

16955
VIA DEL CAMPO



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CAPITAL PARTNERS

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PROPERTY DETAILS

- Located in the Rancho Bernardo submarket
- Common area showers and lockers
- Parking ratio: 3.5/1,000 SF
- Attractive lobby
- High identity building
- Featuring large floor to ceiling windows

AVAILABILITY

First Floor ➤

Suite 100 ➤ ±2,560 SF

Available Now

Suite 108 ➤ ±2,486 SF

Available Now

Second Floor ➤

Suite 215 ➤ ±3,684 SF

Available Now

ASKING RATE

\$2.15/SF plus Electric



FIRST FLOOR



SECOND FLOOR





16955 VIA DEL CAMPO

VIA DEL CAMPO

VIA DEL CAMPO CT

W BERNARDO DR

BERNARDO CENTER DR

BERNARDO CENTER DR

W BERNARDO DR

VIA ESPRILLO

VIA FRONTERA

National University

Swinerton

Transit Station

Northrop Grumman MVA

Microsoft

Sony

Hewlett-Packard

Broadcom

Sharp



 **171,152** RESIDENTS
IN A 5 MILE RADIUS

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



LOCAL AMENITIES











































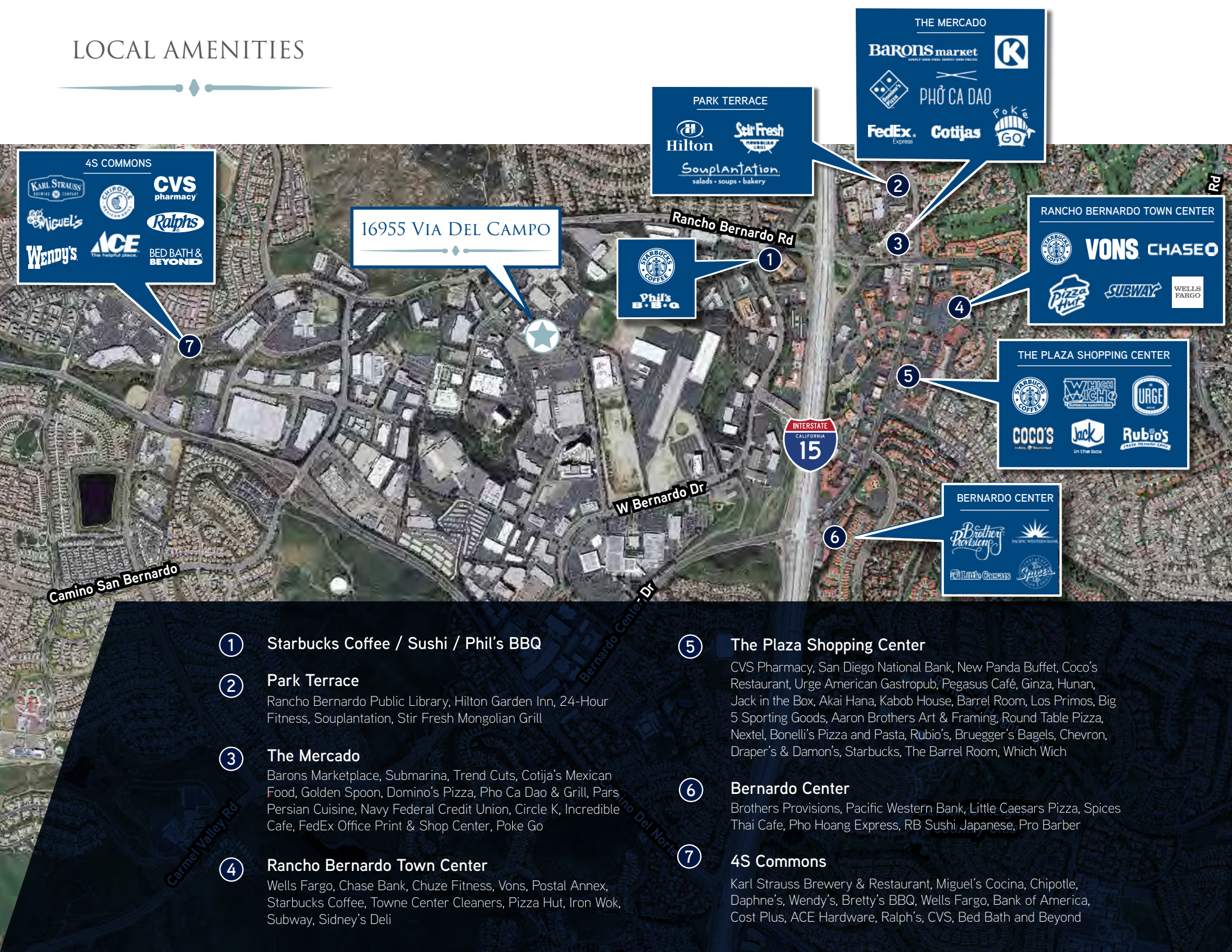








LOCAL AMENITIES



1 Starbucks Coffee / Sushi / Phil's BBQ

2 Park Terrace

Rancho Bernardo Public Library, Hilton Garden Inn, 24-Hour Fitness, Souplantation, Stir Fresh Mongolian Grill

3 The Mercado

Barons Marketplace, Submarina, Trend Cuts, Cotija's Mexican Food, Golden Spoon, Domino's Pizza, Pho Ca Dao & Grill, Pars Persian Cuisine, Navy Federal Credit Union, Circle K, Incredible Cafe, FedEx Office Print & Shop Center, Poke Go

4 Rancho Bernardo Town Center

Wells Fargo, Chase Bank, Chuze Fitness, Vons, Postal Annex, Starbucks Coffee, Towne Center Cleaners, Pizza Hut, Iron Wok, Subway, Sidney's Deli

5 The Plaza Shopping Center

CVS Pharmacy, San Diego National Bank, New Panda Buffet, Coco's Restaurant, Urge American Gastropub, Pegasus Café, Ginza, Hunan, Jack in the Box, Akai Hana, Kabob House, Barrel Room, Los Primos, Big 5 Sporting Goods, Aaron Brothers Art & Framing, Round Table Pizza, Nextel, Bonelli's Pizza and Pasta, Rubio's, Bruegger's Bagels, Chevron, Draper's & Damon's, Starbucks, The Barrel Room, Which Wich

6 Bernardo Center

Brothers Provisions, Pacific Western Bank, Little Caesars Pizza, Spices Thai Cafe, Pho Hoang Express, RB Sushi Japanese, Pro Barber

7 4S Commons

Karl Strauss Brewery & Restaurant, Miguel's Cocina, Chipotle, Daphne's, Wendy's, Bretty's BBQ, Wells Fargo, Bank of America, Cost Plus, ACE Hardware, Ralph's, CVS, Bed Bath and Beyond



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