



**For Sale**

12395 World Trade | San Diego, CA

**±35,253 SF Freestanding Flex Building** Investment / Owner User Opportunity



## For Sale

12395 World Trade  
San Diego, CA

### Property Specifications

BUILDING SIZE	<b>35,253 SF</b>
LOT SIZE	<b>3.14 AC</b>
PARKING RATIO	<b>2.5/1,000</b>
LOADING	<b>3 Grade Level Doors</b>
SALE PRICE	<b>Contact Brokers</b>
FINANCING	Seller Financing Available Contact Brokers
OCCUPANCY	1st Floor: 71% Leased to One tenant 2nd Floor: 29% Owner Leaseback*

\*Owner is willing to vacate for an owner/user buyer.

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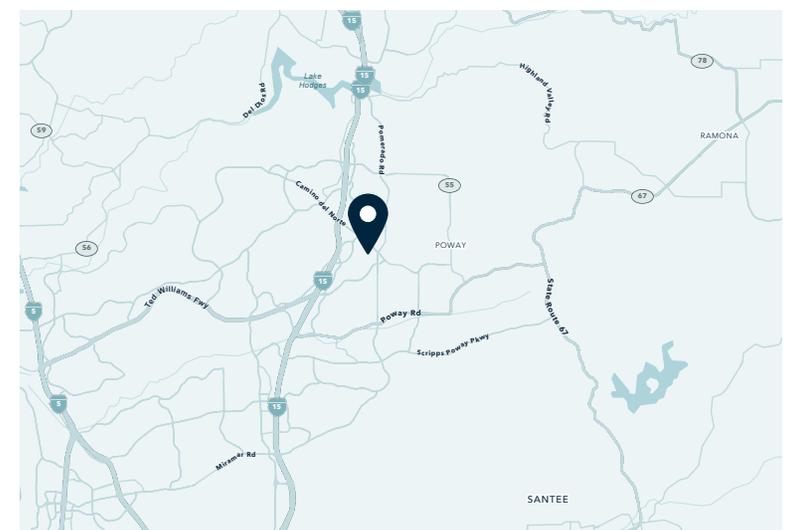
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### Investment Summary

12395 World Trade Drive is a high image 35,253 SF freestanding flex building located less than one mile from the I-15 in one of San Diego County's most sought-after markets. Rancho Bernardo is home to many defense, technology and life science companies including Apple, Northrop Grumman, General Atomics and Sony. The property is in close proximity to over 1.2 million SF of retail amenities.





15

238,000 VPD

CAMINO DEL NORTE

PASEO LUCIDO

POMERADO RD

CARMEL MOUNTAIN RD

SITE

Bernardo Heights Middle School

Rancho Bernardo High School

Palomar Medical Center Poway

Rolling Hills Elementary School

Carmel Mountain Plaza

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

Penasquitos Village

FLOOR DECOR	Jack In the Box
FITNESS	EVANS TIRE & SERVICE CENTERS

Gateway Plaza

Subway	FAB TRAINING	ULTA
BevMo!	BASKIN ROBBINS	BR

The Courtyard at Carmel Mountain Ranch

BEST BUY	petco
TJ-maxx	Staples
Starbucks	

Carmel Mountain Ranch Town Center

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

Carmel Mountain Ranch Home Center

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

Highland Ranch Elementary School

omni CHEER

Carmel Mountain Ranch Home Center

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Public Storage

omni CHEER

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Mobil

WELLS FARGO

FedEx

Twin Peaks

amazon fresh	LESLIE'S
FAMOUS footwear	COLD STONE
TARGET	OUTBACK STEAKHOUSE
Jersey Mike's	Carl's Jr.
	Luna Grill



Open Areas



Entrance



Grade Level Doors



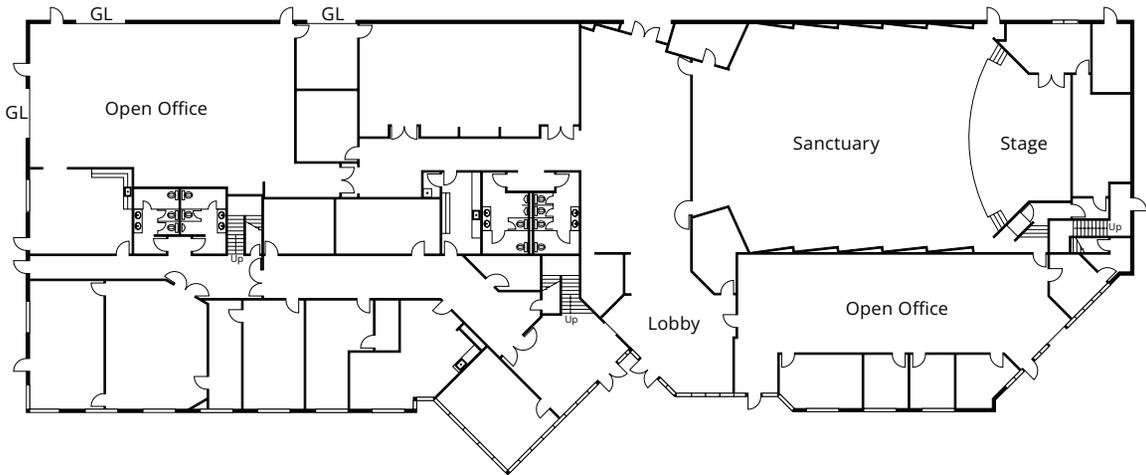
Sanctuary/Stage



Conference Room

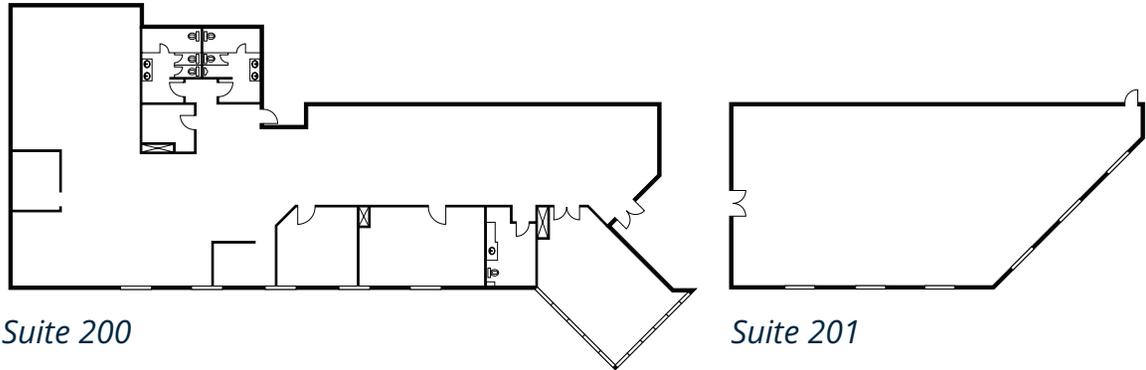


**1st Floor**



Entrance

**2nd Floor**



Suite 200

Suite 201

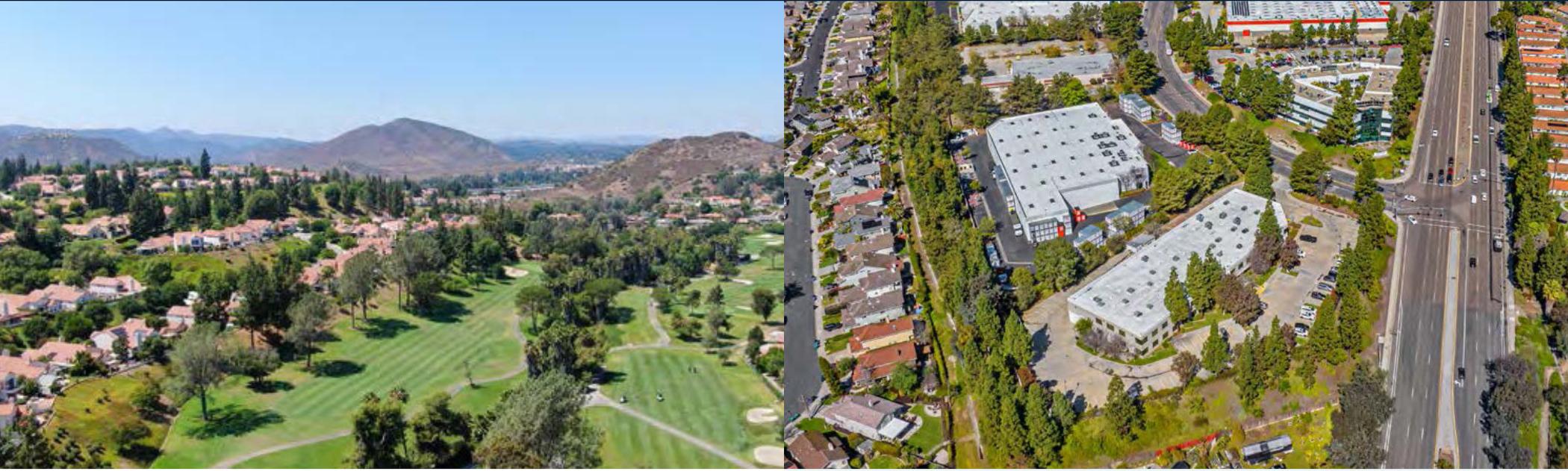


2nd Floor Lobby



2nd Floor Office

- 10,000 SF of High-End Office
- Available Now



## Rancho Bernardo

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



CYMER.

NORTHROP GRUMMAN

BAE SYSTEMS

SONY

## Rancho Bernardo by the Numbers

101.8K  
POPULATION

\$209,300  
AVERAGE HH INCOME

42.8  
MEDIAN AGE

0.4%  
POPULATION GROWTH  
2025 - 2030

\$1.69  
ASKING RATES  
(Q4 2025)

2.5 MSF  
INDUSTRIAL BASE  
(Q4 2025)



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**SRS REAL ESTATE PARTNERS**

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