

# AVAILABLE FOR LEASE

9320



HAZARD COMMERCIAL PARK

9320 & 9340  
HAZARD WAY

SAN DIEGO, CA 92123

CBRE



9340

# PROPERTY FEATURES



Office and flex suites  
between 1,287 - 5,566 SF  
available



Part of a two (2) building  
project totaling ±46,548 SF



Prime location in  
Kearny Mesa



Approximately 2.8/1,000 SF  
parking ratio

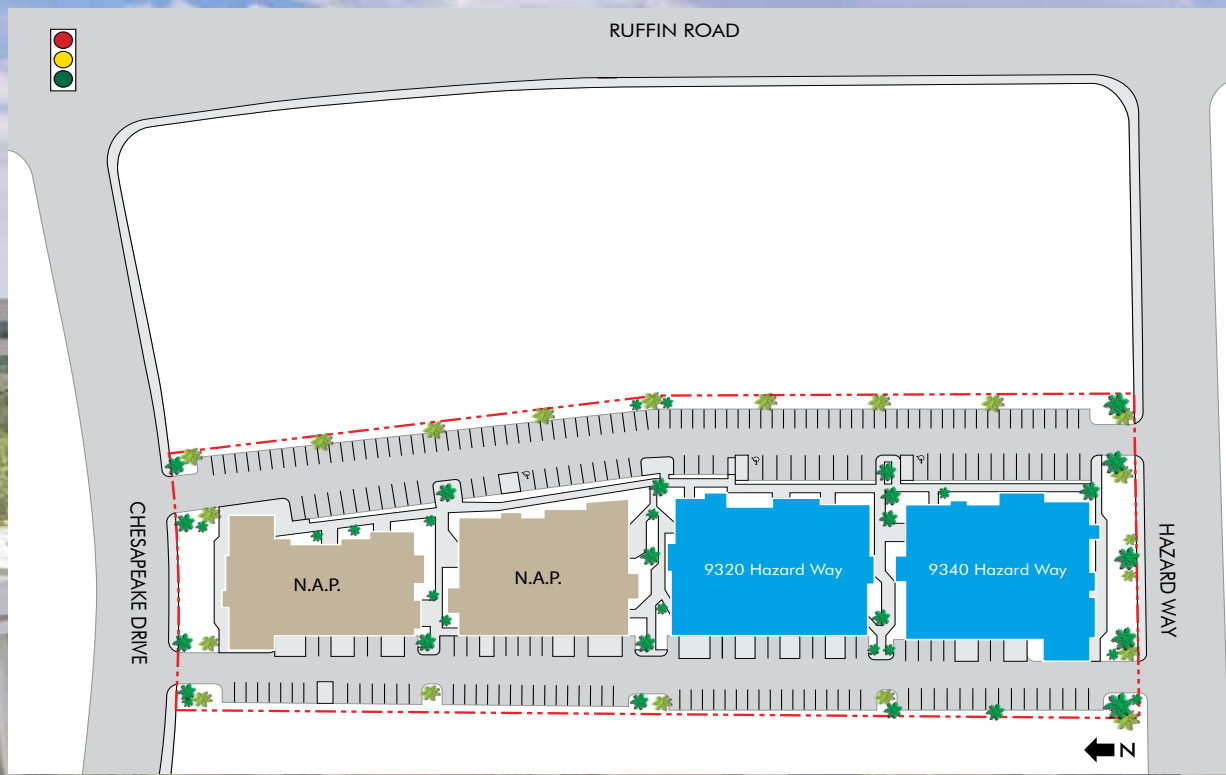


Excellent freeway access to  
Interstates 15, 805, 5 and  
Highways 163 and 52



Available Immediately





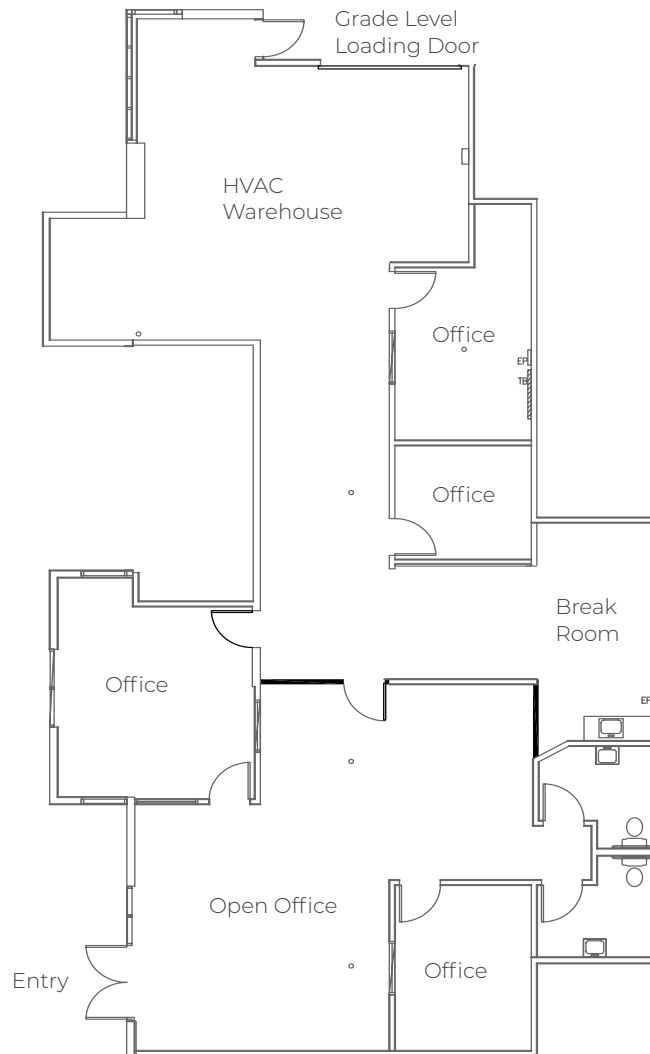
# AVAILABILITY

ADDRESS	SIZE	LEASE RATE	AVAILABLE	COMMENTS
9340 Hazard Way Suite A3	2,809 SF	\$1.55/SF Gross	Immediately	End cap unit fronting Hazard Way. Approx. 90% office / 10% warehouse, with (2) restrooms, break room, and (1) grade level loading door.
9340 Hazard Way Suite B1	2,807 SF	\$1.50/SF Gross	Immediately	Approx. 80% office/ 20% warehouse, with (2) restrooms and (1) grade level loadig door.
9340 Hazard Way Suite A1/B3	5,566 SF*	\$1.40/SF Gross	Immediately	100% office on two floors (can be divided). Mix of open office and private offices.

\* Suite A1/B3 can be divisible to ±1,287 and ±4,279 SF

# FLOOR PLAN

9340 HAZARD WAY, SUITE A3



Approximately 2,809 SF



(4) private offices, open office area, break room, (2) restrooms, and (1) grade level loading door



2.8/1,000 SF parking ratio



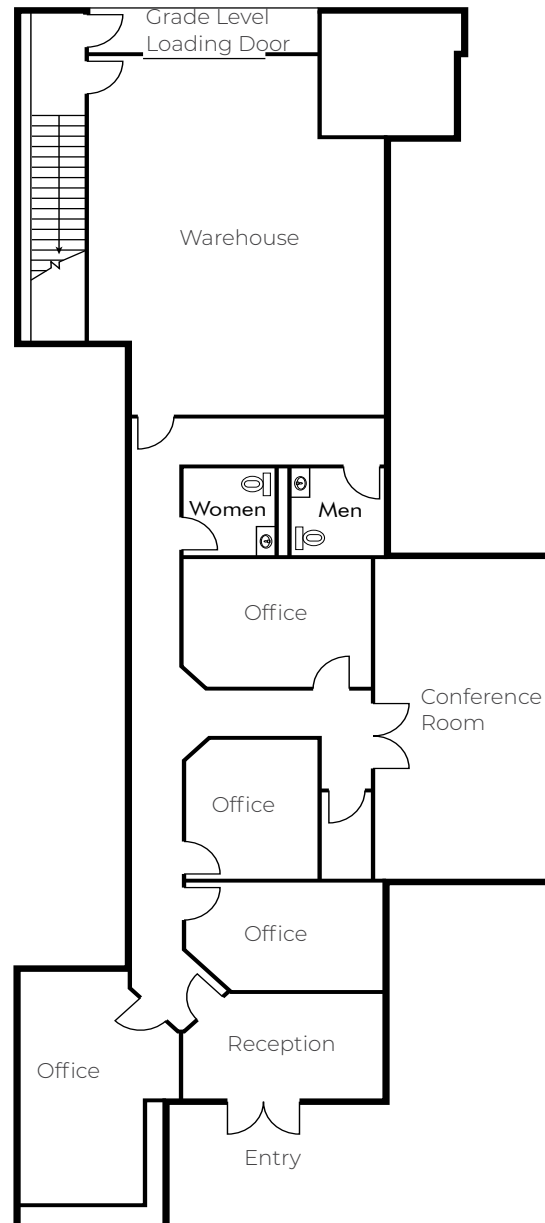
Lease Rate: \$1.55/SF Gross



Available: Immediately

# FLOOR PLAN

9340 HAZARD WAY, SUITE B1



Approximately 2,807 SF



(4) private offices, (1) conference room, (2) restrooms, and (1) grade level loading door



2.8/1,000 SF parking ratio



Lease Rate: \$1.50/SF Gross

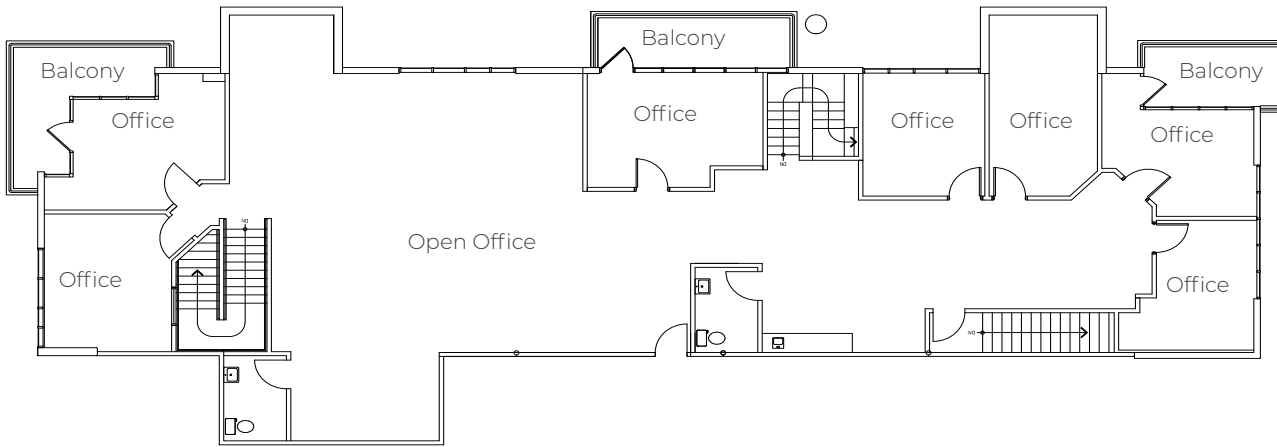


Available: Immediately

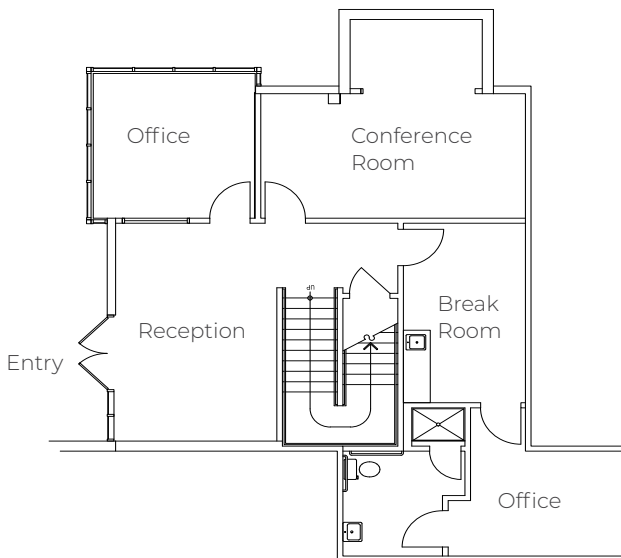
# FLOOR PLAN

9340 HAZARD WAY, SUITE B3/A1

Suite A1  
2nd Floor (± 4,279 SF)



Suite B3  
1st Floor (± 1,287 SF)



 Approximately 5,566 SF  
(Divisible)

 Mix of open and private  
offices on 2 floors

 2.8/1,000 SF parking ratio

 Lease Rate: \$1.40/SF Gross

 Available: Immediately





HAZARD COMMERCIAL PARK  
**9320 & 9340**  
HAZARD WAY  
SAN DIEGO, CA 92123

Hazard Way

Chesapeake Dr

Ruffin Rd

9340

9320

N.A.P.

N.A.P.

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