

SAN DIEGO | CALIFORNIA

# CHANCELLOR PARK

4510-4520 EXECUTIVE DRIVE



**CBRE**  
**ANCHOR**  
HEALTH PROPERTIES

**CLASS A TWO-BUILDING  
MEDICAL AND OFFICE  
PROPERTY**

# FEATURES



Multi-level subterranean parking structure



Easy access to the I-5 and I-805 freeway



Two-building Class A office and medical project



Fitness center with showers and lockers



On-site deli



Shared conference room facilities



Westfield UTC, restaurants, & hotels within walking distance



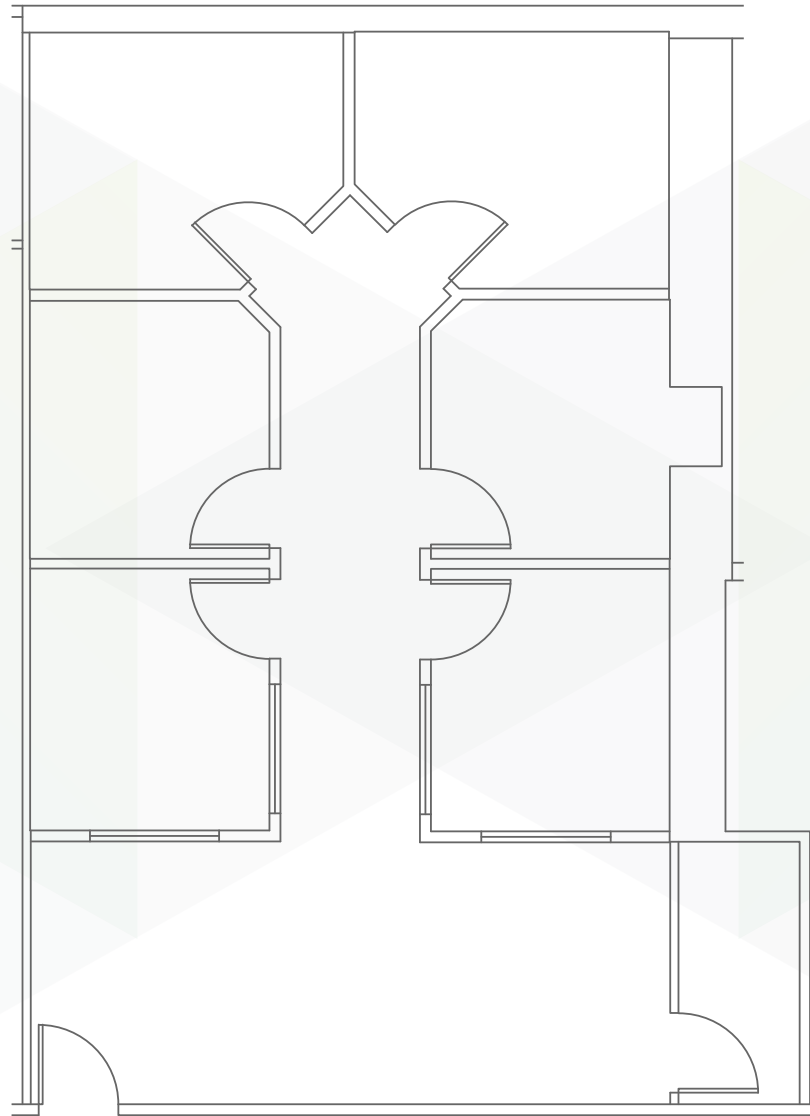
# AVAILABILITY

BUILDING	SUITE	RSF	AVAILABILITY
4510	P5	1,235	VACANT
	103	2,632	VACANT
	108	1,080	VACANT
	150	5,809	VACANT
	206	2,467	VACANT
	210	2,580	1/1/2020

BUILDING	SUITE	RSF	AVAILABILITY
4520	150	1,776	2/1/2020

# AVAILABILITY

ASKING RATE: NEGOTIABLE  
VACANT

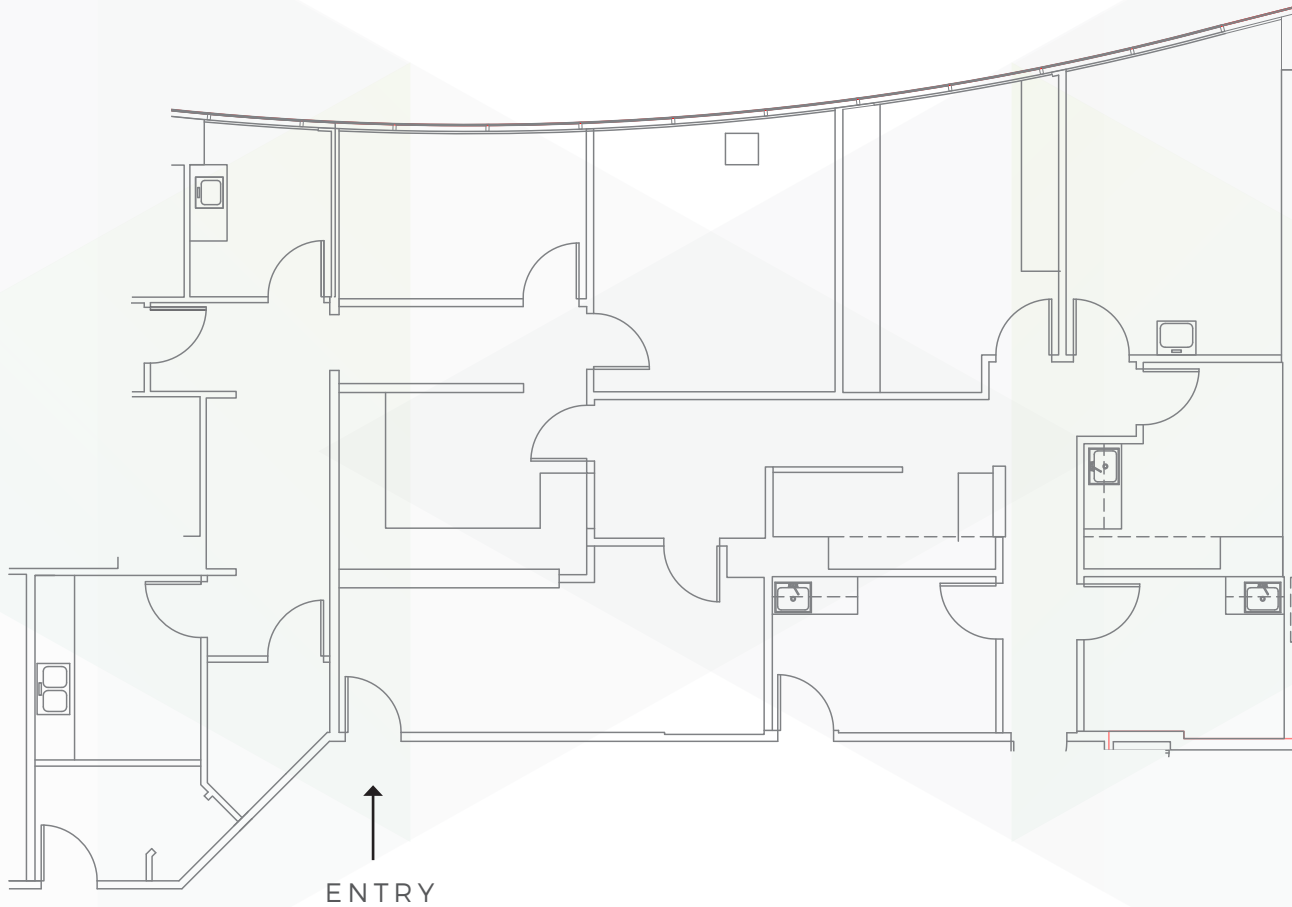


ENTRY

**4510 EXECUTIVE DRIVE**  
SUITE P5 | 1,235 SF

# AVAILABILITY

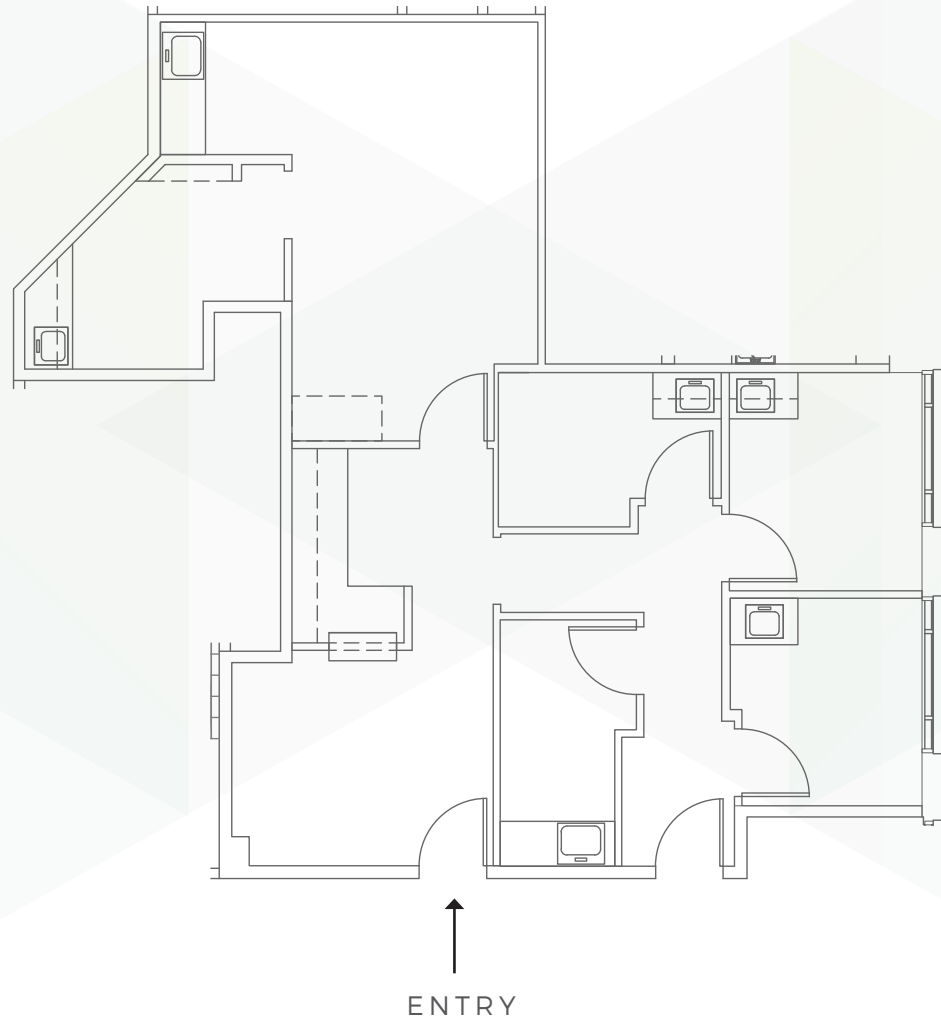
ASKING RATE: NEGOTIABLE  
VACANT



**4510 EXECUTIVE DRIVE**  
SUITE 103 | 2,632 SF

# AVAILABILITY

ASKING RATE: NEGOTIABLE  
VACANT



**4510 EXECUTIVE DRIVE**  
SUITE 108 | 1,080 SF

# AVAILABILITY

ASKING RATE: NEGOTIABLE  
VACANT



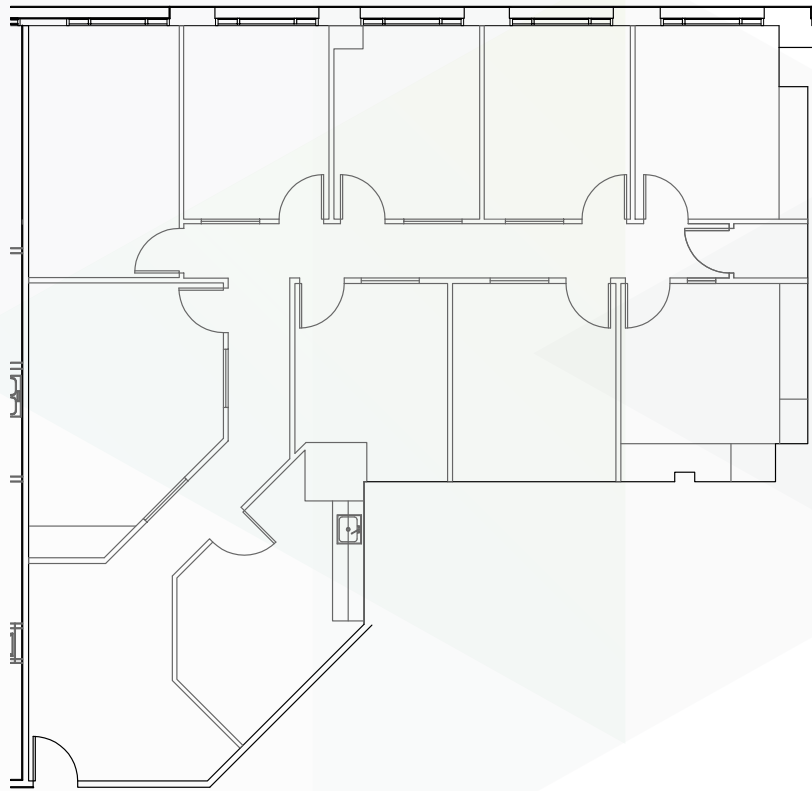
**4510 EXECUTIVE DRIVE**  
SUITE 150 | 5,809 SF

# AVAILABILITY

ASKING RATE: NEGOTIABLE

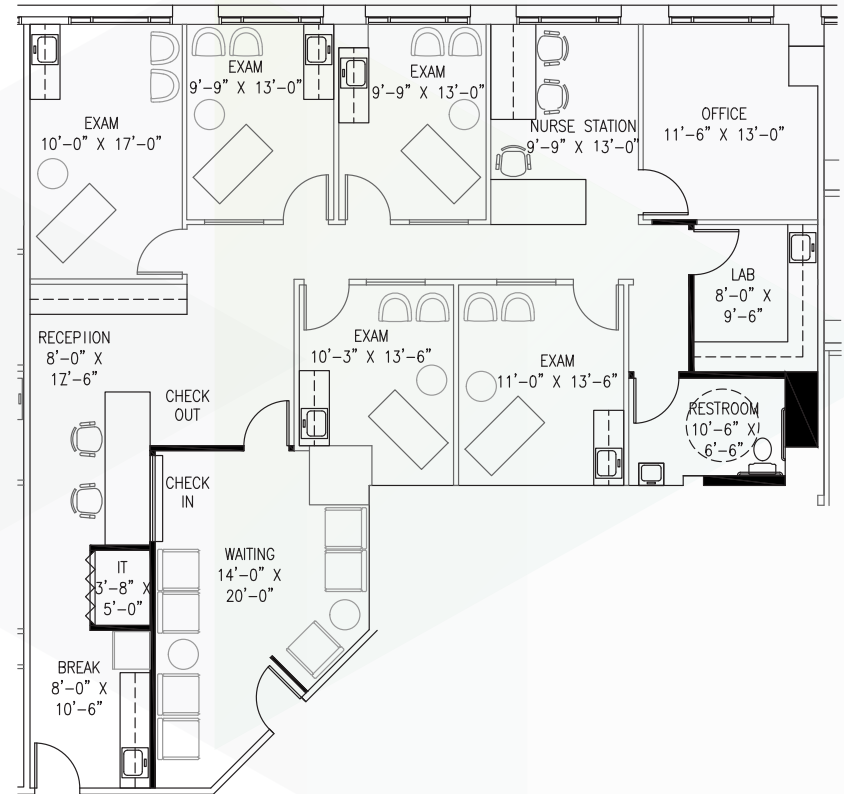
VACANT

AS BUILT



↑  
ENTRY

FUTURE SPEC SUITE

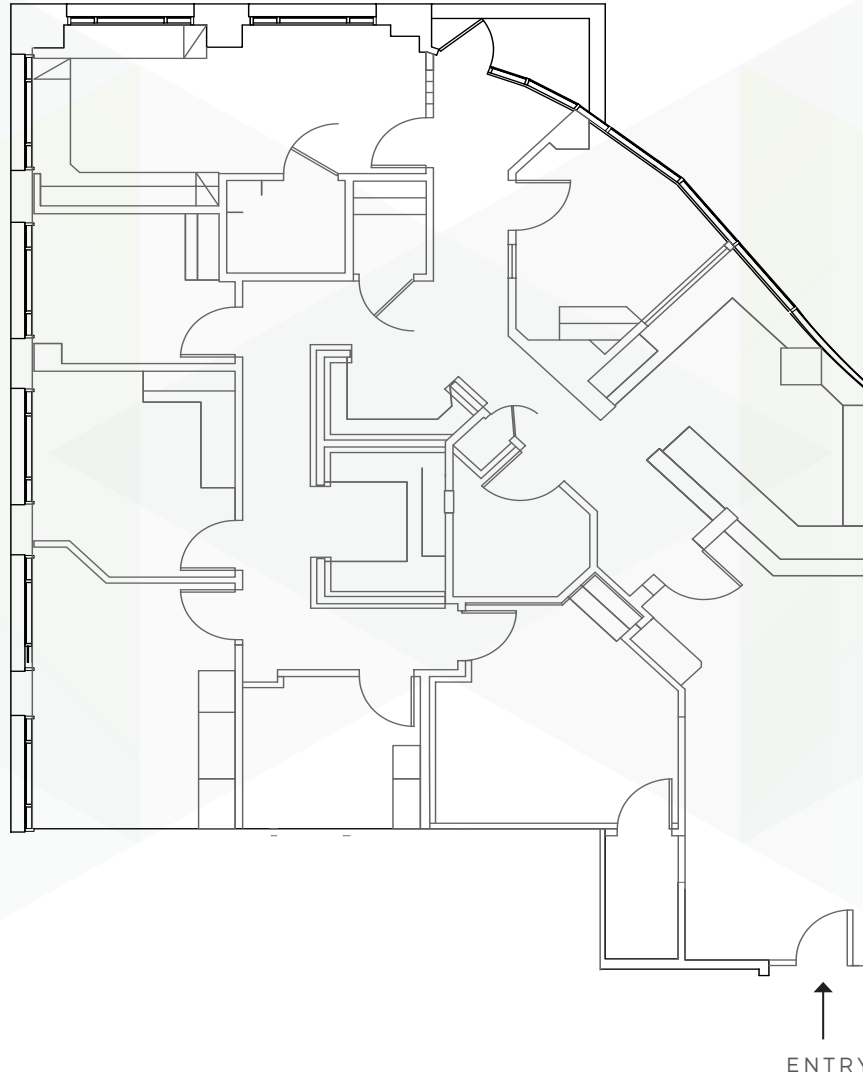


**4510 EXECUTIVE DRIVE**  
SUITE 206 | 2,467 SF

# AVAILABILITY

ASKING RATE: NEGOTIABLE

AVAILABLE 1/1/2020



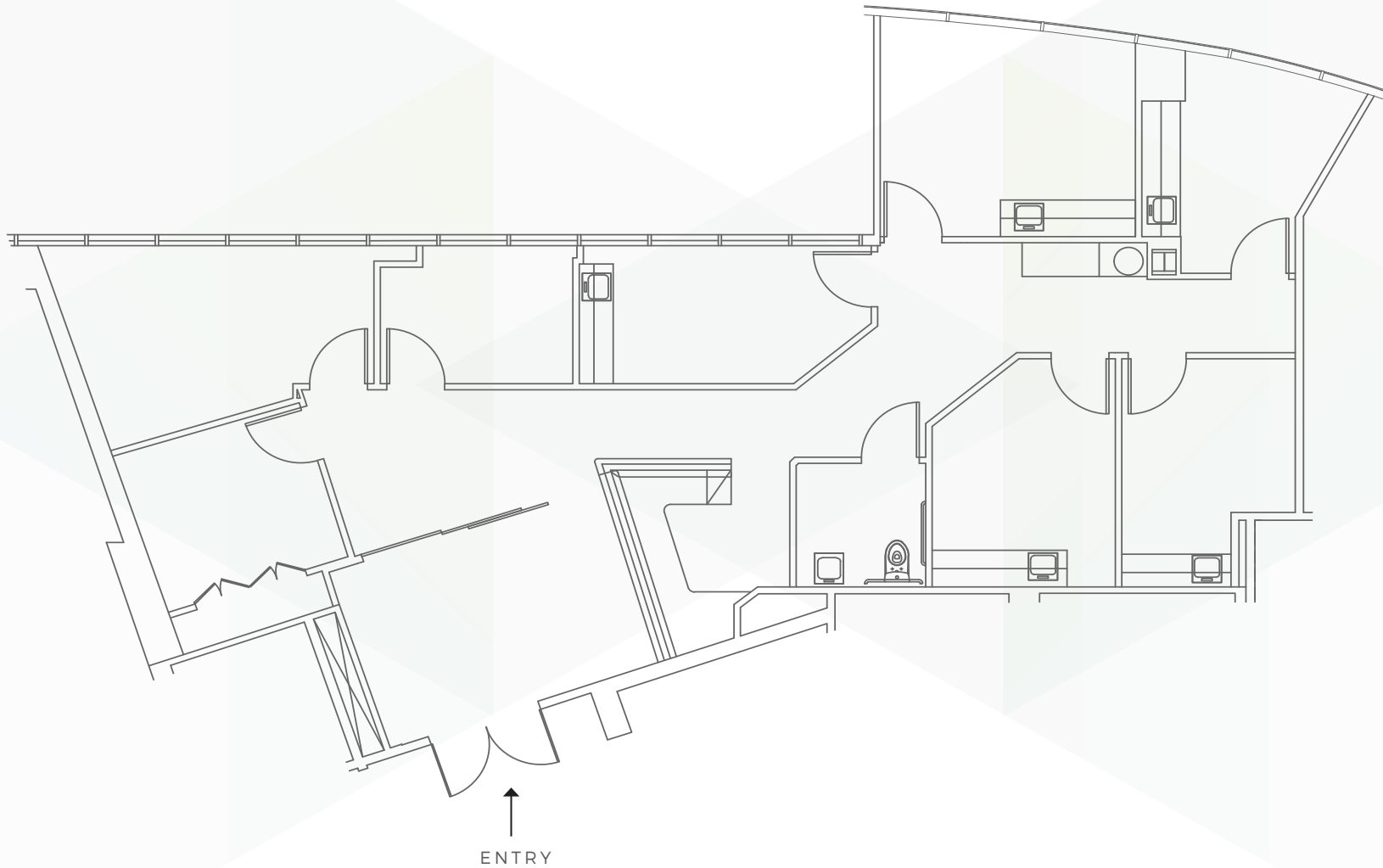
**4510 EXECUTIVE DRIVE**  
SUITE 210 | 2,580 SF



# AVAILABILITY

ASKING RATE: NEGOTIABLE

AVAILABLE 2/1/2020



**4520 EXECUTIVE DRIVE**  
SUITE 150 | 1,776 SF

# AMENITIES MAP



## 1 REGENTS MARKETPLACE

Regents Pizzeria  
Nozomi  
L&L Hawaiian  
Papa John's

## 2 SAN DIEGO MARRIOTT

## 3 LAWRENCE FAMILY JEWISH COMMUNITY CENTER

## 4 COSTA VERDE CENTER

Bristol Farms  
Yogurtland  
Subway  
Sammy's Woodfired Pizza  
Roy's La Jolla  
Robeks Juice  
McDonald's  
KI Sushi & Sake Bar  
Five Guys Burger and Fries  
Draft Republic  
Coco's Bakery

Chipotle  
Baskin Robbins  
Apolloni Greek Bistro  
US Post Office  
Massage Envy  
U.S. Postal Service  
Costa Verde Car Wash

## 5 WESTFIELD UTC MALL

Crate & Barrel  
24 Hour Fitness  
Nordstrom  
La Colombe  
Macy's  
Williams Sonoma  
Gap  
Anthropologie  
Zara  
Tender Greens  
Arclight Cinemas

Bonobos  
Lululemon  
Free People  
Soul Cycle  
Seasons 52  
Pinkberry  
Pressed Juicery  
Eureka!  
Lemonade  
Pottery Barn  
Restoration Hardware  
Shake Shack

## 6 SCRIPPS MEMORIAL HOSPITAL LA JOLLA

## 7 UCSD MEDICAL CENTER

## 8 VA HOSPITAL

## 9 UCSD

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## CONTACTS

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**CBRE ANCHOR**  
HEALTH PROPERTIES

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