

CARLSBAD ESCONDIDO VALLEY CENTER ENCINITAS WESTRIDGE 4S RANCH RANCHO BERNARDO RAMONA SOLANA BEACH RANCHO SANTA FE VALLEY SCRIPPS RANCH SORRENTO MIRAMAR LAKESIDE LA JOLLA TIERRASANTA CLAIREMONT CORONADO Copyright ©2025 CAST Capital Partners. All rights reserved. The information contained herein was CHULA VISTA obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special RANCH listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be IMPERIAL BEACH UNITED STATES

PROPERTY DETAILS

- > Best views in Rancho Bernardo
- Award Winning Class A Office Building
- **>** Easy Access to I-15 and mass transit
- > 4:1 Parking Ratio
- > Dramatic Lobby/Building Entrance
- > On-site ownership and management

AVAILABILITY

Suite 102 > 1,679 SF > Available Now

Double door lobby access space efficiently improved with reception, conference room, 3 private offices on windows, break room, and open office.

Suite 300 > 6,145 SF > 60 Day Notice

Mountain Views of Rancho Bernardo from the conference and private offices. Outdoor balcony off the break area. Can be demised down to 2,500 SF.

ASKING RATE: \$3.00/SF* plus Electric

*Asking rates include 5 day per week janitorial services







MARC POSTHUMUS

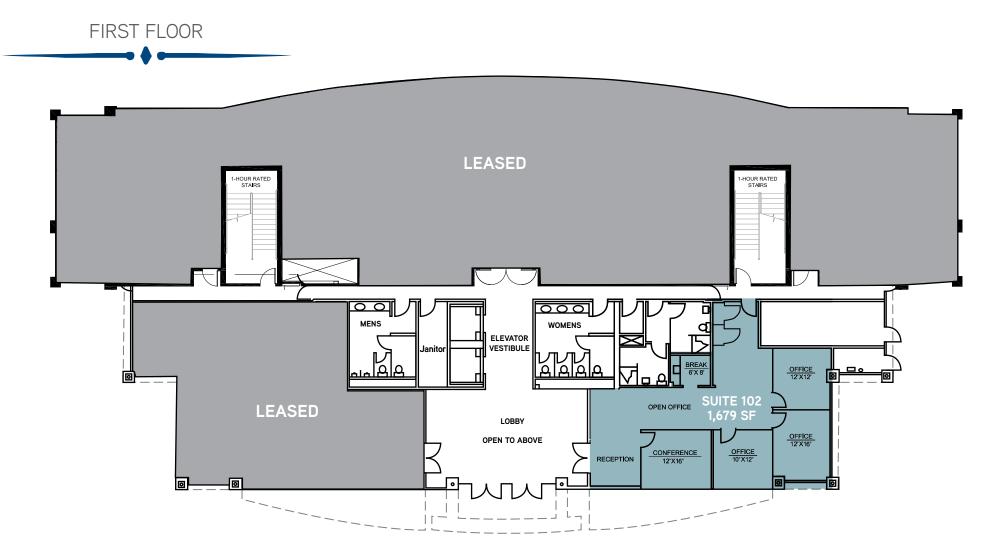
Managing Director

(858) 401-3898 marc.posthumus@cast-cap.com CA License # 01440118

conducted through CAST Capital Partners.

5090 Shoreham Place Suite 100 San Diego, CA 92122 information@cast-cap.com (702)-802-4660 www.Cast-Cap.com

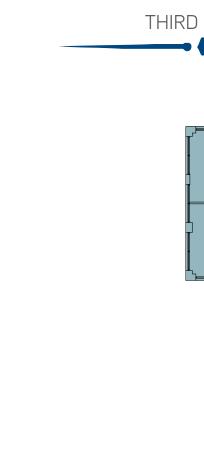
BREHMProperties































The Inland North County suburbs are comprised of world-class master planned communities in close proximity to high-tech, large corporations. The area is home to the best school district in the county, as well as numerous parks, clubs, and shopping centers with high-end retailers.





\$139,285 AVERAGE HOUSEHOLD INCOME



161,123 TOTAL DAYTIME POPULATION



Award Winning POWAY UNIFIED SCHOOL DISTRICT



26.5 Miles TO SAN DIEGO INTERNATIONAL AIRPORT









1 4S Commons Town Center

Jimbo's, Ralphs, Bed Bath & Beyond, Verizon Wireless, The UPS Store, CVS, Bank of America, Miguel's Cocina, Wells Fargo, Wendy's, Chipotle, Daphne's, Jamba Juice, Pei Wei, Panera, Napizza, Wahoo's Fish Tacos, Cost Plus World Market, The Coffee Bean, Karl Strauss

2 4S Ranch Village

Carl's Jr., Subway, Starbucks,T-Mobile, Sushi on the Rock, Flippin' Pizza

3 Park Terrace

24 Hour Fitness, Souplantation, Hilton Garden Inn, Mongolian Grill

4 The Mercado Rancho Bernardo

Mission Federal Credit Union, Navy Federal Credit Union, Submarina, FedEx Office, Pizza Hut

5 Rancho Bernardo Food Center

Carl's Jr., 7-Eleven, Citibank, Jack in the Box, Peet's Coffee & Tea, Wells Fargo, PostalAnnex, Chuze Fitness, Subway, Vons, Starbucks, Panda Express

6 The Plaza Shopping Center

CVS, Round Table Pizza, Subway, Baja Fresh, Bank of America, US Post Office, Massage Envy Spa

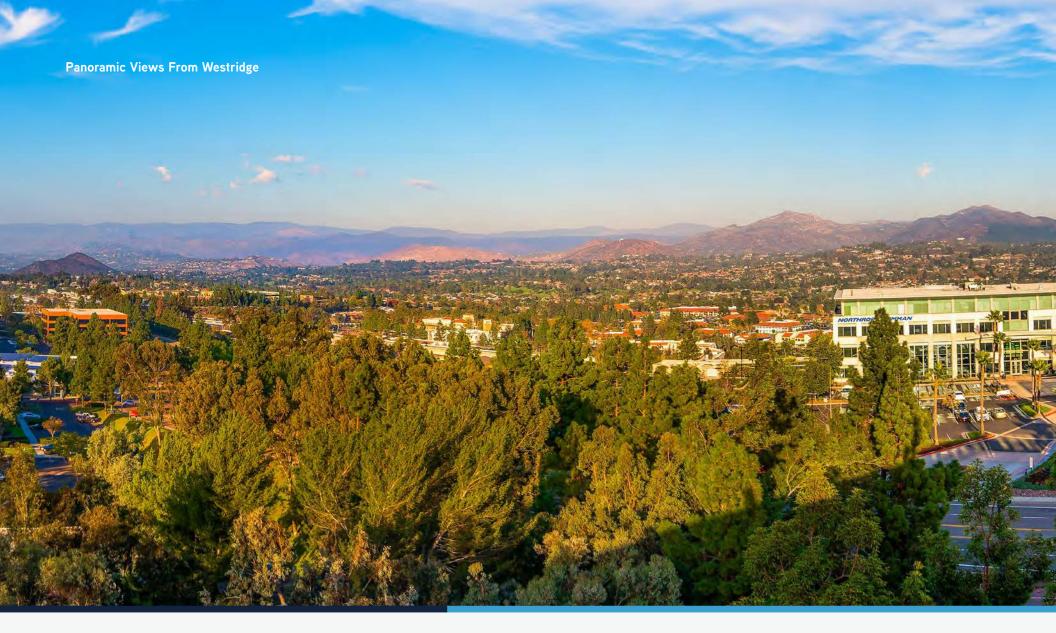
7 High Country Plaza

Personalized Family Dentistry, High Country Barbershop, Jersey Mike's Subs, A K Martial Arts Academy, Victors Greek Cuisine, El Patron Mexican Grill, Herring Chiropractic, Eden Spa, Westside Cleaners, New York Giant Pizza, Kelly's Pub, Garden Fresh/Souplantation/Sweet Tomatoes, Microsemi Corp., BIT Group USA Inc., Reel Picture, 7-Eleven

8 Bernardo Center

Rancho Bernardo Real Estate, Rashid Realty Property Management, Sallie Hite, SDAR of Rancho Bernardo, Clear Choice Hearing Aid Ctr, Realty Experts, Fitness Together, Regina Hiremath Hairstylist, Wells Fargo Home Mortgage, Rb Sushi Japanese Restaurant, SynFast Oil Change, Passage to India, Pho Hoa Noodle Soup, Pailin Thai Cafe, Jerry Ning, Chicago Title Insurance Co







5090 Shoreham Place Suite 100 San Diego, CA 92122 information@cast-cap.com (702)-802-4660 www.Cast-Cap.com

MARC POSTHUMUS

Managing Director

(858) 401-3898 marc.posthumus@cast-cap.com CA License # 01440118

Copyright ©2025 CAST Capital Partners. All rights reserved. The information contained herein was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through CAST Capital Partners.