



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

2.44/1,000 SF
Parking Ratio

\$1.80/SF NNN
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
- Signage opportunities available
- Convenient access to I-15 and numerous retail amenities

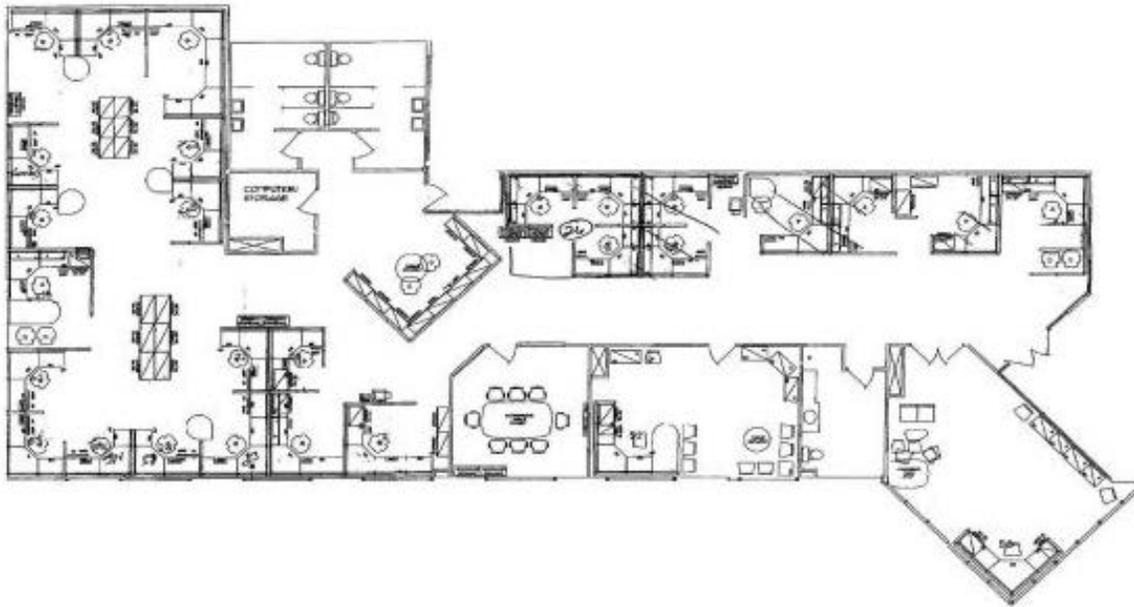


Floor Plan

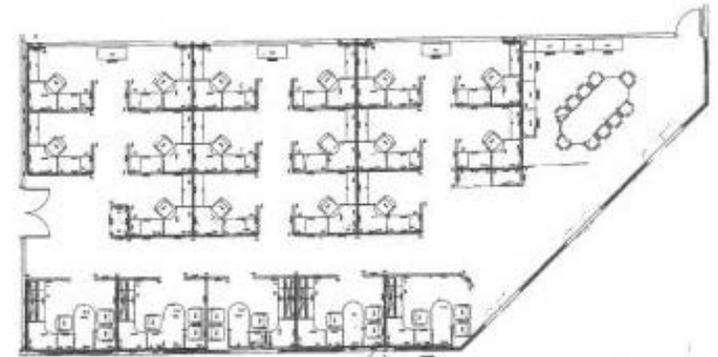
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FIRST FLOOR



SECOND FLOOR

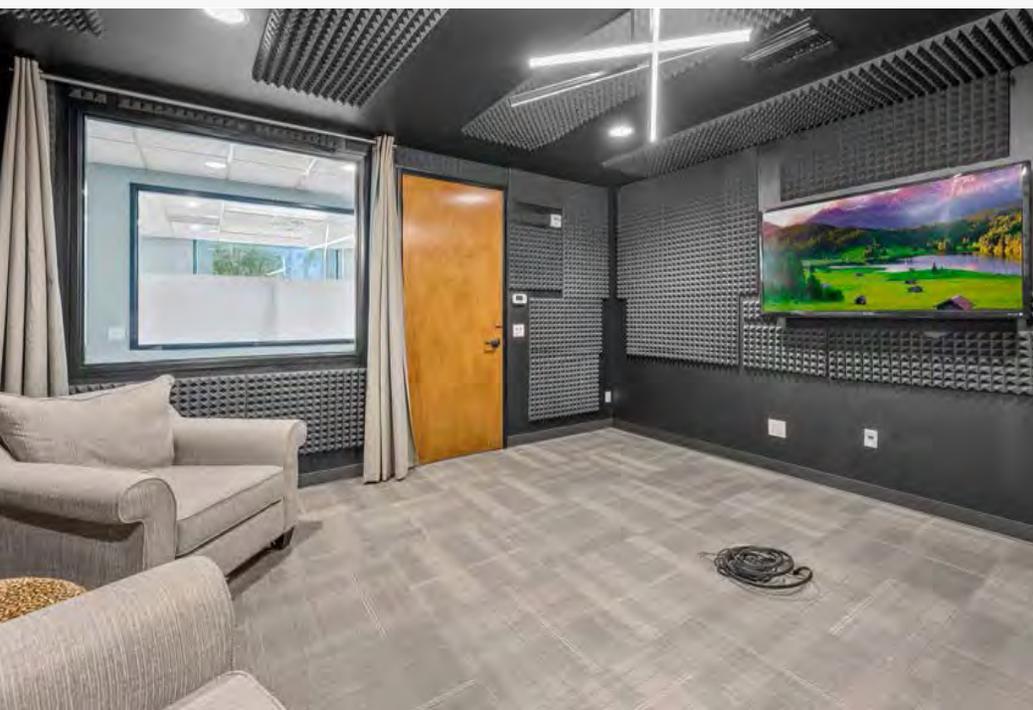


SUITE 200 & 201

can be leased together or separate

Property Photos

12395 World Trade Drive | San Diego, CA 92128



Corporate Neighbors & Access

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Carmel Mountain Plaza

DICK'S	SPROUTS FARMERS MARKET	T
ROSS DRESS FOR LESS	Marshalls	SALLY.
RACK	Michaels	AT&T
IN-N-OUT	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 FASHION	ULTA
BevMo!	BASKIN ROBBINS	
BEST BUY	petco	sleep number
TJ-maxx	Staples	Starbucks

The Courtyard at Carmel Mountain Ranch

GameStop	ups	McDonald's	Starbucks
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Carmel Mountain Ranch Town Center

TRADER JOE'S	Ralph's	
Daihi Kitchen	RITE AID	
GREEK CORNER CAFE	chico's	SOMA
GameStop	GameStop	Starbucks

Carmel Mountain Ranch Home Center

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

Twin Peaks

Target	amazonfresh	LESLIE'S
Joe's Moe's	FAMOUS footwear	COLD STONE
Wells Fargo	OUTBACK	Wendy's
FedEx	Carto's Jr.	LUNA GULL

Rancho Bernardo Submarket

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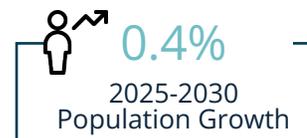
RANCHO BERNARDO SUBMARKET

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



AREA DEMOGRAPHICS



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

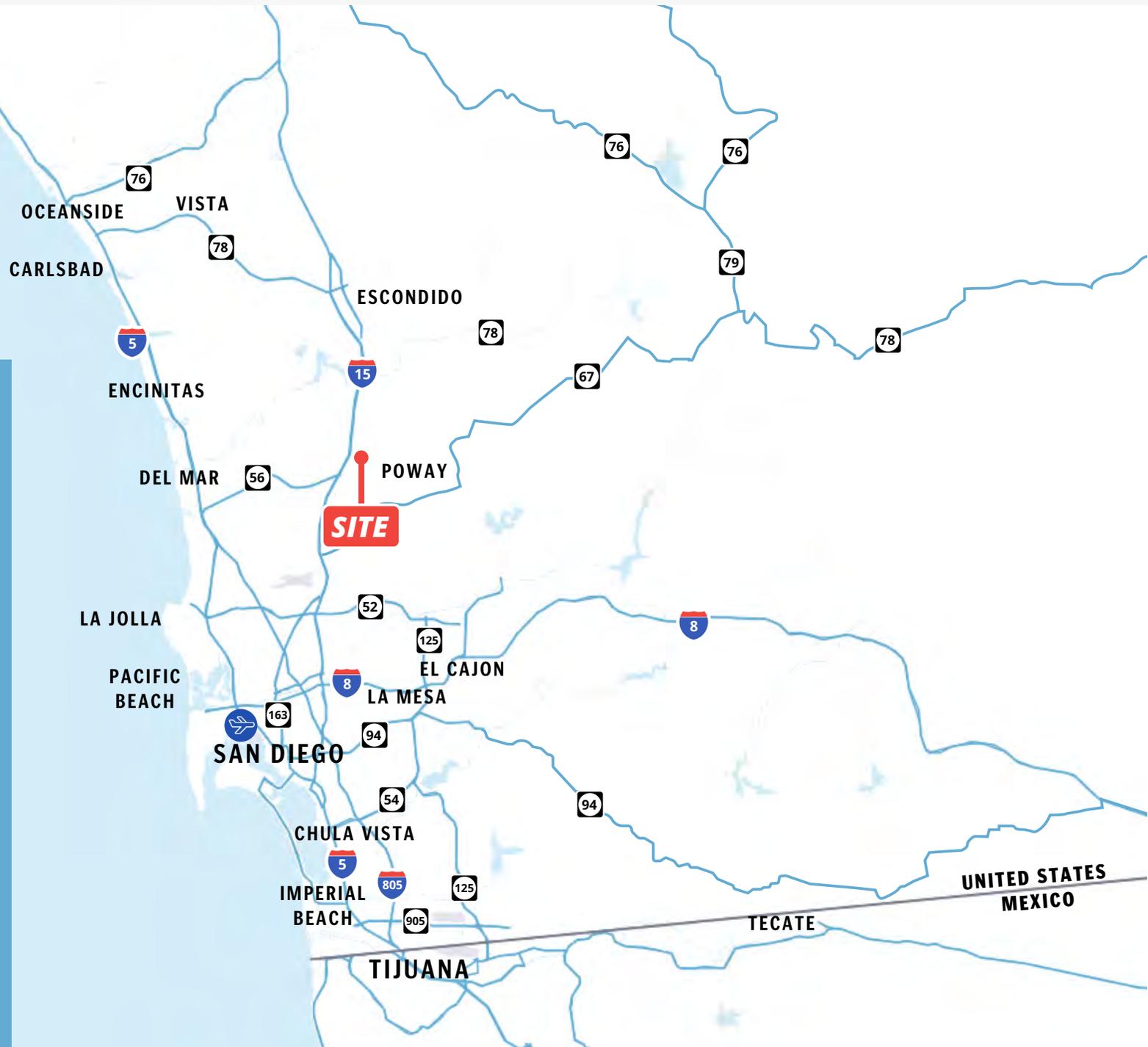
35 Minutes
To Riverside County

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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