

For Sale <u>+</u> **35,253 SF**

SAN DIEGO, CA 92128

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.

BUILDING FEATURES:

Building Size: 35,253 SF

Lot Size: 3.14 Acres

Parking Ratio: 2.5/1,000 SF

Loading: 3 Grade-Level Doors

Sale Price: Contact Brokers For Sale Price & Rent Roll

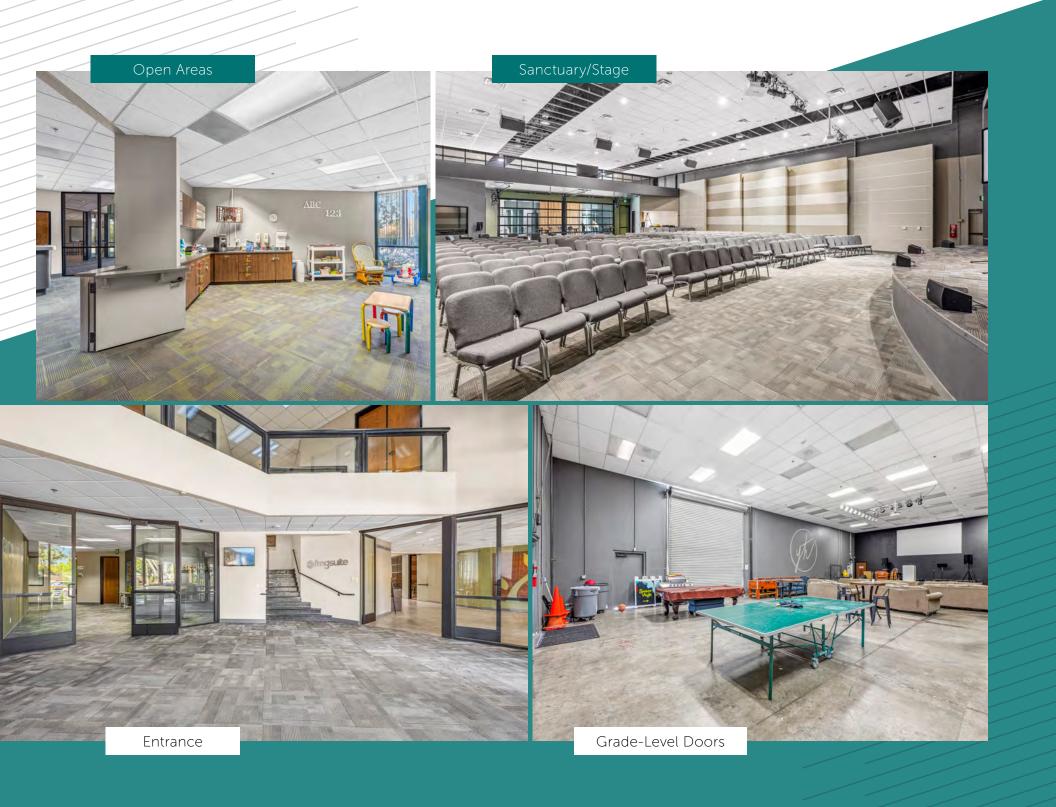
Financing: Seller Financing Available - Contact Brokers

Occupancy: 1st Floor - 71% Leased to One Tenant

2nd Floor - 29% Owner Leaseback*



^{*}Owner is willing to vacate for an owner/user buyer.





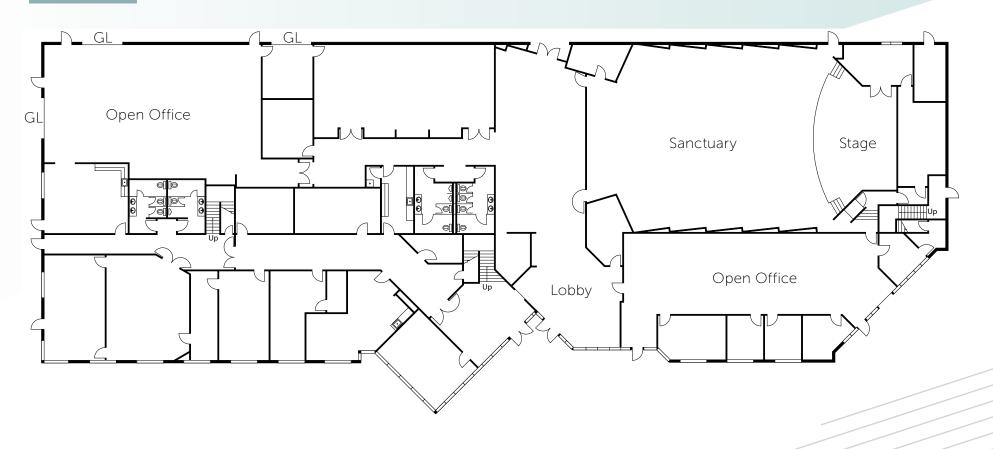






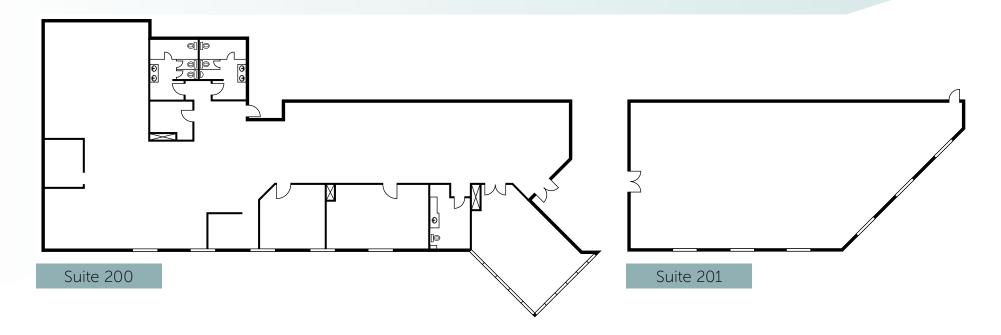
FLOOR PLAN

First Floor



FLOOR PLAN

Second Floor



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

RANCHO BERNARDO

Rancho Bernardo is nestled amidst the picturesque landscape of northeast San Diego County. Rancho Bernardo is a vibrant community renowned for its tranquil suburban charm and stunning natural beauty. Surrounded by rolling hills, Rancho Bernardo offers everything from spacious single-family homes to luxurious estates and is conveniently located within easy reach of urban amenities, including shopping centers, dining establishments, and recreational facilities.

Much of Rancho Bernardo's development began in the 1970s and 1980s and was home to some of the first technology parks in the county, including companies such as Sony, Hewlett Packard (HP), BAE Systems, and Northrop Grumman. These major companies still maintain their presence here today along with other tech and defense companies such General Atomics, Cymer, and Amazon. The newest firm to expand into this area has been Apple, which has recently leased and purchased over 1M SF of office space in Rancho Bernardo.



Population 101,809



Number of Households 37,105



Household Income \$200,956



NEARBY AMENITIES

1 Carmel Mountain Plaza

Costco Panda Express

Islands SDCCU

2 Carmel Mountain Plaza

Shell Chick-fil-A Panera Bread Rubio's

At Home Total Wine & More
Coffee Bean Nordstrom Rack
Fish District Barnes & Noble
Cava In-N-Out Burger

3 Carmel Mountain Ranch Home Center

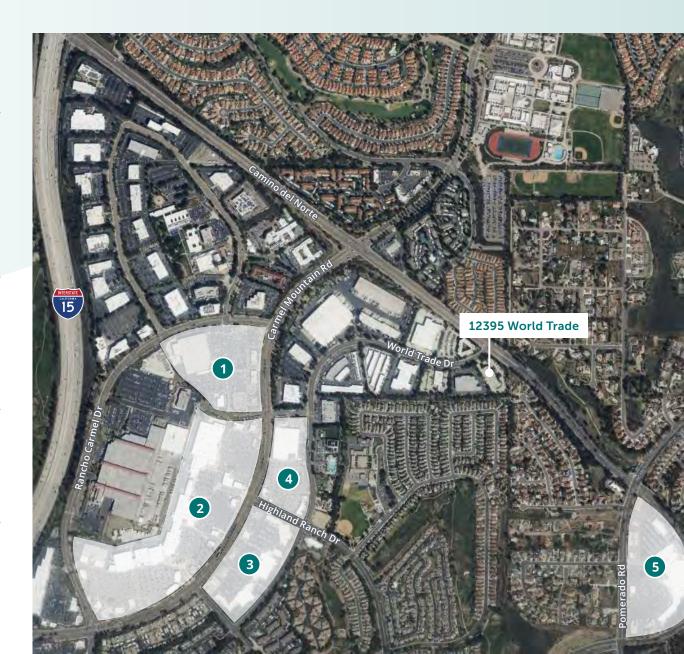
El Pollo Loco McDonald's
Trader Joe's Delhi Kitchen
Ralphs Starbucks
Greek Corner Cafe Rite Aid

4 Carmel Mountain Ranch Home Center

Mostra Coffee Home Depot Epic Wings Kyodai Sushi Duff's Doggz See's Candies

5 Carmel Mountain Town Ranch Center

Target Luna Grill
Jersey Mike's Ike's
Outback Carl's Jr.



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