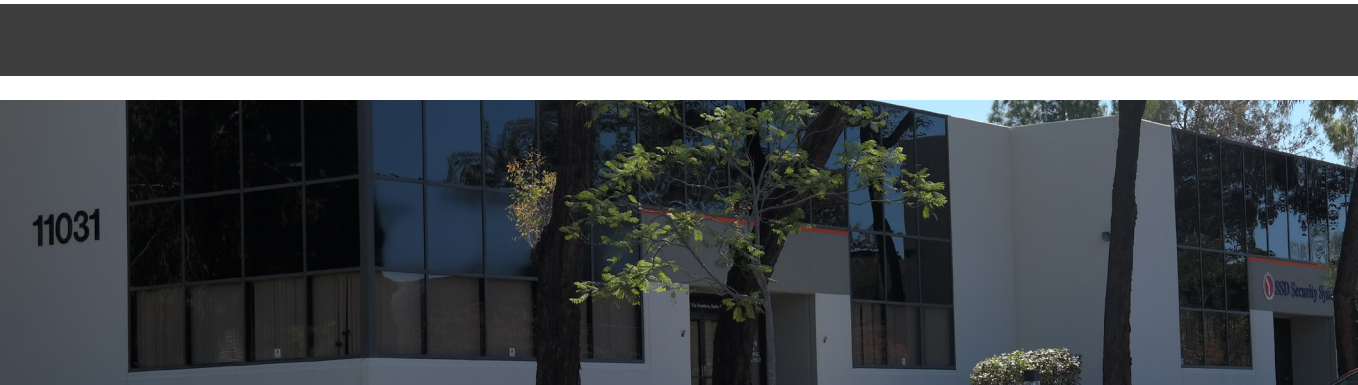


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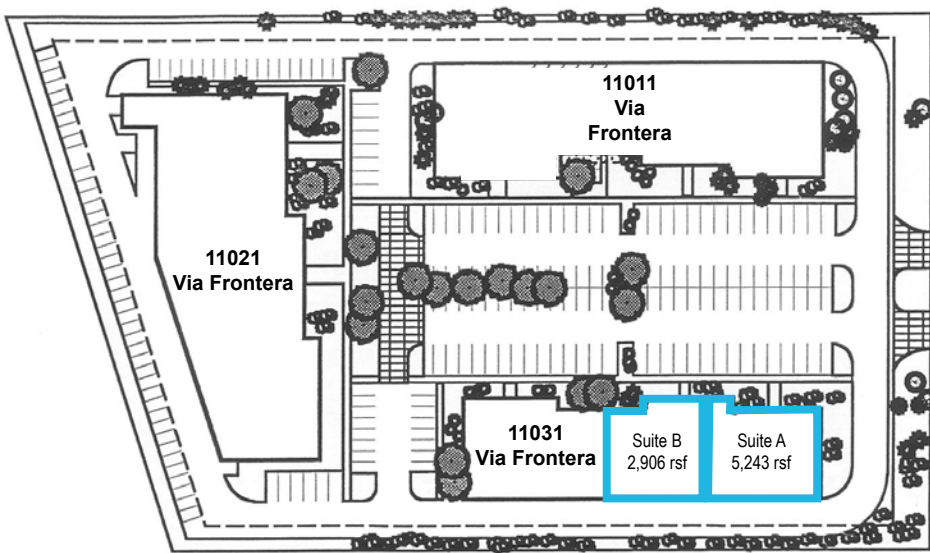
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## PROJECT HIGHLIGHTS

- Ready-to-go improvements
- Nearby retail amenities
- Easy access to I-15
- Parking 3/1,000
- Grade level loading
- Fiber providers are SMS Datacenter, Spectrum and AT&T

## AVAILABILITIES

(suites can be combined for  $\pm$  8k rsf)

### 11031 Via Frontera, Suite A

- 5,243 rsf
- 100% HVAC
- 7 private offices
- 2 conference rooms
- Break room
- 3 small dry/electronic labs + a larger lab area with fume hood and sink
- Storage rooms
- Roll-up door
- $\pm$  16' clear height (*to be further verified*)

### 11031 Via Frontera, Suite B

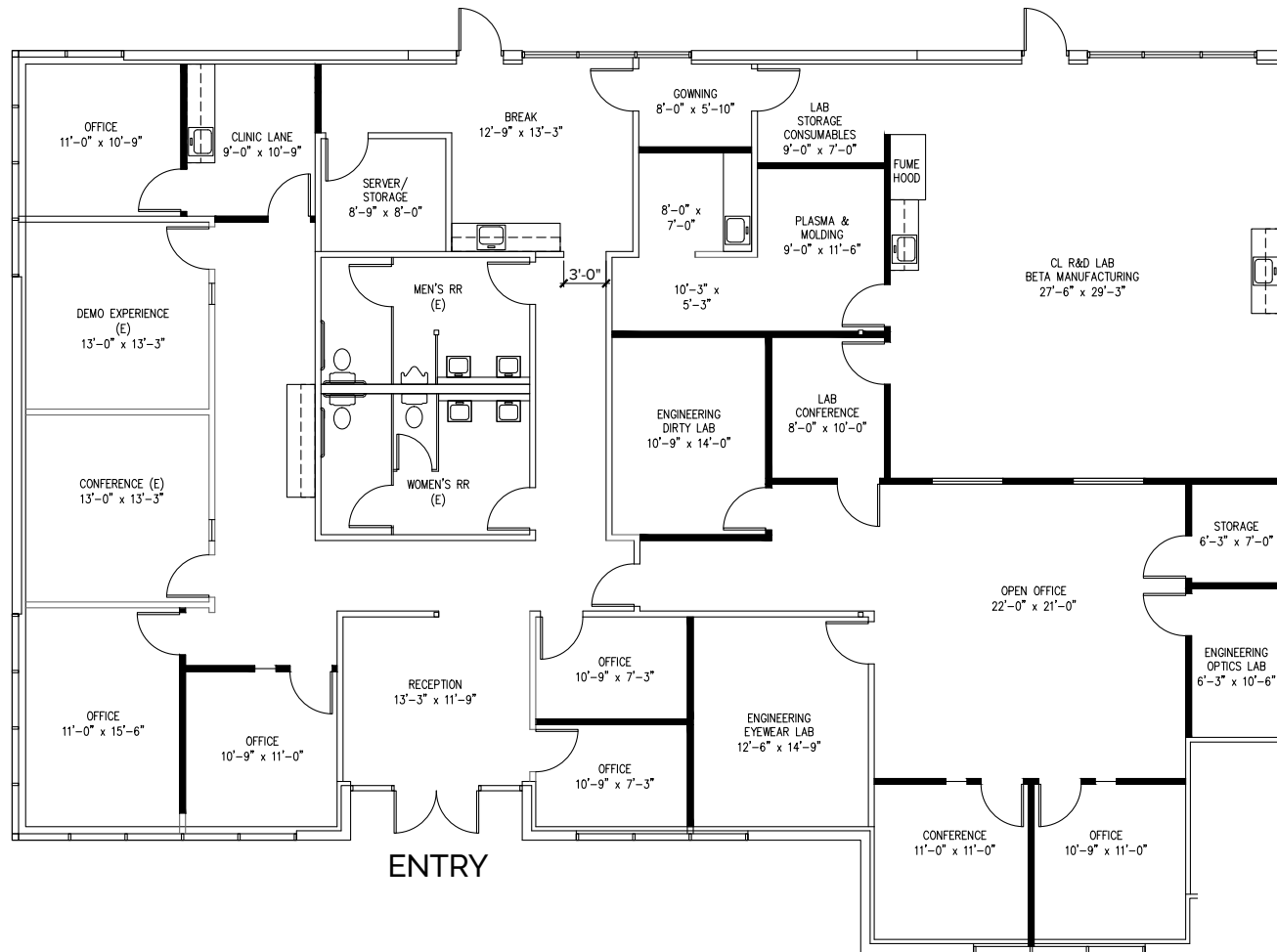
- 2,906 rsf
- 90% office, small warehouse/storage area
- Double door reception
- Large conference room
- 6 private offices
- Larger open office areas
- Private bathrooms within the suite
- Rear warehouse with grade level loading

## ASKING RENT

- Asking Rent: \$1.75/sf NNN (NNNs approximately 0.50/sf)

# Floorplan - 11031 Via Frontera

Suite A - 5,243 rsf | available now (Suites can be combined for ± 8k rsf)



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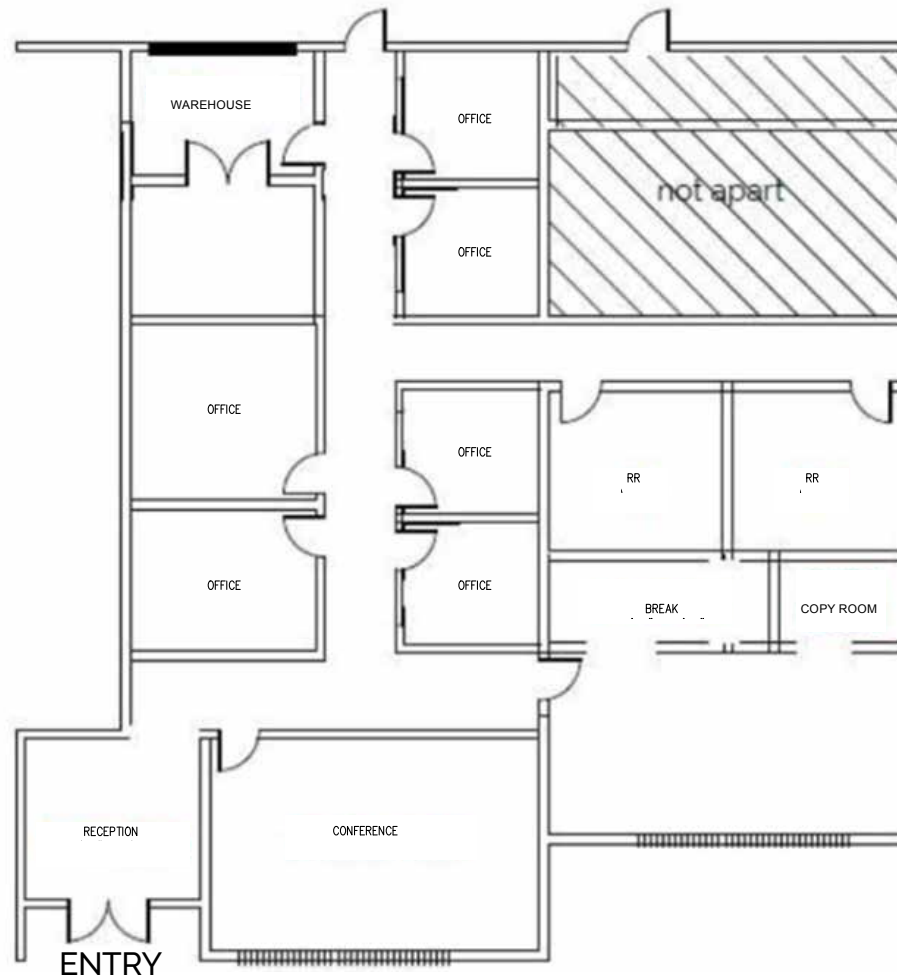
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## Floorplan - 11031 Via Frontera

Suite B - 2,906 rsf | available now (Suites can be combined for ± 8k rsf)



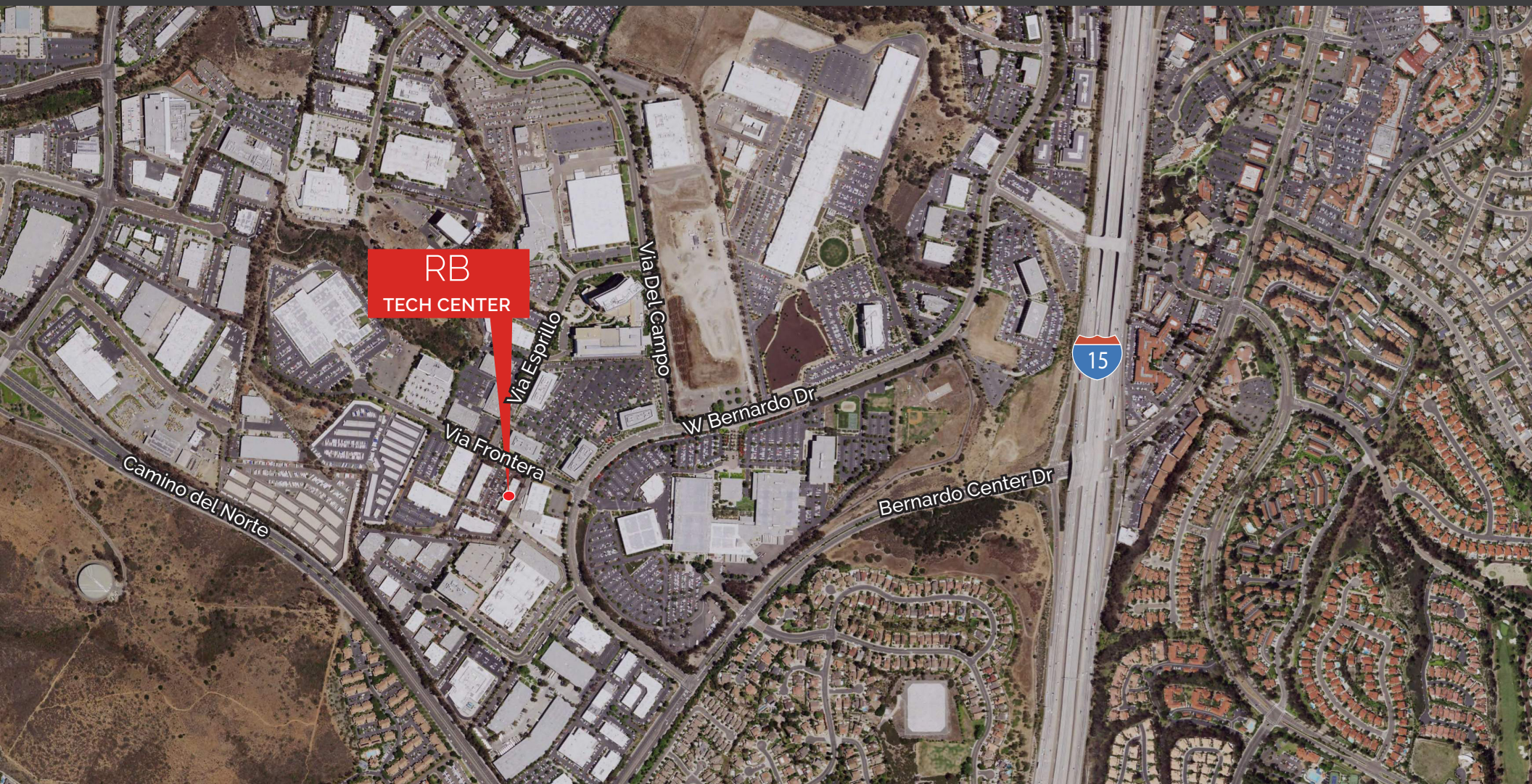
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Close proximity to retail



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Join other quality companies such as  
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DEL MAR  
HEIGHTS

PACIFIC  
HIGHLANDS  
RANCH

56

TORREY  
HIGHLANDS

CARMEL VALLEY

15

CARMEL  
MOUNTAIN  
RANCH

SABRE SPRINGS

**1. Holiday Inn**

**2. High Country Plaza**

7 Eleven  
 Kelly's Public House  
 Domino's Pizza  
 Jersey Mike's Sub

**3. Radisson Inn and Suites**

**4. National University**

**5. Courtyard San Diego**

Rancho Bernardo

**6. Park Terrace**

Hilton Garden Inn, 24-Hour Fitness,  
 Souplantation, Stir Fresh Mongolian Grill

**7. 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

**8. 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

**9. 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, Round Table Pizza, Nextel,  
 Bonelli's Pizza and Pasta, Rubio's, Bruegger's  
 Bagels, Chevron, Draper's & Damon's

**10. Bernardo Center**

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

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