



11908

FOR SALE OR LEASE | 35,915 SF CORPORATE HEADQUARTERS
11908 Community Road
Poway, CA 92064

TED CUTHBERT
Senior Executive Vice President
Lic. No. 00964042
DIR +1 858 636 7988
ted.cuthbert@colliers.com





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Senior Executive Vice President
Lic. No. 00964042
DIR +1 858 636 7988
ted.cuthbert@colliers.com

5901 Priestly Drive, Suite 100
Carlsbad, CA 92008
MAIN +1 760 438 8950
FAX +1 760 438 8925
colliers.com/sandiego



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BRAND NEW 35,915 SF CORPORATE HEADQUARTERS BUILDING FOR SALE OR LEASE

11908 COMMUNITY ROAD

Poway, California 92064

11908 Community Road a brand new approximately 35,915 SF square foot freestanding corporate headquarters building. The Property's excellent location and above-standard improvements, fenced truck court, exceptional loading, and its strategic location in the City of Poway, California, in close proximity to the I-15 Corridor, make it an ideal corporate headquarters location.

Address	11908 Community Road San Diego, CA 92111
Submarket/Zoning	Poway/LI Zoning
Size	Approximately 35,915 SF
Land Area	Approximatley 2.26 acres (98,446 SF)
Parking	2.65/1,000 Parking Ratio (95 parking spaces)
% Improved	21%
Power	2,000A 120/208V
Clear Height	28'
Loading	3 dock-high and 5 grade-level loading doors
Sprinklers	ESFR
Features	Secured fenced truck court, high-end improvements
Year Built	2018
Parcel Number	320-220-12-00
FOR LEASE	\$1.19/SF Net of Operating Expenses (Operating Expenses estimated at \$0.2432/SF)
SALE PRICE	\$8,583,685 (\$239/SF)

Accelerating success.

FIRST FLOOR
OPEN LOBBY





SECOND FLOOR
ATRIUM LOUNGE



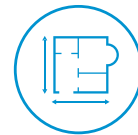
FULL KITCHEN

Gas cooktop and stainless steel hood
Refrigerator-, dishwasher-, oven- and microwave-ready
Large island with quartz counter, ample storage and sink



UPGRADED RESTROOMS

Wood grain ceramic tile
Shower provided on first and second floor
Quartz countertops



WIDE OPEN SPACES

Inviting lobby with upgraded carpet, high ceilings
Oversized offices with dramatic glass and wood finishes
Modern second floor lounge and break area
Large, bright window-lined conference room
First floor fitness room





EXCEPTIONAL LOADING

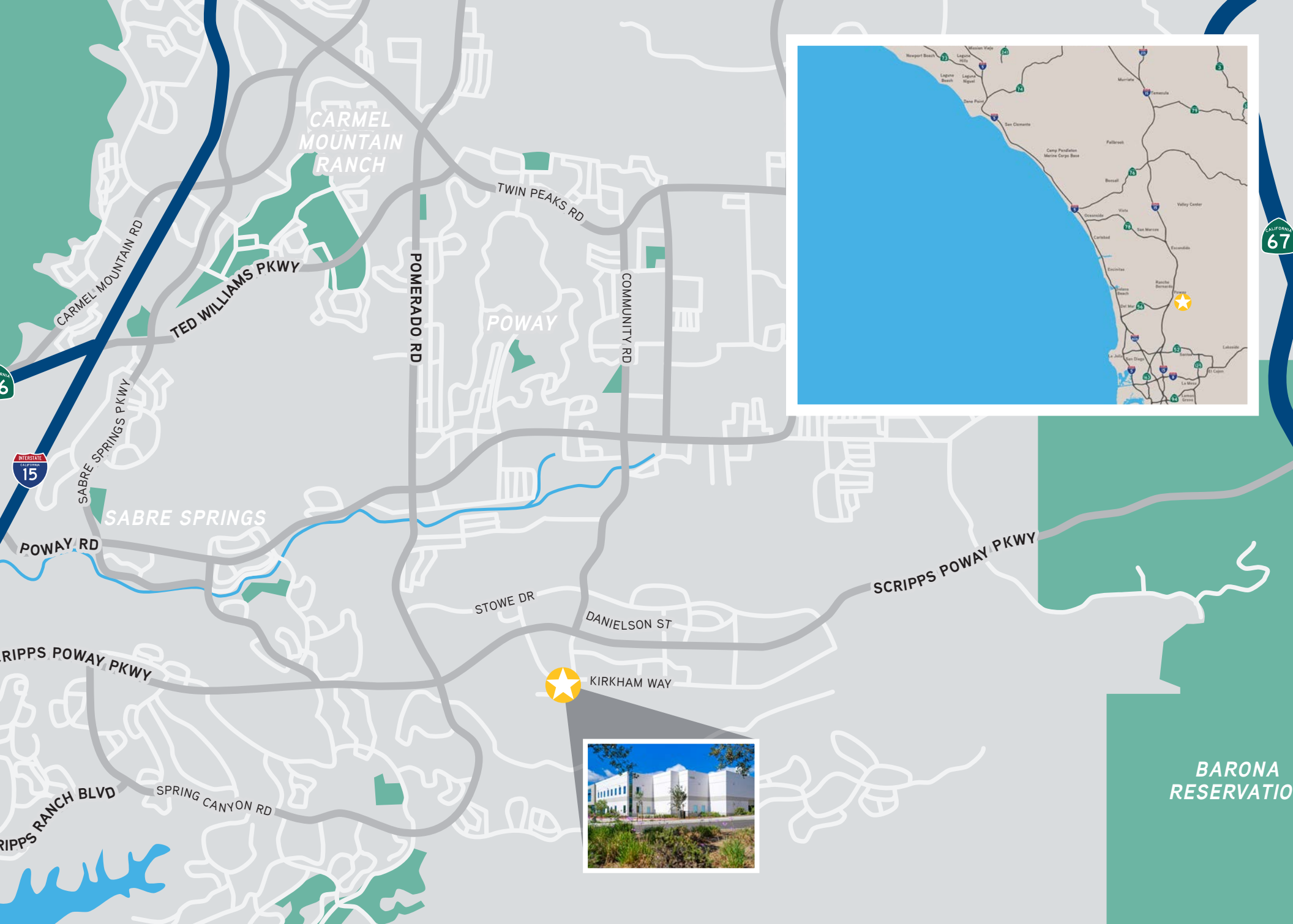
- 3 9' X 10' Dock-high loading doors
- 1 16' X 14' (oversized) Grade-level loading doors
- 4 12' X 14' Grade-level loading doors
- Secured fenced truck court area
- Concrete truck courts



ADDITIONAL AMENITIES

- High-end finishes throughout
- CALGreen Compliant energy efficient building
- Lush landscaping
- Bicycle parking & storage locker
- Ready for EV charging station installation
- Exit to outdoor patio space through kitchen
- Glass showroom off lobby for display products

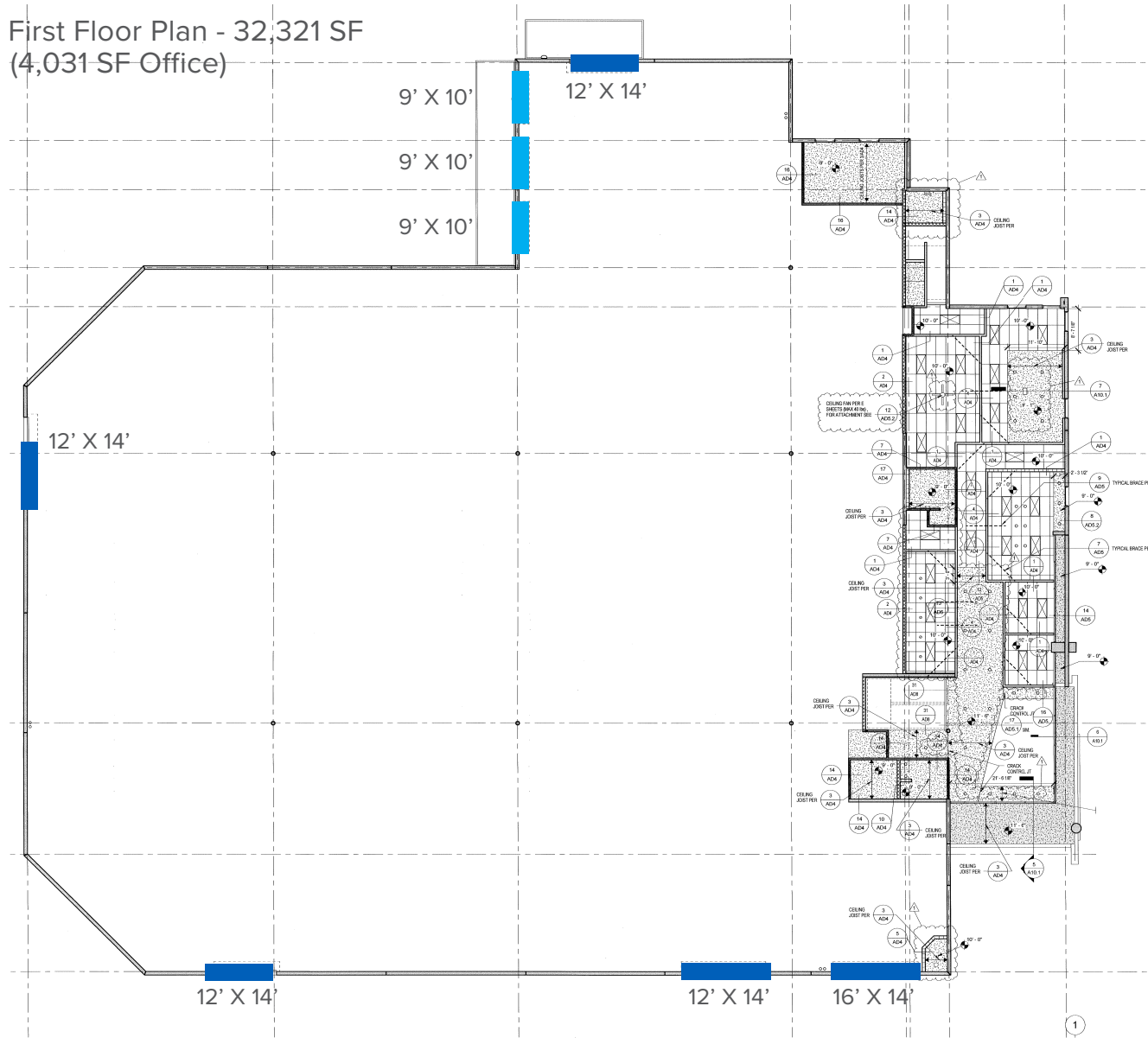




BARONA RESERVATIO

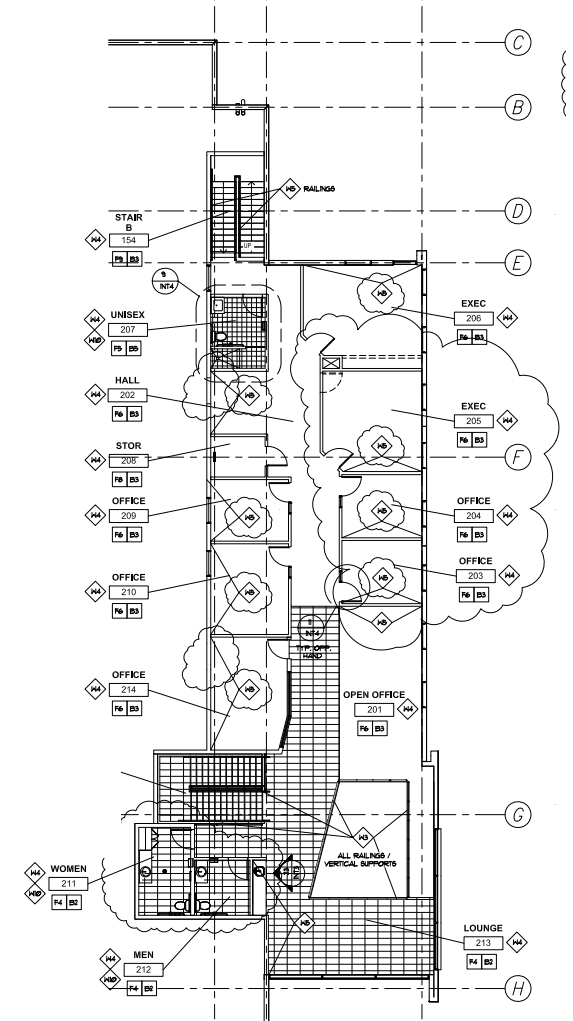
FLOOR PLAN

First Floor Plan - 32,321 SF
(4,031 SF Office)



- GRADE-LEVEL LOADING DOOR
- DOCK-HIGH LOADING DOOR

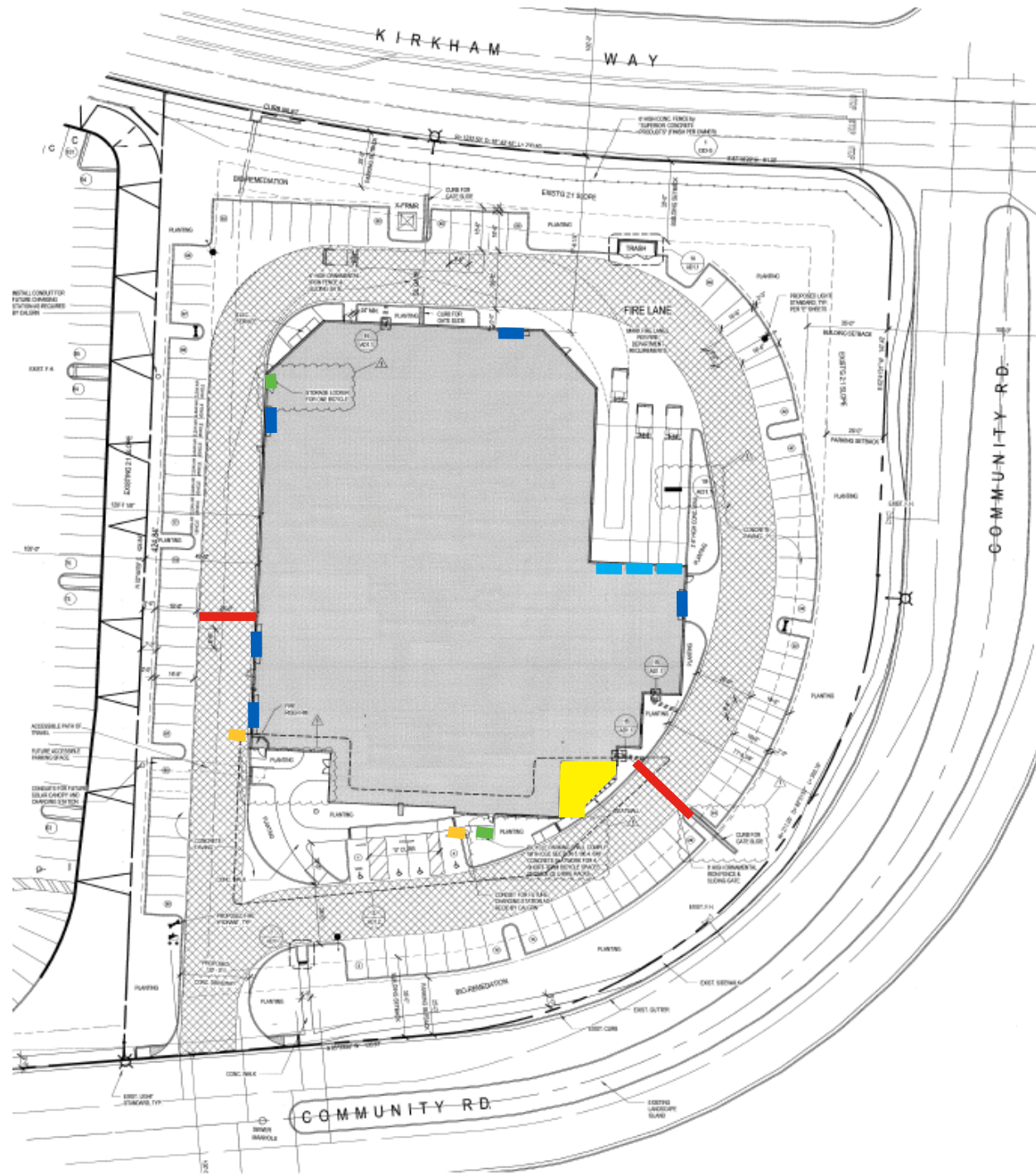
Second Floor Plan - 3,593 SF



SITE PLAN

COLOR KEY

- GRADE-LEVEL LOADING DOOR
- DOCK-HIGH LOADING DOOR
- SLIDING GATE
- BIKE LOCKER / STORAGE
- EV CHARGING CONDUIT
- PATIO



REPLACEMENT COST ANALYSIS

		SF	\$	Land	Building	Total
Shell Building		35434	\$94.46		\$3,346,989	\$3,346,989
High End Finish					152,852	\$152,852
Tenant Improvements		7217	\$98.31		709,475	\$709,475
Warehouse Improvements		28217	\$2.50		70,543	\$70,543
Architectural/Engineering		35434	\$5.72		202,682	\$202,682
Permits		35434	\$4.95		175,398	\$175,398
Land	2.26	98446	\$38.00	3,740,948		\$3,740,948
Interest Carry			4.75%	133,271	73,751	\$207,022
Bank Fees			1.50%	58,113	70,975	\$129,089
Closing Costs				6,000	6,000	\$12,000
Developer's Fee			3.00%	118,150	144,260	\$262,410
Total Cost of Facility				\$4,056,483	\$4,952,926	\$9,009,408
Cost per Square foot				\$114.48	\$139.78	\$254.26

MARKET OVERVIEW

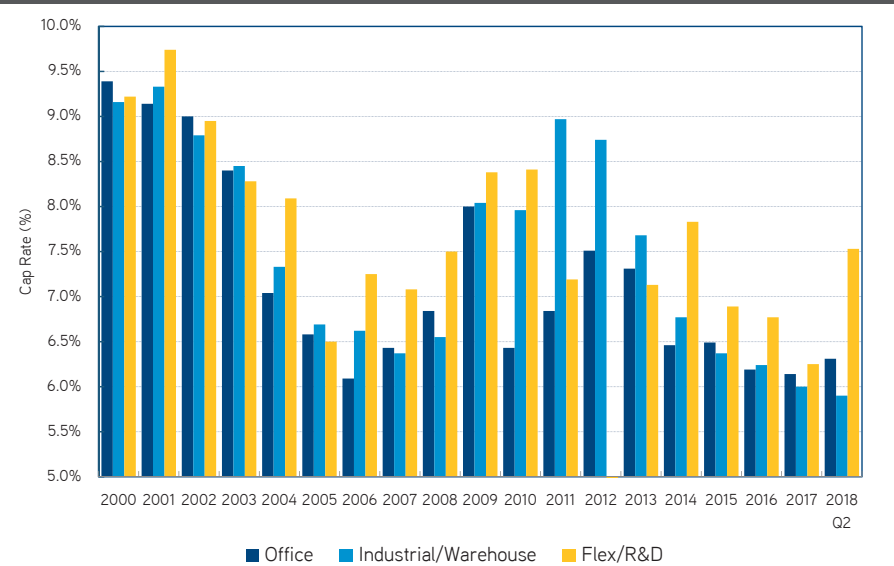
SAN DIEGO, CALIFORNIA

San Diego is one of California's key cities located on the coast of the Pacific Ocean in Southern California. It is immediately adjacent to the border with Mexico and south of Los Angeles (120 miles). San Diego is one of the fastest growing cities in the nation. It is known for its mild year-round climate, natural deep-water harbor, extensive beaches, long association with the U.S. Navy, and recent emergence as a healthcare and biotechnology development center.



- 
 UP
Vacancy
- 
 DOWN
Net Absorption
- 
 UP
Sales Prices
- 
 UP
Lease Rates
- 
 UP
Transactions

CAP RATE TRENDS



Source: CoStar Group, Inc.

Includes properties sold between \$1M and \$10M.



CITY OF POWAY

The Poway market consists of 6.24 million SF of industrial space, 2.41 million SF of R&D space. Poway is one of San Diego County's "newer" submarkets, boasting most of its inventory built in the mid-1990s to the early-2000s. Poway is home to major corporate tenants such as General Atomics, Cohu, GEICO, and Mitchell International.

At the end of Q2 2018, Poway posted one of the lowest combined industrial/R&D vacancy rates in the county. Poway's rate of 1.21% was 341 basis points (bps) less than the overall I-15 Corridor vacancy of 4.62% and 324 bps less than the countywide vacancy of 4.45%. Demand during Q2 2018 totaled 7,144 SF of negative net absorption bringing year-to-date net absorption to a negative 26,419.

The vacancy rate broken out for industrial and R&D space was 1.54% and 0.33%, respectively. Poway maintains the lowest R&D vacancy rate of all of San Diego County's major submarkets.

In Q3 2017, Techbilt Companies completed construction the 82,640 SF Poway Corporate Center at 11905 Community Rd. The building was preleased to General Atomics. Additionally, 302,500 SF of new construction was completed at the three-building Ridgeview Business Park on Kirkham Way was also pre-leased by General Atomics. Additionally, Techbilt has seven buildings under construction totaling 82,742 SF in Poway Tech Center that is scheduled to be completed by year-end.

QUICK STATS (5 MI RADIUS - 2017)

142,105 Residents



48,633
Households



\$138,625
Avg. Household Income



\$818,250
Median Single-family
Home Value



62.4%
College Educated



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