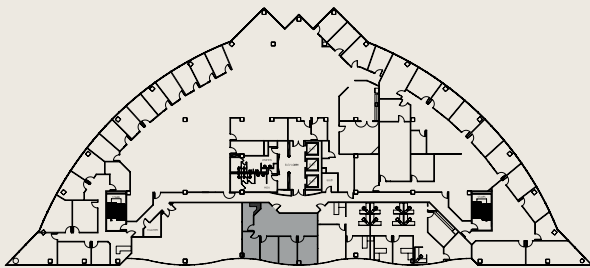
FLOOR PLANS

SUITE 270

Square Feet:	1,258 SF
Available:	Vacant
Lease Rate:	Negotiable



Window Line



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CBRE

This Peloton bike and one year membership broker bonus incentive is being offered by the ownership of Balboa Executive Center to brokers who sign a qualified tenant on a 3-year term or longer; offer expires 12/31/20. CBRE does not accept nor assume any responsibility or liability, direct or indirect, relating to this broker incentive.

All CBRE brokers eligible to receive this incentive must disclose such incentive to the tenant prior to signing a lease.