

16955

VIA DEL CAMPO



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Properties

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CBRE

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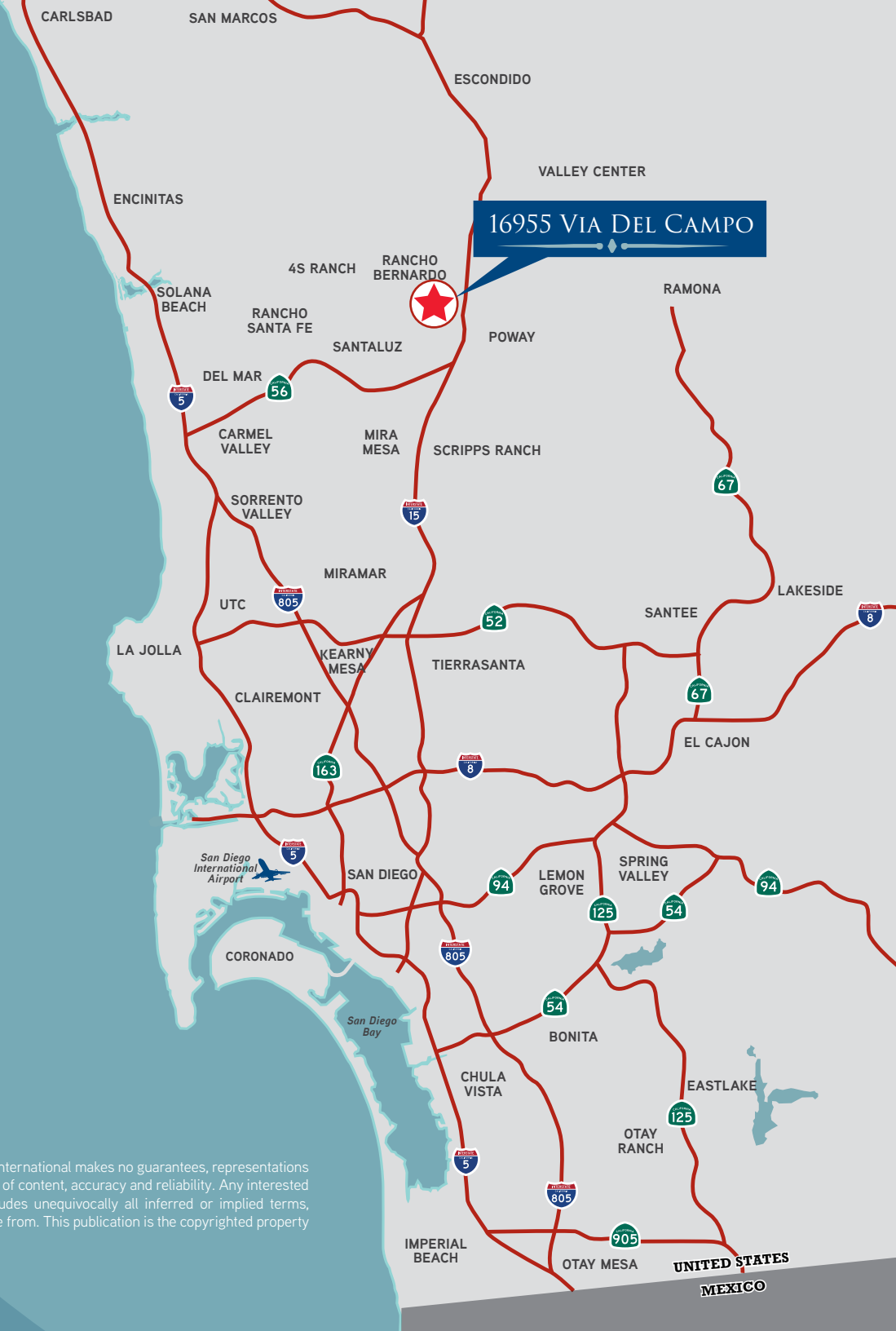


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PROPERTY DETAILS

- › 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 108 › ±2,486 SF

Reception, kitchenette, three private offices, and open office area

Second Floor › Fully Leased

ASKING RATE

\$2.15/SF plus Electric



FIRST FLOOR





RANCHO BERNARDO RD

BERNARDO CENTER DR

W BERNARDO DR

National University

Swinerton

Transit Station

Northrop Grumman MVA

Sharp

Microsoft

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VIA DEL CAMPO

W BERNARDO DR

BERNARDO CENTER DR

Sony

Hewlett-Packard

VIA DEL CAMPO CT

VIA ESPRILLO

Broadcom

VIA FRONTERA



 **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

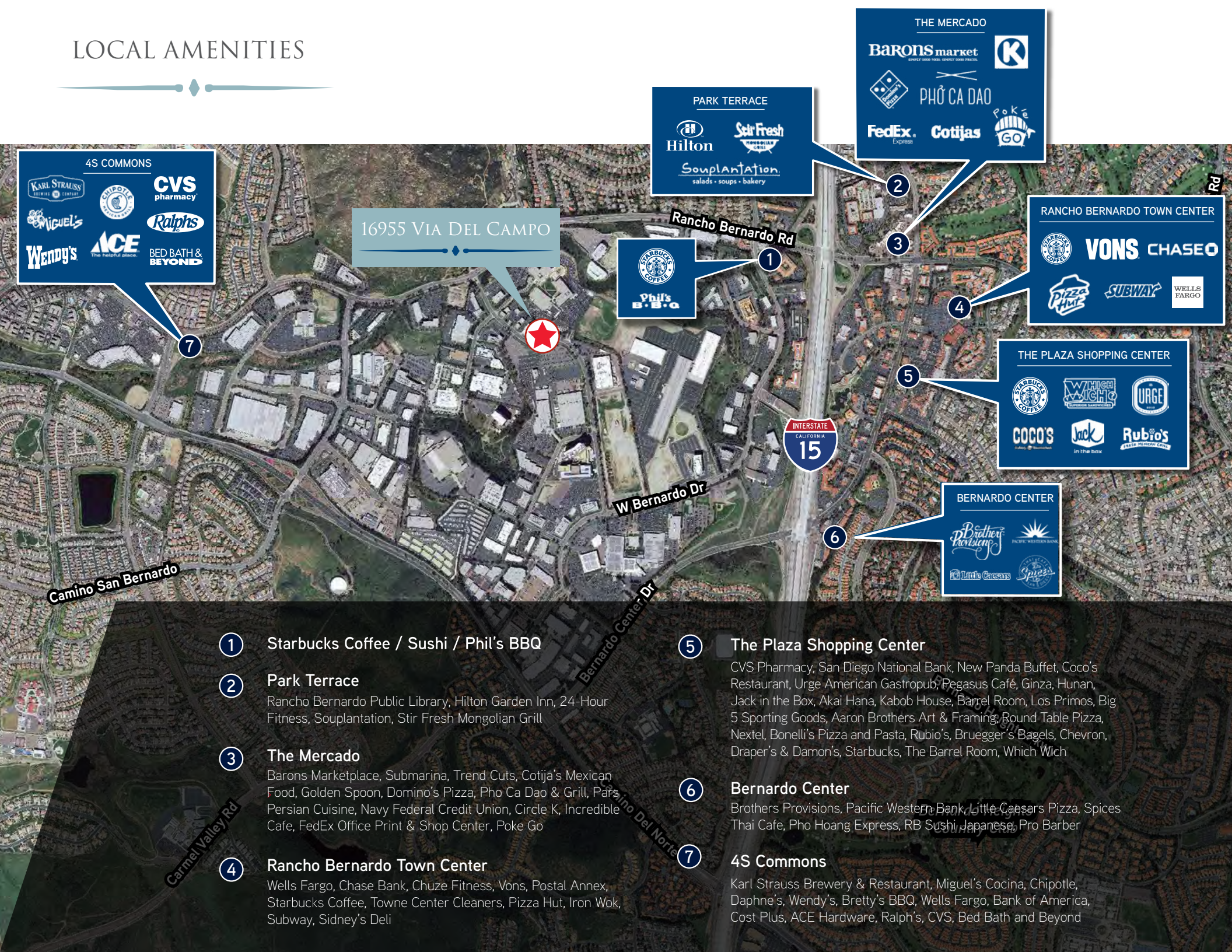
 **Award Winning**
Poway Unified School District

 **26.5 miles**
to San Diego International Airport



LOCAL AMENITIES

LOCAL AMENITIES



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4S COMMONS

KARL STRAUSS
BREWERY & RESTAURANT

MIGUEL'S

Wendy's

CHIPOTLE

CVS pharmacy

Ralph's

ACE
The helpful place.

BED BATH & BEYOND

PARK TERRACE

Hilton

Stir Fresh

Souplantation
salads • soups • bakery

THE MERCADO

Barons market

PHỞ CA DAO

FedEx Express

Cotijas

Poke GO

Starbucks Coffee

Phil's B.B.Q.

RANCHO BERNARDO TOWN CENTER

Starbucks Coffee

VONS CHASEO

Pizza Hut

Subway

WELLS FARGO

THE PLAZA SHOPPING CENTER

Starbucks Coffee

Which Wich

URGE

COCO'S

Jack in the box

Rubio's

BERNARDO CENTER

Brothers Provisions

Pacific Western Bank

Little Caesars

Spices

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, Paris 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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