

9640-
9660

GRANITE RIDGE DR

SAN DIEGO, CALIFORNIA
92123

YOUR LOGO HERE

INTERIOR COMMON AREA RENOVATIONS COMPLETE
EXTERIOR RENOVATIONS IN PROCESS

 VIEW PROPERTY HIGHLIGHTS

 VIRTUAL TOUR SUITE 130: 9640

 VIRTUAL TOUR SUITE 200: 9660

CBRE

BUILDING HIGHLIGHTS



Building top signage opportunity for 9660 Granite Ridge



Excellent location in the Kearny Mesa / Stonecrest area



Prominent glass line and curb appeal



Multiple fiber providers – Time Warner, Cox, AT&T



Back-up power to building available



Immediate access to I-15 off Aero Drive



4/1,000 USF Parking



14' - 16' Clear height

9660 GRANITE RIDGE
SECOND FLOOR SPACE AVAILABLE
34,486 RSF
\$2.95/RSF/MO + UTILITIES

9640 GRANITE RIDGE
FIRST FLOOR SPACE AVAILABLE
SUITE 130* - 8,446 RSF
\$2.95/RSF/MO + UTILITIES

*POTENTIALLY DIVISIBLE TO 5,828 RSF



9660 LOBBY RENOVATIONS RECENTLY COMPLETED

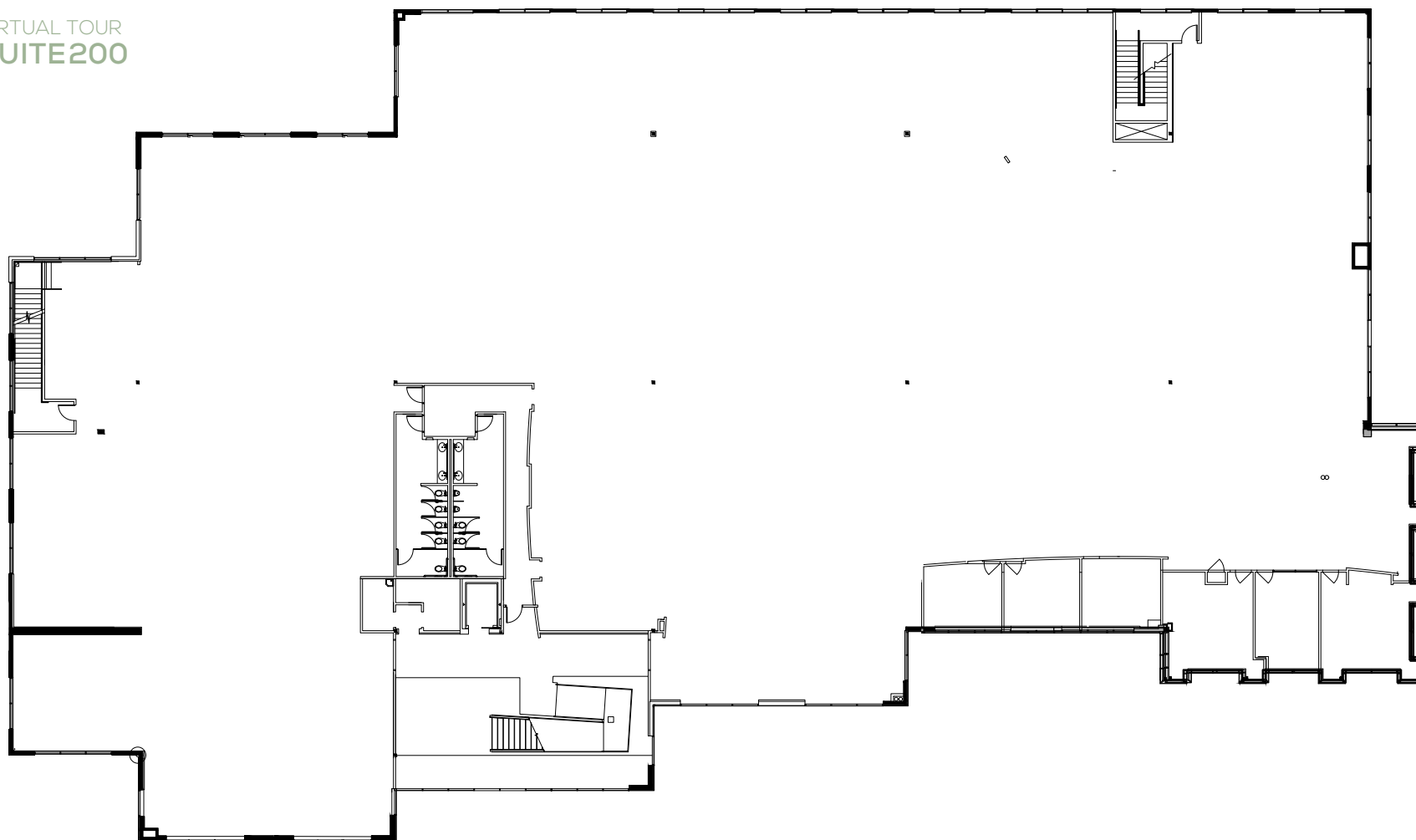


9660

9660 GRANITE RIDGE - SINGLE TENANT

AS-BUILT
34,486 RSF

 VIRTUAL TOUR
SUITE200



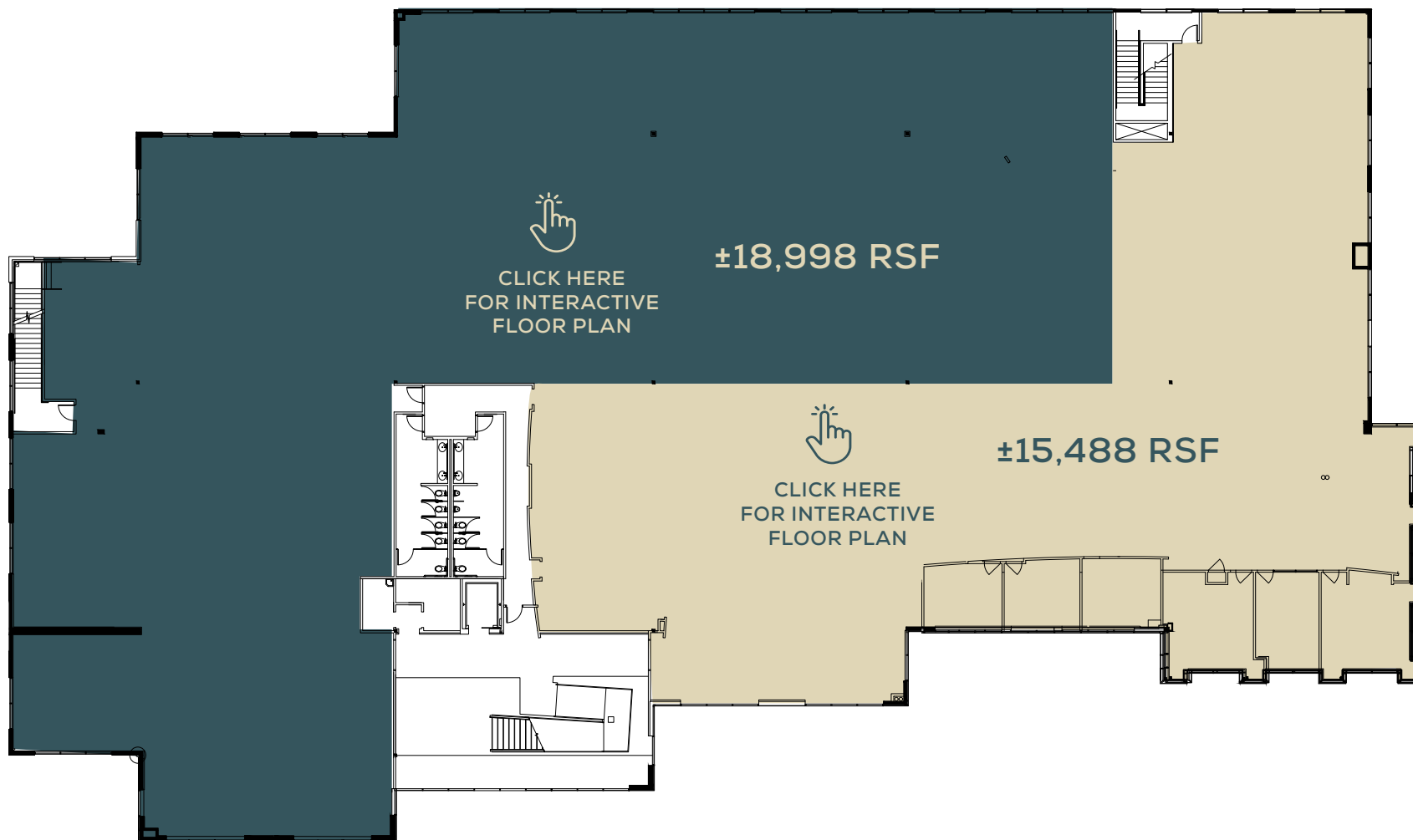
SECOND FLOOR PLAN
NORTH

9660 SECOND FLOOR PHOTOS



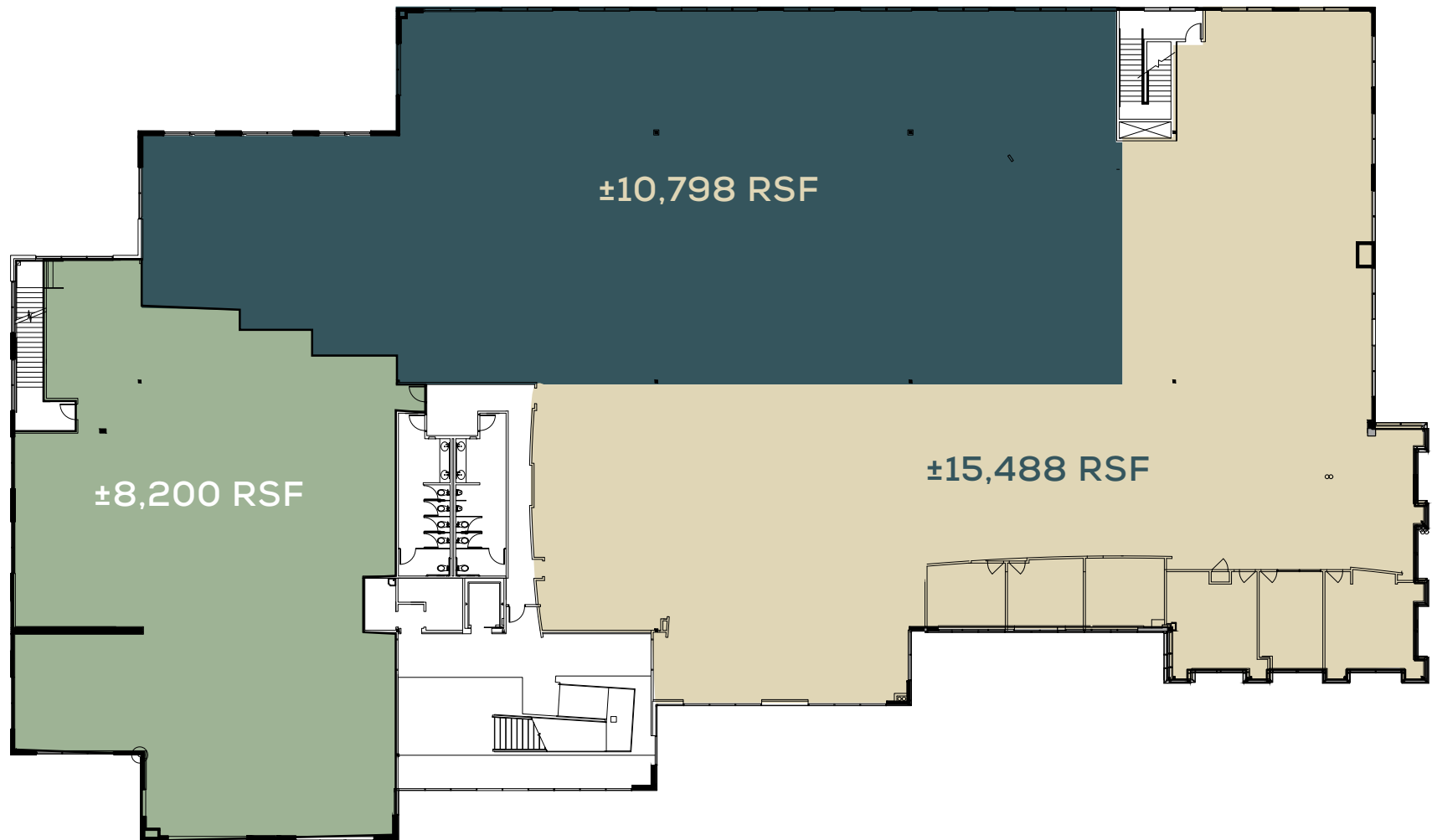
9660 GRANITE RIDGE - 2 TENANTS

HYPOTHETICAL DEMISE



9660 GRANITE RIDGE - 3 TENANTS

HYPOTHETICAL DEMISE



9640 LOBBY RENOVATIONS

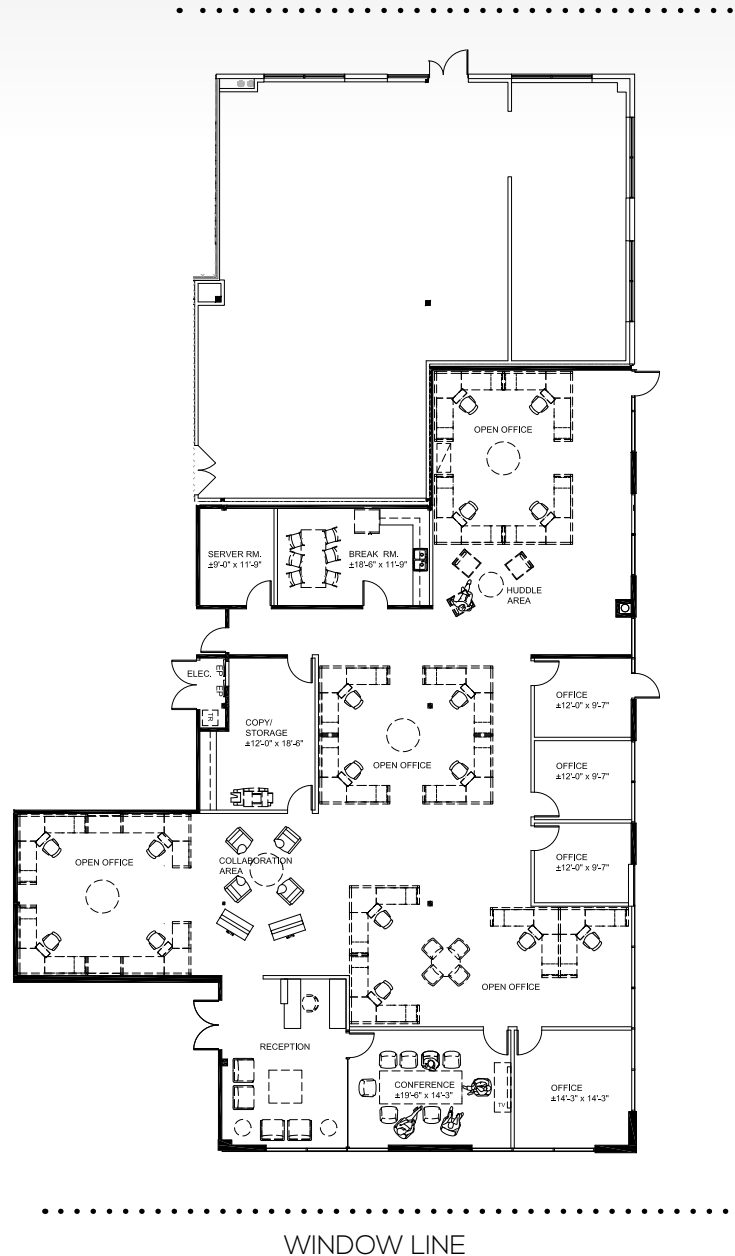


9640 GRANITE RIDGE

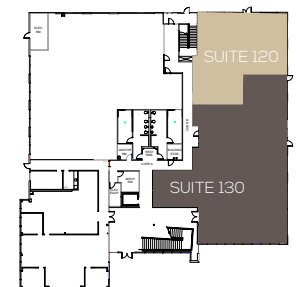
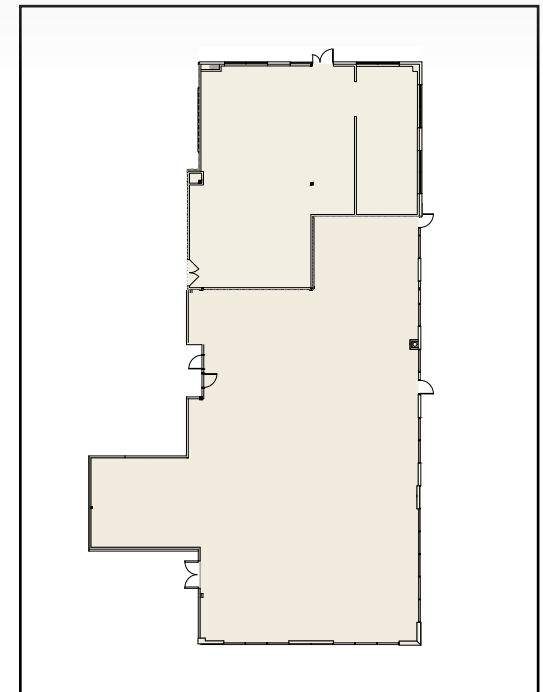
SUITE 130 8,446 RSF HYPOTHETICAL



*POTENTIALLY DIVISIBLE TO 5,828 RSF



AS-BUILT



NORTH

FIRST FLOOR PLAN

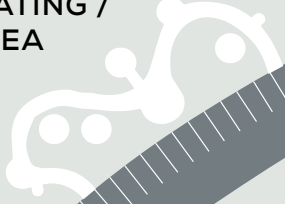
SUITE 130 PHOTOS



9640

SITE PLAN

OUTDOOR SEATING /
PICNIC AREA



SUITE 200
34,486 RSF

9660
GRANITE RIDGE DR

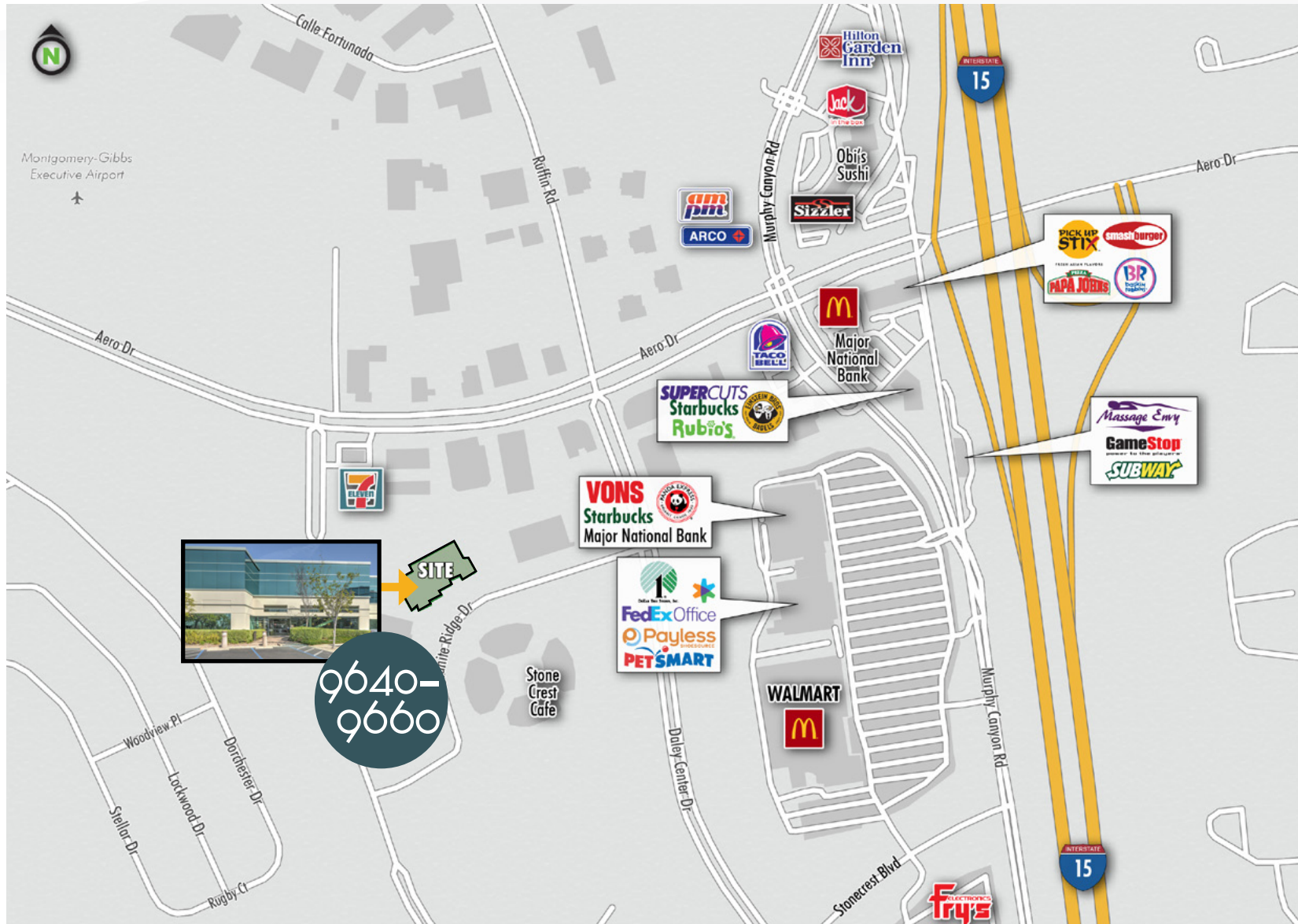
SUITE 130* - 8,446 RSF
*POTENTIALLY DIVISIBLE TO 5,828 RSF

9640
GRANITE RIDGE DR

GRANITE RIDGE DRIVE

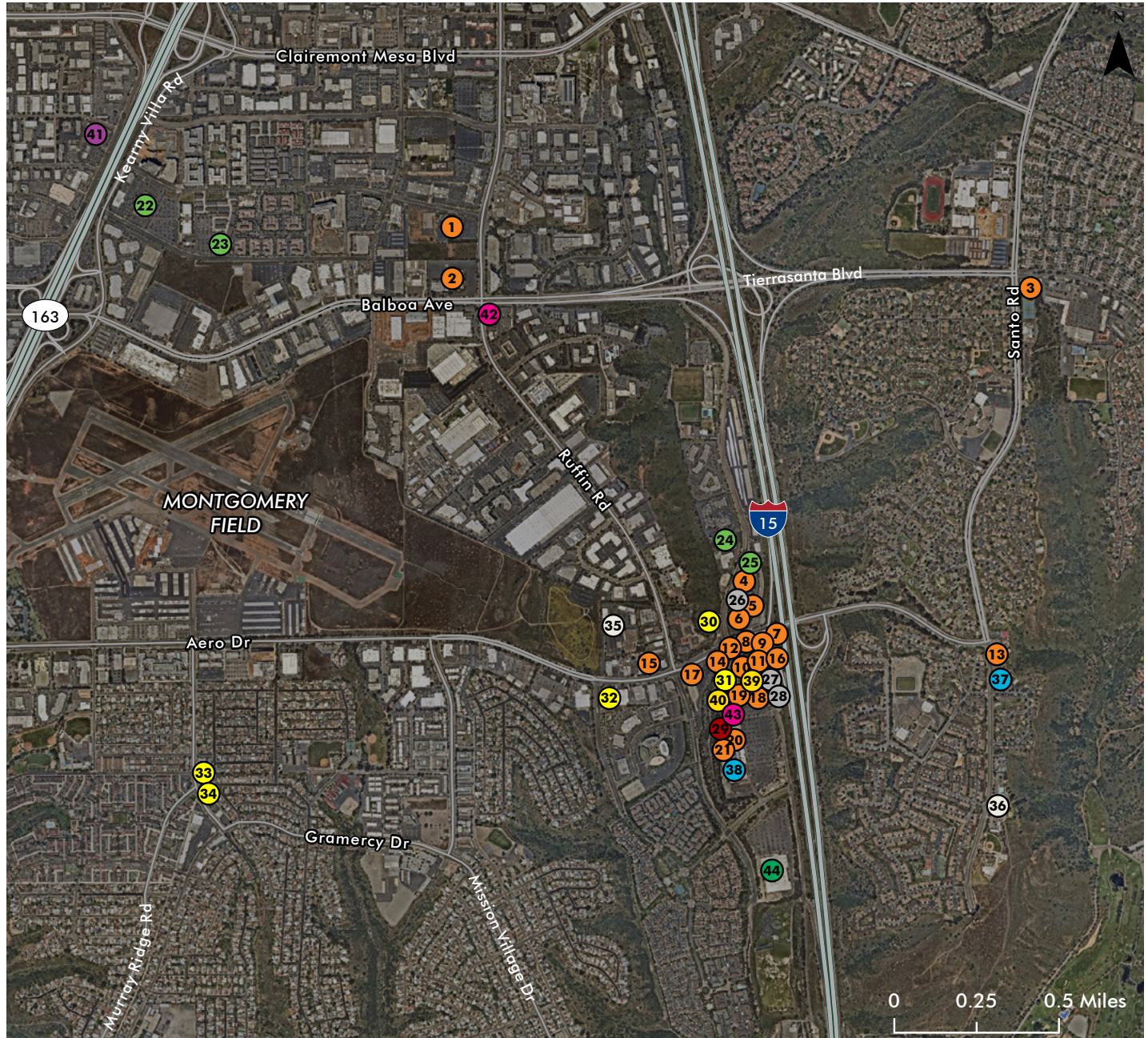


AMENITY MAP



AMENITY MAP

- **Restaurants**
- 1. Qdoba Mexican Grill
- 2. Jack in the Box
- 3. SUBWAY
- 4. Jack in the Box
- 5. Sizzler
- 6. Jersey Mike's Subs
- 7. Smashburger
- 8. Papa John's
- 9. Pick Up Stix
- 10. Baskin Robbins
- 11. Togo's Eateries
- 12. McDonald's
- 13. Popeyes Louisiana Kitchen
- 14. Taco Bell
- 15. Brewers Association
- 16. Rubio's Restaurants
- 17. Brewers Association
- 18. Einstein Brothers
- 19. Panda Express
- 20. Rally's Drive-In Restaurants
- 21. Auntie Anne's
- **Hotel**
- 22. Courtyard by Marriott
- 23. TownePlace Suites by Marriott
- 24. Extended Stay America
- 25. Hilton Garden Inn
- **Hair, Skin and Nail Care**
- 26. Fantastic Sams
- 27. Supercuts
- 28. Massage Envy
- **Grocery**
- 29. Vons
- **Gas/C-Store**
- 30. Arco
- 31. Chevron
- 32. 7 Eleven
- 33. 7 Eleven
- 34. Valero
- **Fitness**
- 35. YMCA
- 36. YMCA
- **Discounters**
- 37. Navy Exchange
- 38. Walmart
- **Coffee Tea**
- 39. Starbucks
- 40. Starbucks
- **Car Dealerships**
- 41. BMW
- **Banks & Credit Unions**
- 42. Home Bank of California
- 43. Wells Fargo
- **Electronics**
- 44. Fry's Electronics



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DICK BALESTRI
Senior Vice President
+1 858 5464612
dick.balestri@cbre.com
Lic. 00452884

NICK BONNER
First Vice President
+1 858 6464777
nick.bonner@cbre.com
Lic. 01482997

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