

LEASE RATE: \$1.00/SF +U&J
FLEXIBLE & SHORT-TERM LEASE OPTIONS

FOR LEASE

12395 World Trade Drive

San Diego, CA 92128 | 5,000 - 10,000 SF OFFICE SUITES



5,000-10,000 SF Office Suites

12395 World Trade Drive | San Diego, CA 92128



FOR LEASE

Move-in Ready
Availability

Flexible
Lease Term

3.5/1,000 SF
Parking Ratio

\$1.00/SF + Utilities & Janitorial
Lease Rate

PROPERTY HIGHLIGHTS

- High-end office/flex building
- ±5,000 - 10,000 SF move-in ready suites (can be leased together or separate)
 - Multiple window-lined private offices
 - Large conference room
 - Modern break area
 - Open bullpen with workstations
 - High-end restrooms & shower
- Flexible lease options, including short-term lease availability
- Signage opportunities available
- Convenient access to I-15 and numerous retail amenities

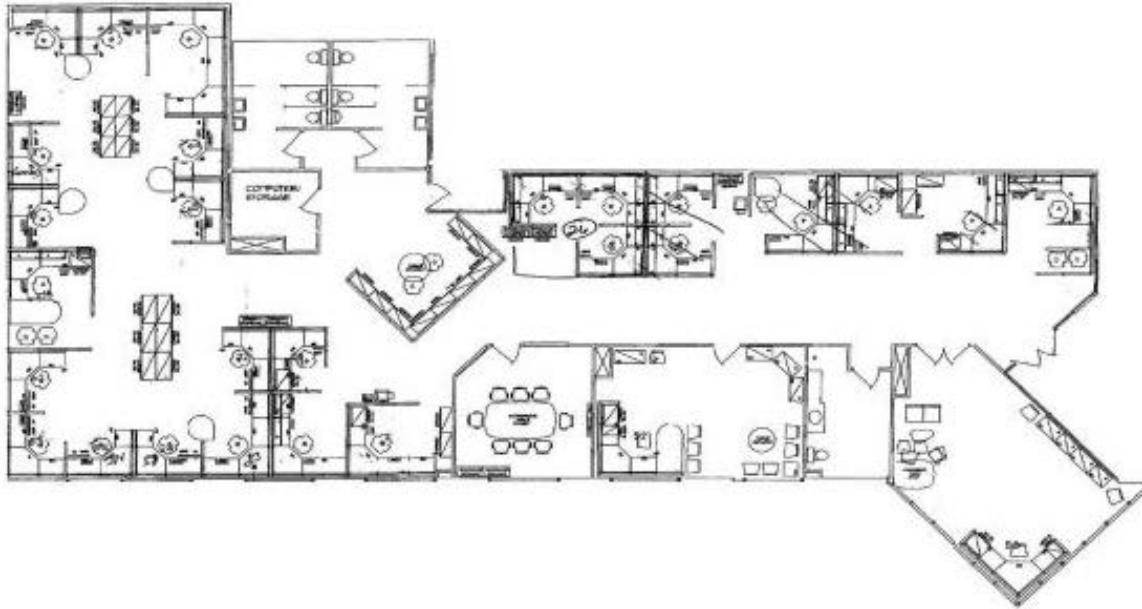


Floor Plan

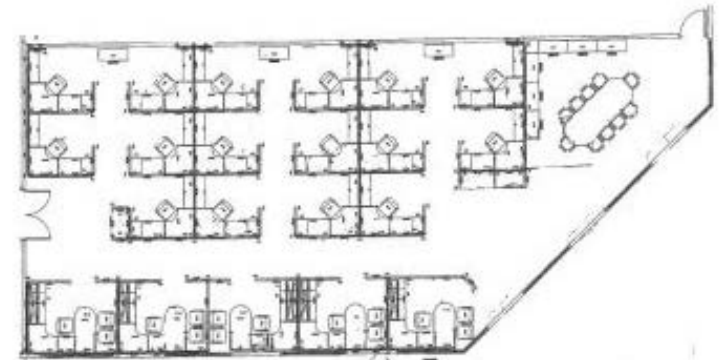
12395 World Trade Drive | San Diego, CA 92128



SECOND FLOOR



SECOND FLOOR



SUITE 200 & 201

can be leased together or separate

Property Photos

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Corporate Neighbors & Access

12395 World Trade Drive | San Diego, CA 92128



15

238,000 VPD

CAMINO DEL NORTE

PASEO LUCIDO

POMERADO RD

CARMEL MOUNTAIN RD

SITE

Rolling Hills Elementary School

Bernardo Heights Middle School

Rancho Bernardo High School

Palomar Med Center Poway

Carmel Mountain Plaza

DICK'S	SPROUTS FARMERS MARKET	T
ROSS DRESS FOR LESS	Marshalls	SALLY.
RACK	Michaels	AT&T
IN-N-OUT BURGER	at home	
carter's	Total Wine & MORE	
COSMO PROF	Bath & Body Works	
CAVA	BARNES & NOBLE	
FISH DISTRICT	BANANA REPUBLIC	
	rubio's	Panera BREAD

Penasquitos Village

FLOOR DECOR	Jack in the box
FITNESS	EVANS TIRE & SERVICE CENTERS

Gateway Plaza

Subway	FAS FASHING	ULTA
BevMo!	BASKIN R	ROBBINS

The Courtyard at Carmel Mountain Ranch

BEST BUY	petco
TJ-maxx	sleep number
Staples	Starbucks

Carmel Mountain Ranch Town Center

TRADER JOE'S	Ralphs
Delhi Kitchen	RITE AID
chico's	Pollo Loco
SOMA	GameStop
ups	McDonald's
	Starbucks

Carmel Mountain Ranch Home Center

THE HOME DEPOT	MOSTRA
Epic Wings	See's CANDIES
Dojoz	KYDAI

Twin Peaks

Target	amazon fresh	LESLIE'S
FAMOUS	footwear	COLD STONE
OUTBACK	STEAKHOUSE	KEYE'S
Joey Mizz	Starbucks	Luna Grill
Carls Jr.		WATERBURY

VOYAGER

AoPS Online

SGS

Peraton

NORTHROP GRUMMAN

NIV5

Scripps

COSTCO WHOLESALE

SDCCU

ISLANDS

Shell

Lighteum Medical

Highland Ranch Elementary School

Carmel Mountain Ranch Town Center

TRADER JOE'S

chico's

SOMA

GameStop

ups

McDonald's

Starbucks

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Rancho Bernardo Submarket

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RANCHO BERNARDO SUBMARKET

Rancho Bernardo is nestled within the picturesque landscape of northeast San Diego County, offering a vibrant community defined by a tranquil suburban character. Home to an affluent population and a diverse residential mix ranging from well-appointed single-family neighborhoods to luxury estates, the area remains highly supply constrained for industrial users. These factors reinforce Rancho Bernardo's appeal for businesses seeking stability, access to urban amenities, and long-term positioning in a tightly constrained submarket.

EMPLOYERS



amazon



GENERAL ATOMICS



CYMER.

NORTHROP GRUMMAN

BAE SYSTEMS

SONY

AREA DEMOGRAPHICS



101.8K

Population



\$209,300

Average HH Income



42.8

Median Age



0.4%

2025-2030
Population Growth



2.5 MSF

Industrial Base
(Q4 2025)



4.0%

Rancho Bernardo
Vacancy Rate
(Q4 2025)



\$1.69

Rancho Bernardo
Asking Rates
(Q4 2025)



0 SF

Rancho Bernardo
Development
(2025 YTD)

San Diego County Map

12395 World Trade Drive | San Diego, CA 92128



SAN DIEGO COUNTY MAP

3 Minutes
To I-15

9 Minutes
To SR 78

15 Minutes
To I-5

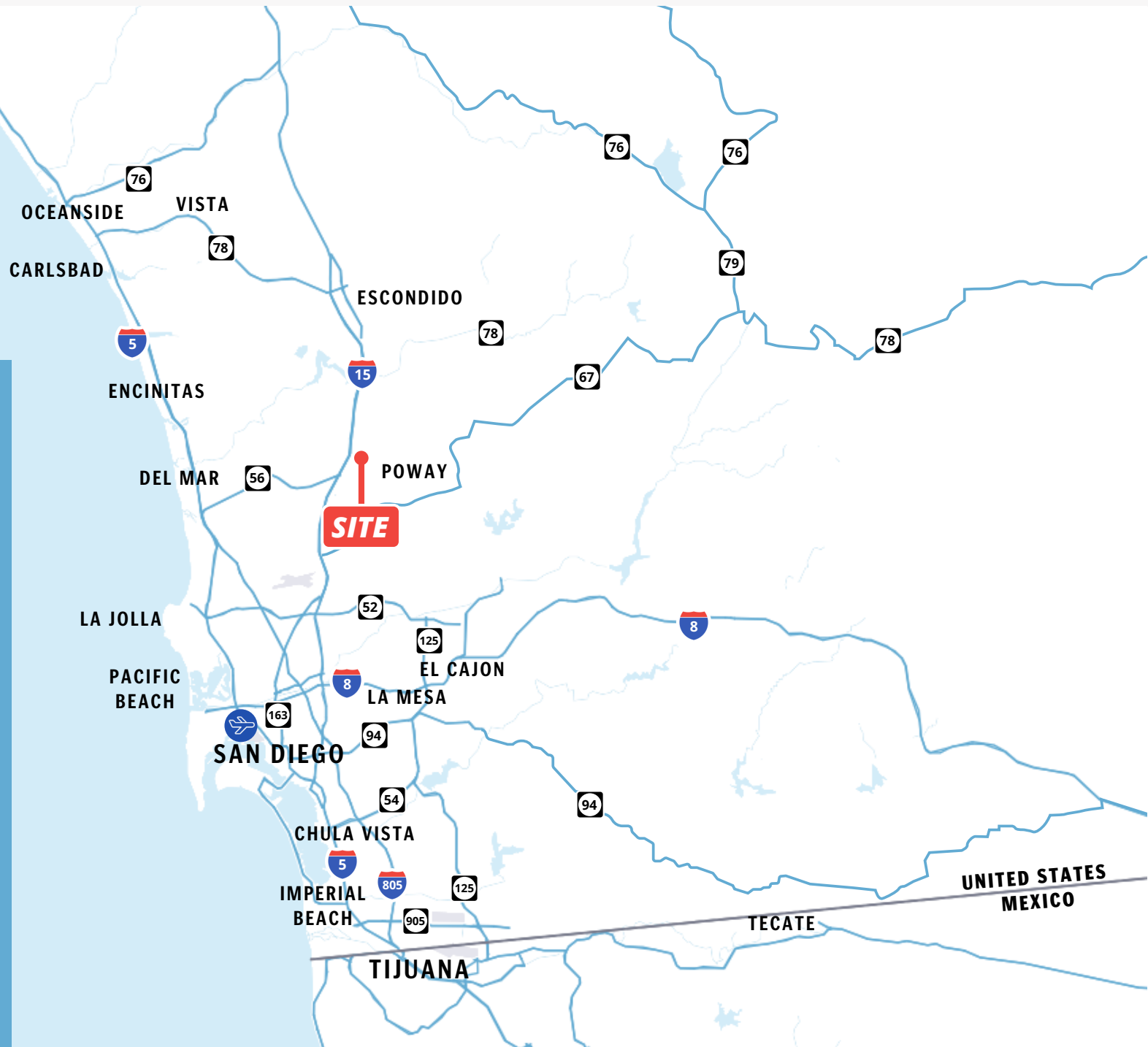
35 Minutes
To Riverside County

45 Minutes
To Orange County

25 Minutes
To Downtown San Diego

25 Minutes
To San Diego International Airport

35 Minutes
To US/Mexico Border





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