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WESTRIDGE

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UNITED STATES
MEXICO

PROPERTY DETAILS

- › Best views in Rancho Bernardo
- › Award Winning Class A Office Building
- › Easy Access to I-15 and mass transit
- › Monument Signage Available
- › 4:1 Parking Ratio
- › Electronic Card Key Access
- › Dramatic Lobby/Building Entrance
- › On-site ownership and management

AVAILABILITY

Suite 102 › 1,679 SF

Ground floor, double door lobby access space efficiently improved with reception, conference room, 3 private offices on windows, break room, and open office

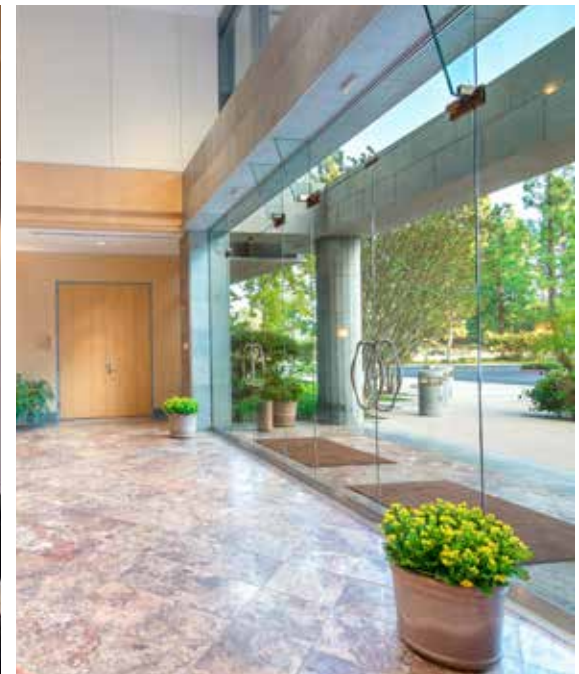
Suite 210 › 2,785 SF

Second floor - Kitchen, conference room, one large office and training room. Open work area on the glass line with mountain views.

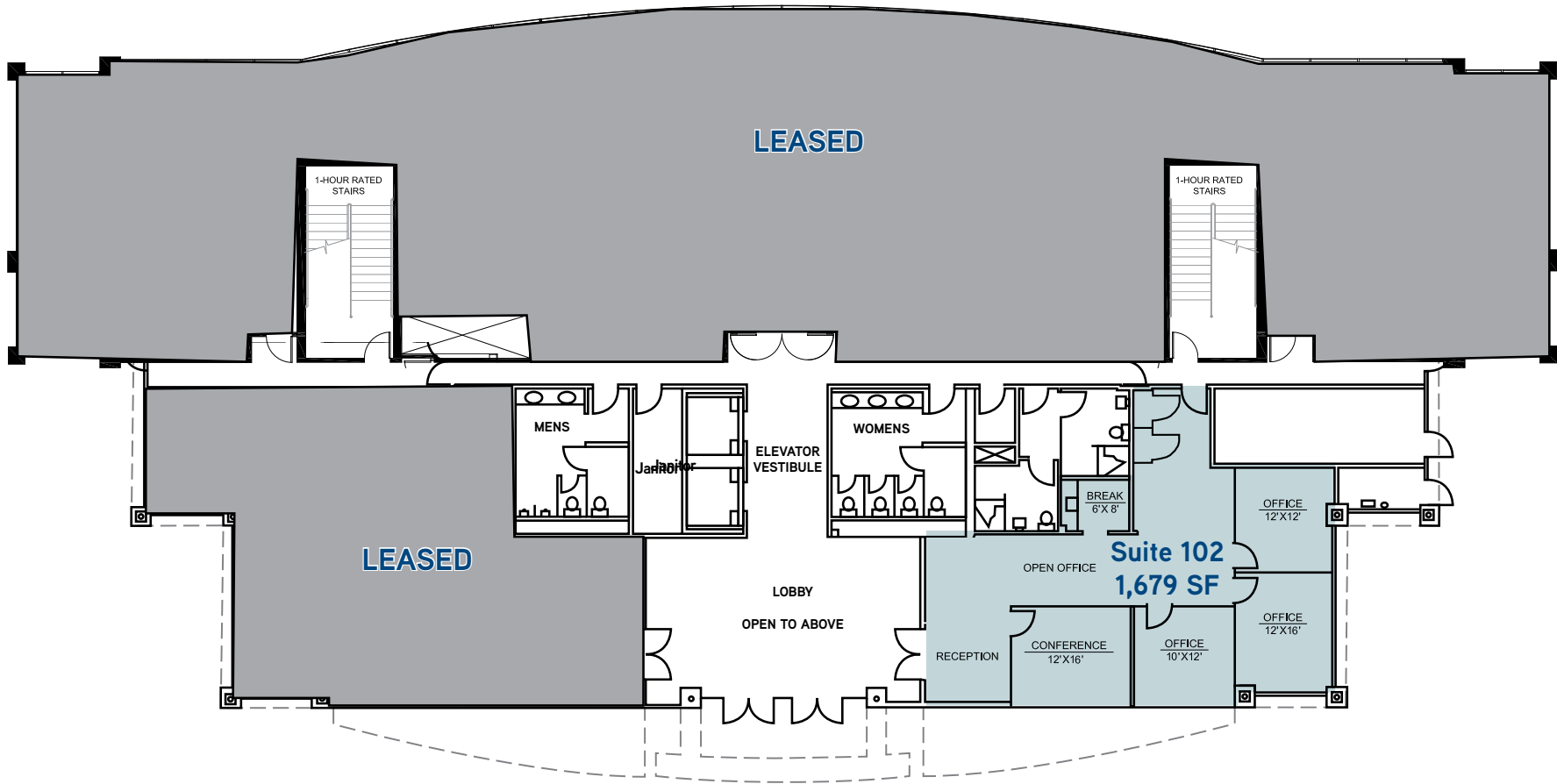
Available Now

ASKING RATE: \$3.00/SF* plus Electric

**Asking Rates include 5 day per week janitorial services*



FIRST FLOOR



SECOND FLOOR







 **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

BED BATH & BEYOND **Ralphs** **STARBUCKS COFFEE**
BAJA FRESH **Souplantation** 
MEXICAN • GRILL salads • soups • bakery
Wendy's **TACO BELL** **McDonald's** **VONS**
jamba juice **PEI WEI** **CHIPOTLE**
FRESH MEXICAN GRILL MEXICAN BELL
Massage Envy **JACK IN THE BOX** **KARL STRAUSS**
BREWING & CO. COMPANY
SUBWAY **Peet's Coffee & Tea**
LA | FITNESS **7 ELEVEN** **CVS pharmacy**
24 HOUR FITNESS **UNITED STATES POSTAL SERVICE**
verizon **ups** **FedEx Express**
WELLS FARGO **POSTAL ANNEX+**
citibank **NAVY FEDERAL Credit Union**
Radisson **Bank of America**
Best Western **Hilton Garden Inn**
Holiday Inn **COURTYARD Marriott**

1 4S Commons Town Center

Jimbo's, Ralphs, Bed Bath & Beyond, Verizon Wireless, The UPS Store, CVS, Bank of America, Miguel's Cocina, Wells Fargo, Wendy's, Chipotle, Daphne's, Jamba Juice, Pei Wei, Panera, Napizza, Wahoo's Fish Tacos, Cost Plus World Market, The Coffee Bean, Karl Strauss

2 4S Ranch Village

Carl's Jr., Subway, Starbucks, T-Mobile, Sushi on the Rock, Flippin' Pizza

3 Park Terrace

24 Hour Fitness, Souplantation, Hilton Garden Inn, Mongolian Grill

4 The Mercado Rancho Bernardo

Mission Federal Credit Union, Navy Federal Credit Union, Submarina, FedEx Office, Pizza Hut

5 Rancho Bernardo Food Center

Carl's Jr., 7-Eleven, Citibank, Jack in the Box, Peet's Coffee & Tea, Wells Fargo, Postal Annex, Chuze Fitness, Subway, Vons, Starbucks, Panda Express

6 The Plaza Shopping Center

CVS, Round Table Pizza, Subway, Baja Fresh, Bank of America, US Post Office, Massage Envy Spa

7 High Country Plaza

Personalized Family Dentistry, High Country Barbershop, Jersey Mike's Subs, A K Martial Arts Academy, Victors Greek Cuisine, El Patron Mexican Grill, Herring Chiropractic, Eden Spa, Westside Cleaners, New York Giant Pizza, Kelly's Pub, Garden Fresh/Souplantation/Sweet Tomatoes, Microsemi Corp., BIT Group USA Inc., Reel Picture, 7-Eleven

8 Bernardo Center

Rancho Bernardo Real Estate, Rashid Realty Property Management, Sallie Hite, SDAR of Rancho Bernardo, Clear Choice Hearing Aid Ctr, Realty Experts, Fitness Together, Regina Hiremath Hairstylist, Wells Fargo Home Mortgage, Rb Sushi Japanese Restaurant, SynFast Oil Change, Passage to India, Pho Hoa Noodle Soup, Pailin Thai Cafe, Jerry Ning, Chicago Title Insurance Co

- | | | |
|--------------------|-------------------------|-----------------------|
| 1 LA Fitness | 9 Hawthorne Caterpillar | 17 Radisson |
| 2 Northrup Grumman | 10 Teradata | 18 Hewlett Packard |
| 3 Jerome's | 11 Palomar College | 19 Amazon |
| 4 SAIC | 12 Millennium Labs | 20 Sony |
| 5 General Atomics | 13 Sharp | 21 Broadcomm |
| 6 Scripps Health | 14 Hilton | 22 Courtyard Marriott |
| 7 Petco | 15 Phils BBQ | |
| 8 BAE Systems | 16 New Sharp Hospital | |

LOCAL AMENITIES and corporate neighbors



Panoramic Views From Westridge



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