

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



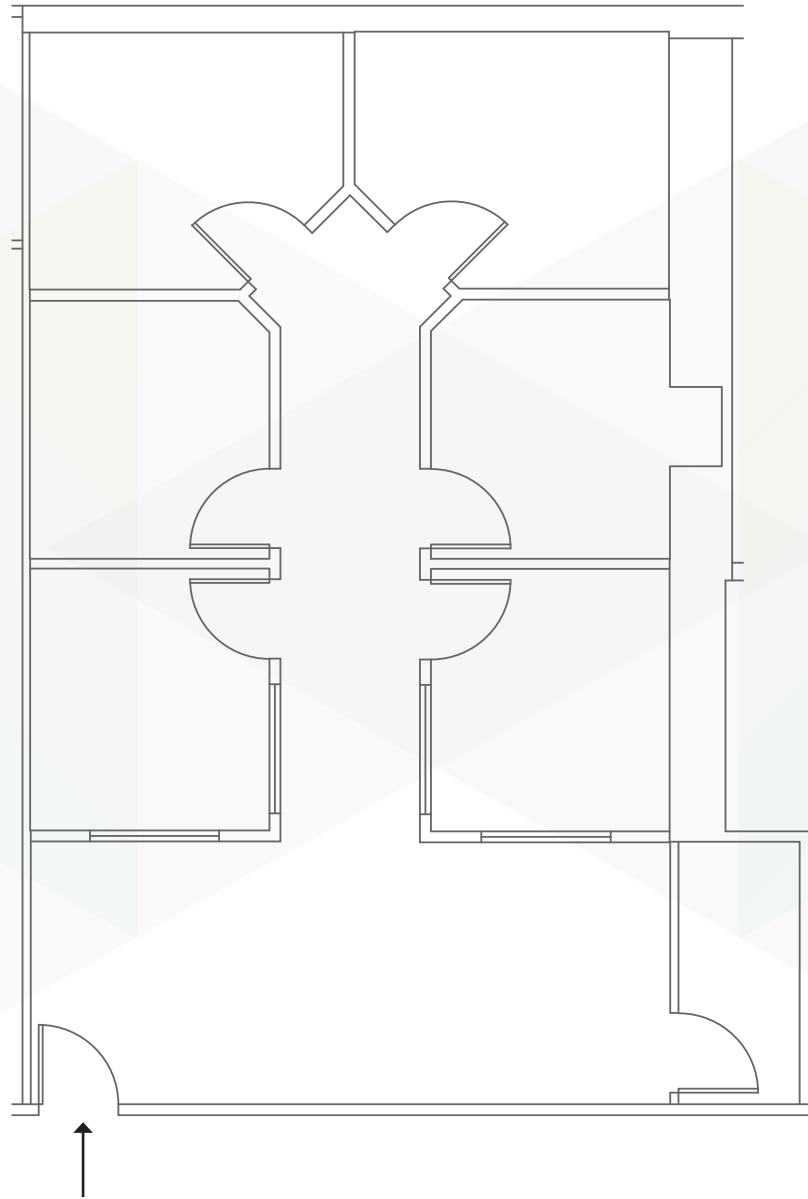
AVAILABILITY

BUILDING	SUITE	RSF	AVAILABILITY
4510	P5	1,235	VACANT
	100	4,675	1/1/2020
	103	2,632	VACANT
	108	1,080	VACANT
	150	5,809	VACANT
	206	2,467	VACANT

BUILDING	SUITE	RSF	AVAILABILITY
4520	101	6,506	VACANT
	227	2,651	VACANT

AVAILABILITY

ASKING RATE: NEGOTIABLE
VACANT



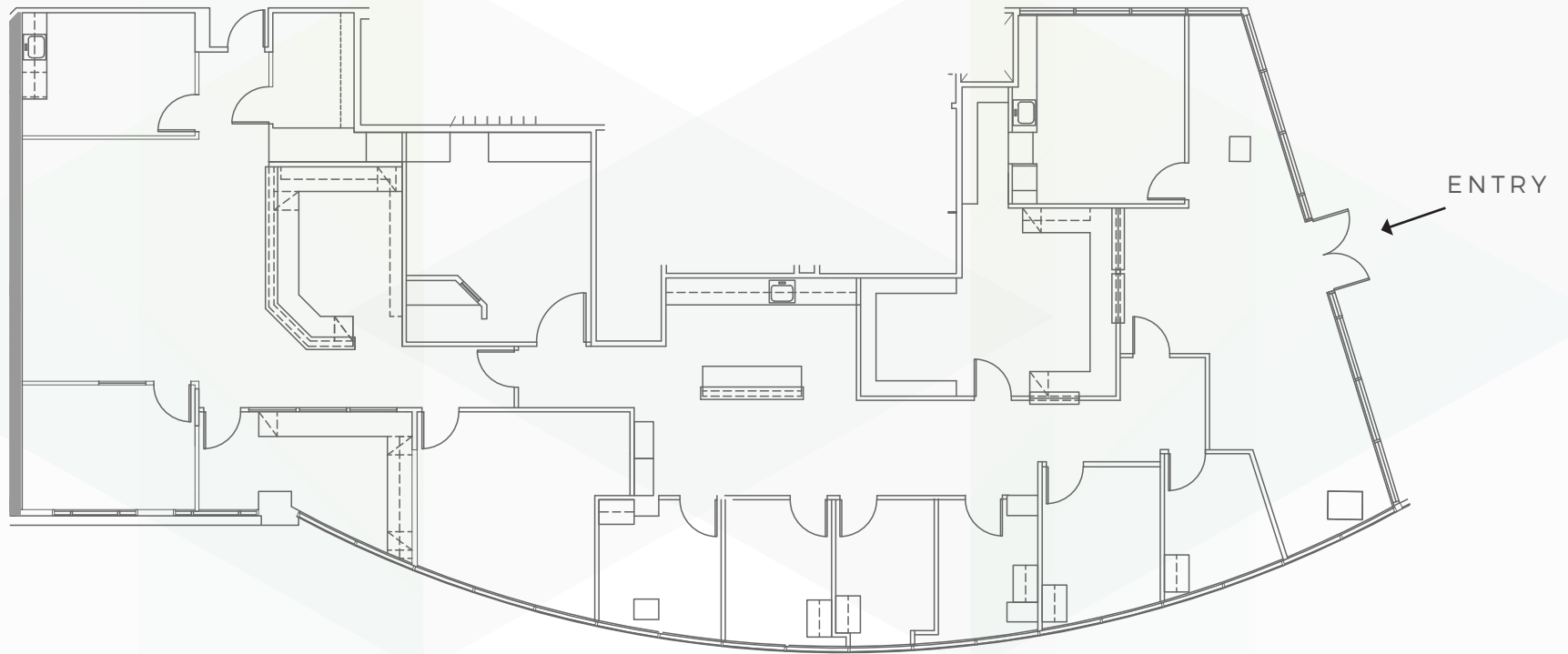
ENTRY

4510 EXECUTIVE DRIVE
SUITE P5 | 1,235 SF

AVAILABILITY

ASKING RATE: NEGOTIABLE

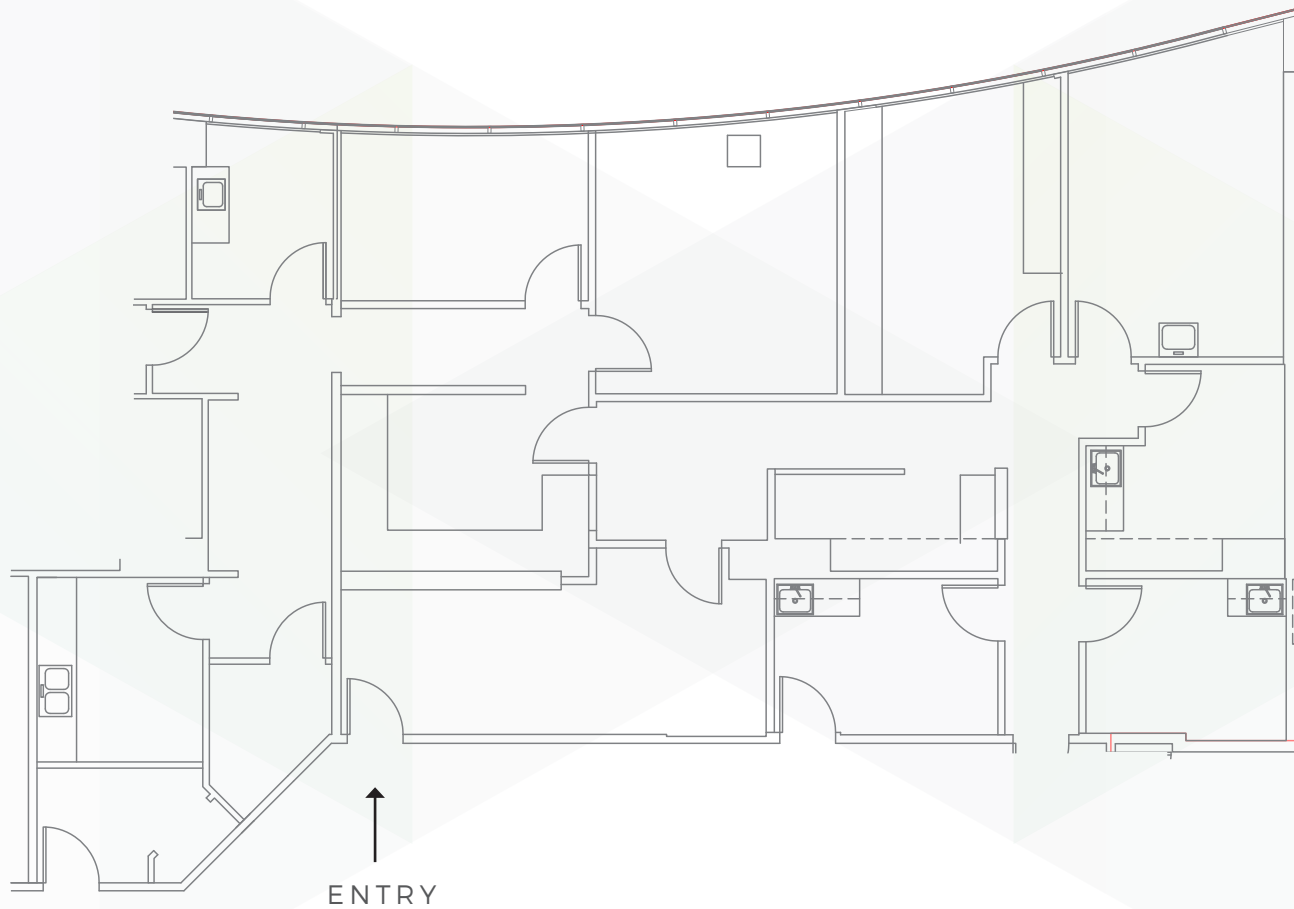
AVAILABLE 1/1/2020



4510 EXECUTIVE DRIVE
SUITE 100 | 4,675 SF

AVAILABILITY

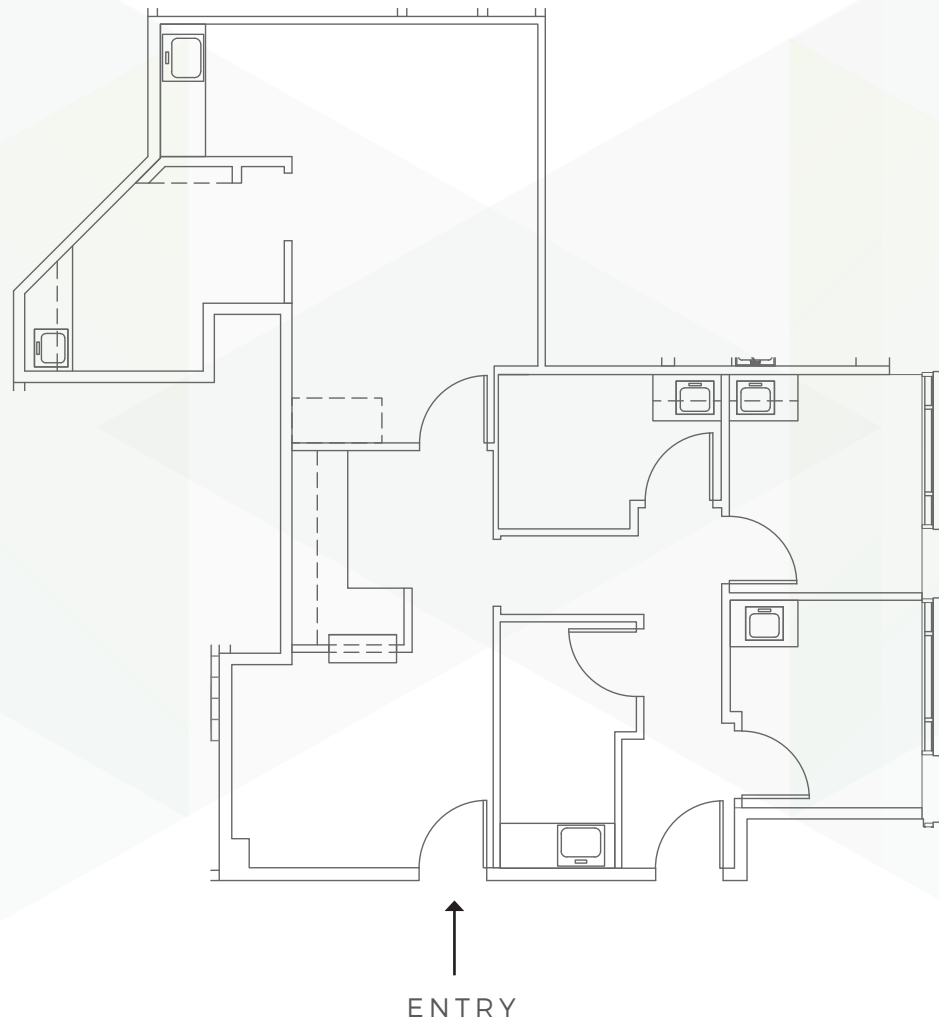
ASKING RATE: NEGOTIABLE
VACANT



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

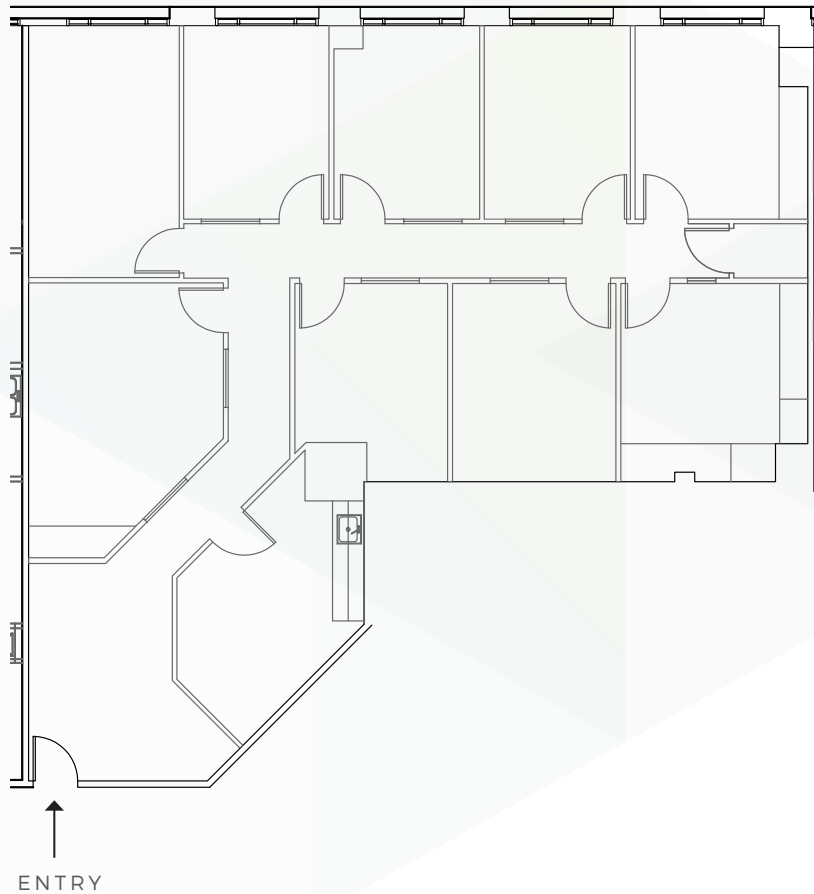


4510 EXECUTIVE DRIVE
SUITE 150 | 5,809 SF

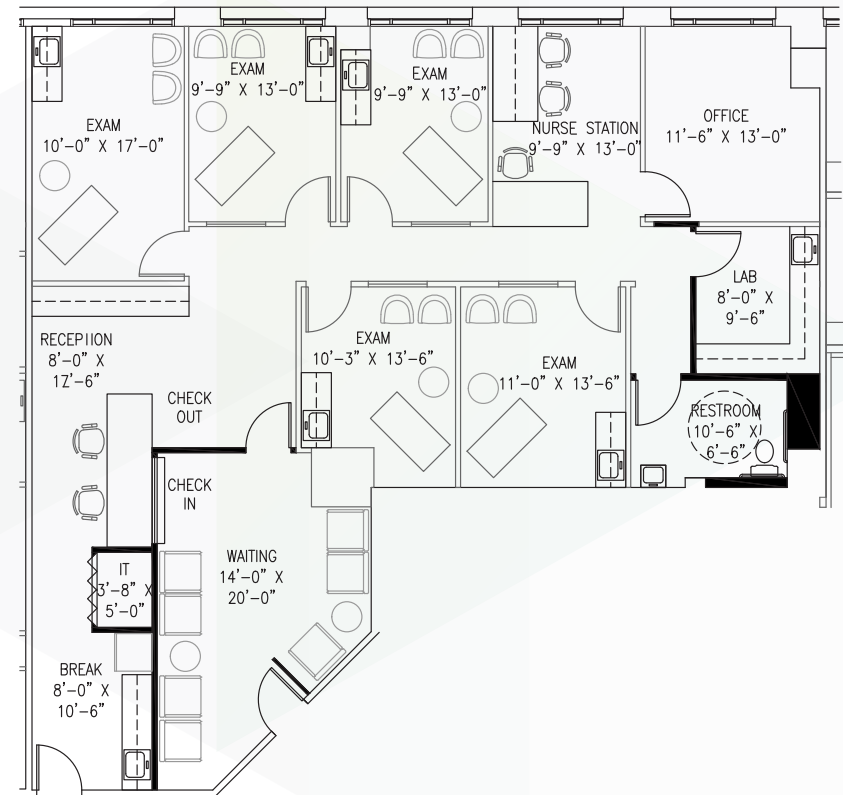
AVAILABILITY

ASKING RATE: NEGOTIABLE
VACANT

AS BUILT



FUTURE SPEC SUITE



4510 EXECUTIVE DRIVE
SUITE 206 | 2,467 SF

AVAILABILITY

ASKING RATE: NEGOTIABLE
VACANT



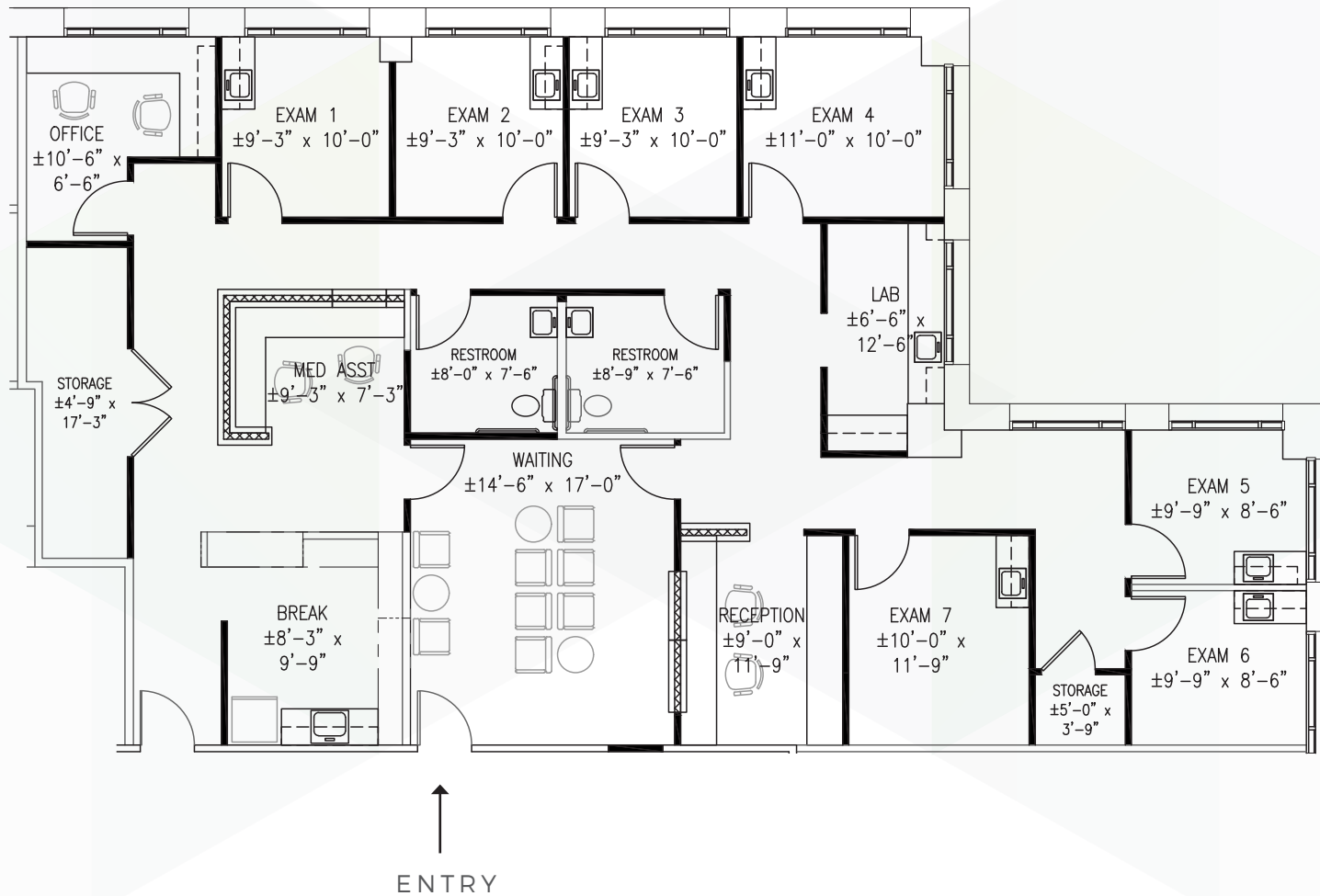
ENTRY

4520 EXECUTIVE DRIVE
SUITE 101 | 6,506 SF

AVAILABILITY

ASKING RATE: NEGOTIABLE

VACANT



4520 EXECUTIVE DRIVE

SUITE 227 | 2,651 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

Sephora
Sweetfin Poke
Napizza

6 SCRIPPS MEMORIAL HOSPITAL LA JOLLA

7 UCSD MEDICAL CENTER

8 VA HOSPITAL

9 UCSD

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CBRE **ANCHOR**
HEALTH PROPERTIES

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