

RANCHO PASEO CENTER

Prime Retail Space –Targeted Uses include:

- ✓ General Retail/Medical
- ✓ Dentist
- ✓ Primary Care / Family Medicine / Urgent Care
- ✓ Vision / Optometry
- ✓ Cosmetic/Day Spa
- ✓ High-Traffic Location with Strong Visibility



±2,400 – 4,090 SF for Lease

12880 RANCHO PENASQUITOS BLVD, SAN DIEGO

SDRE
ADVISORS

Peter Holker
(858) 525 - 1432

peter@sdreadvisors.com

*Disclaimers

Highlights:

Prime Location: Well-positioned on a signalized corner along a major transportation corridor.

Easy Freeway Access: Situated between the I-15 and 56 freeways.

Excellent Exposure: High visibility and strong traffic flow.

Nearby Communities: Conveniently accessible to thriving neighborhoods, including Rancho Penasquitos, Carmel Mountain Ranch, Sabre Springs, Poway, Scripps Ranch, Rancho Bernardo, and 4S Ranch.



Current Tenants:

Veterinarian

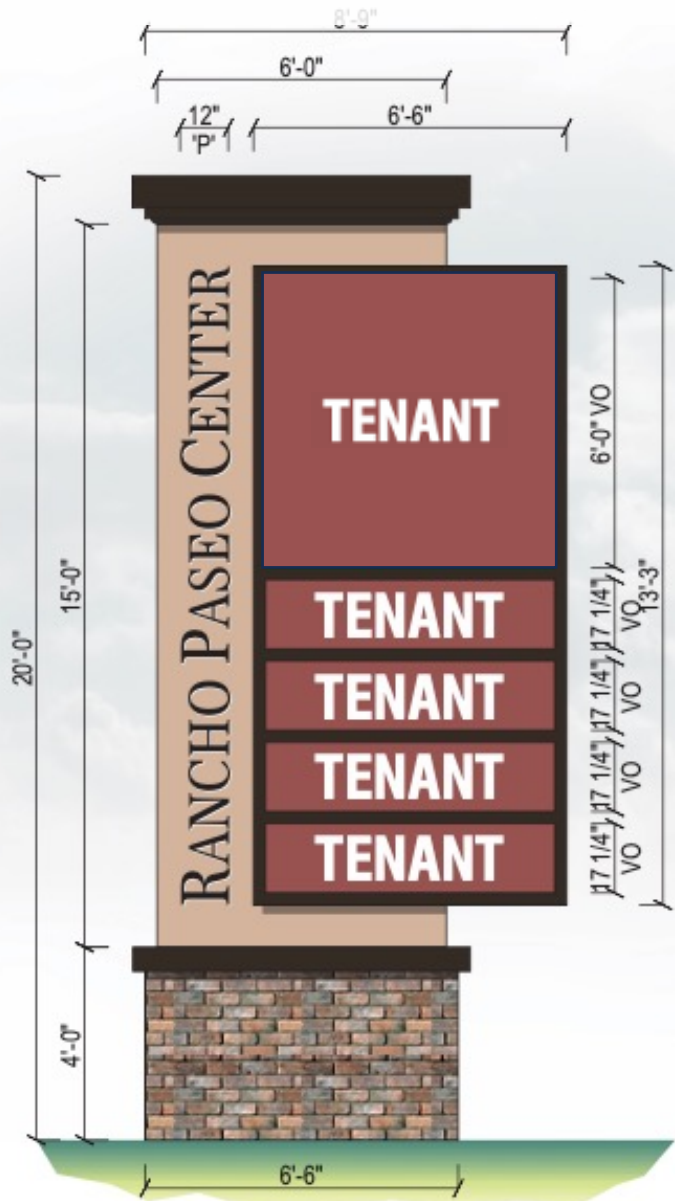


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High-Traffic Location with Strong Visibility



Approximately 20 ft Tall New Monument Sign Planned



FRONT VIEW
SCALE: 1/4" = 1'-0"

NEW D/F INTERNALLY-ILLUMINATED PYLON SIGN
USE STANDARD ALUMINUM CONSTRUCTION w/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE LIGHT STUCCO FINISH PAINTED **P-1,P-2**

"CENTER ID" TO BE ROUTED-OUT FROM BACKGROUND & PUSH-THRU w/ CLEAR PLEX w/ 1st SURFACE APPLIED VINYL OVERLAYS **V-1**. ILLUMINATE w/ WHITE LEDS

TENANT PANELS TO HAVE CLEAR ACRYLIC FACES w/ 1st SURFACE APPLIED VINYL TENANT GRAPHCS w/ 2nd SURFACE WEEDED BACKGROUND VINYL **V-2**. ILLUMINATE w/ WHITE LEDS.

BASE TO HAVE BRICK VENEER FINISH **S-1**

SEE ENGINEERS SPECIFICATIONS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.



END VIEW - STREET SIDE
SCALE: 1/4" = 1'-0"

The monument sign concept depicted herein is preliminary and for illustrative purposes only. It has not been reviewed, approved, or permitted by the City or any other governing authority. All design elements—including but not limited to size, height, materials, illumination, tenant panel count, and finishes—are subject to change without notice. Landlord and its agents make no representation, warranty, or promise, express or implied, that the monument sign shown will be constructed as depicted or at all. Final design, approvals, and installation remain at the sole discretion of the Landlord and applicable agencies. Prospective tenants should not rely on this illustration in making leasing or investment decisions.

*Disclaimers

Aerial

± 260,000 ADT

Rancho Penasquitos Blvd.

Paseo Montrail

± 33,000 ADT

AVAILABLE

*Disclaimers



KinderCare
LEARNING CENTER



Strong Corporate Presence

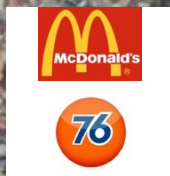


± 78,000 ADT



± 260,000 ADT

SITE



Paseo Montrail

Poway Road

*Disclaimers

DEMOGRAPHICS



TRAFFIC COUNTS

RANCHO PENASQUITOS BLVD & PASEO MONTRIL

± 33,000 ADT

INTERSTATE 15

± 260,000 ADT

STATE ROUTE 56

± 78,000 ADT



AVERAGE HOUSEHOLD INCOME

1 MILE

\$134,037

3 MILE

\$153,605

5 MILE

\$157,376



POPULATION

1 MILE

14,424

3 MILE

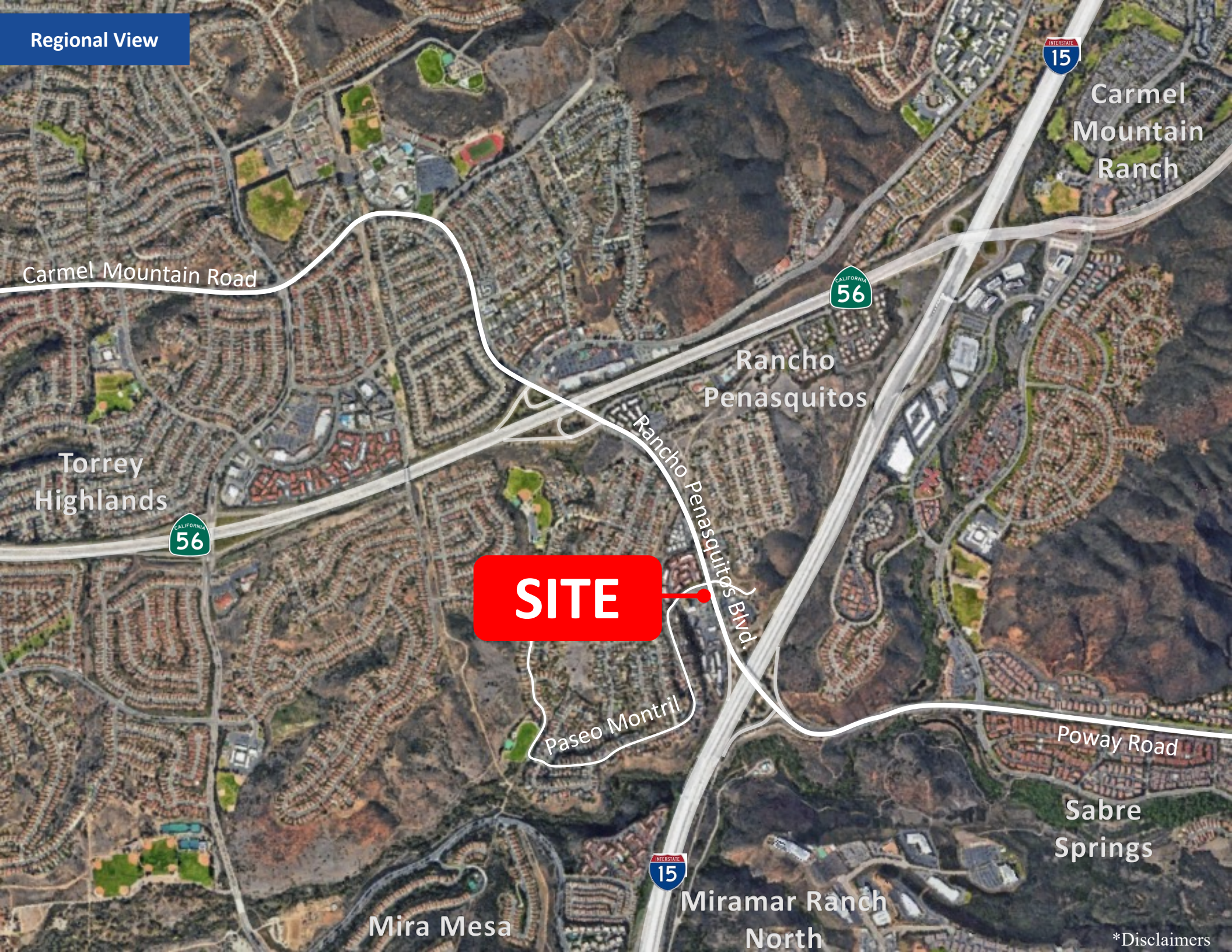
126,412

5 MILE

272,033



Regional View



15

Carmel Mountain Ranch

Carmel Mountain Road

56

Rancho Penasquitos

Torrey Highlands

56

SITE

Rancho Penasquitos Blvd.

Paseo Montrail

Poway Road

Sabre Springs

15

Miramar Ranch North

Mira Mesa

*Disclaimers



Rancho Penasquitos Blvd.

Park and Ride Lot



Available

Paseo Montrail

± 33,000 ADT



*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price, or withdrawal without notice.

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