

10730-10740 THORN MINT RD.
SAN DIEGO, CA 92127

OFFERING
MEMORANDUM



4S RANCH BUSINESS PARK





THORN MINT RD

The information contained herein, including an pro forma income and expense information (collectively, the "Information") is based upon assumption and projections and has been compiled or modeled from sources we consider reliable and is based on the best available information at the time the brochure was issued. However, the Information is subject to change and is not guaranteed as to completeness or accuracy. While we have no reason to believe that the Information set forth in this brochure, underwriting, cash flows, valuation, and other financial information (or any Information that is subsequently provided or made available to you) contains any material inaccuracies, no representations or warranties, express or implied, are made with respect to the accuracy or completeness of the Information. Independent estimates of pro forma income and expenses should be developed before any decision is made on whether to invest in the Property. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and are qualified in their entirety by the actual document to which they relate. You understand that the Information is confidential and is furnished solely for the purpose of your review in connection with a potential investment in the Property. You further understand that the Information is not to be used for any purpose or made available to any other person without express written consent of Colliers International. This offering is subject to prior placement and withdrawal, cancellation, or modification without notice. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2018. All rights reserved.

TABLE OF CONTENTS

THE OFFERING

Offering Highlights	5
Property Details	6
Lease Details	7
Floor Plans	8
Construction/Interior Components	11
Parcel Map	12

MARKET OVERVIEW

I-15 Corridor Industrial Market Overview	13
Amenities and Corporate Neighbors	16

TENANT PROFILE

Leidos, Inc.....	18
------------------	----

**Please do not disturb tenant.*

DAVID HARPER
Senior Vice President
Lic. No. 00880644
+1 858 677 5335
david.harper@colliers.com

4350 La Jolla Village Dr., Ste. 500
San Diego, CA 92122
Lic. No. 01908588
+1 858 455 1515
colliers.com/sandiego



THE OFFERING



Colliers International, as exclusive advisor to Seller, is pleased to present the opportunity to acquire 10730-10740 Thornmint Road, an industrial/R&D investment located in the Rancho Bernardo community. This approximately 41,788 square foot property is leased to Leidos, Inc. formerly known as Science Applications International Corporation (SAIC), an American defense, aviation, information technology, and biomedical research company.



OFFERING HIGHLIGHTS

- › 10730 Thornmint Road: ±17,692 SF
- › 10740 Thornmint Road: ± 24,096 SF
- › Total SF: ± 41,788 SF

- › Leidos, Inc., one of the leading systems integrators in science, technology, and engineering

- › Recent lease extension through November 30, 2022

- › Price: \$11,000,000

PROPERTY DETAILS

Address: 10730-10740 Thornmint Road, San Diego, CA 92127

Location: 10730-10740 Thornmint Road is located in the Rancho Bernardo Submarket, and less than 3 miles from Interstate 15. Tenants within 4S -Ranch Business Park include General Atomics, Northrop Grumman, Sony, and Hewlett Packard. Also close by is the new facility for Amazon's distribution center. Highly sought after M54 county zoning.

Year Built: 1998

APN: 678-292-21, 678-292-22



Access/Visibility:

Access to the property is provided via Camino San Bernardo from Camino Del Norte or Rancho Bernardo Rd.



Land Area:

±2.14 acres or 93,219 SF



Parking:

102 spaces



Zoning:

M54- In County



Occupancy:

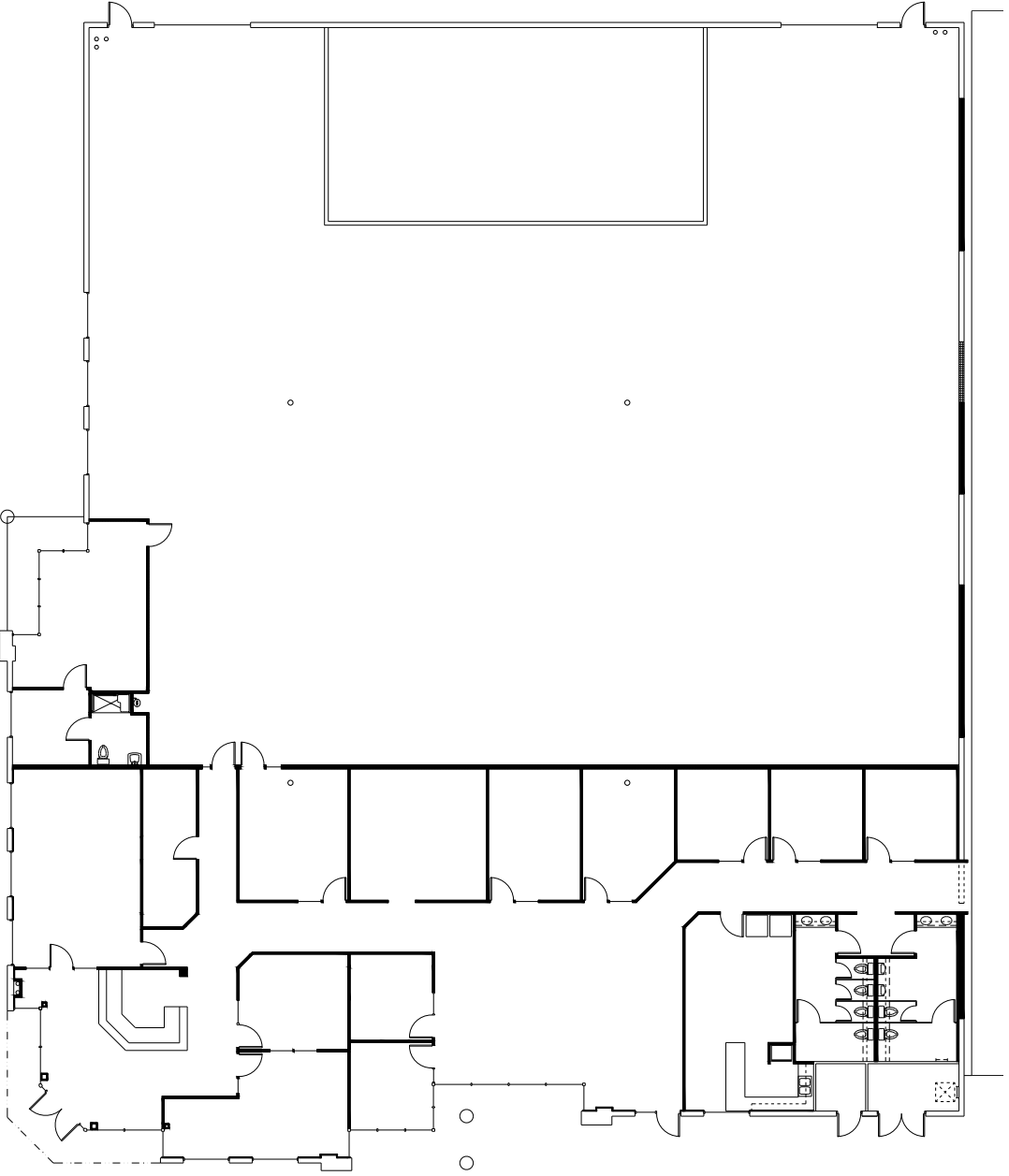
The buildings are leased to Leidos, Inc., formerly known as Science Applications International Corporation (SAIC)

LEASE DETAILS

Occupancy:	The building is leased to Leidos, Inc. with a lease expiration date of November 30, 2022
Rent:	\$1.27/SF/month NNN (Below Market)
Rent Increases:	3% per year over the previous years rent
Square Footage:	Approximately ±41,788 SF (10730 Thornmint Rd: ±17,692 SF & 10740 Thornmint Rd: ±24,096 SF)
Lease Term:	41 months, plus 5 year Option at Market
NOI:	\$638,394.00

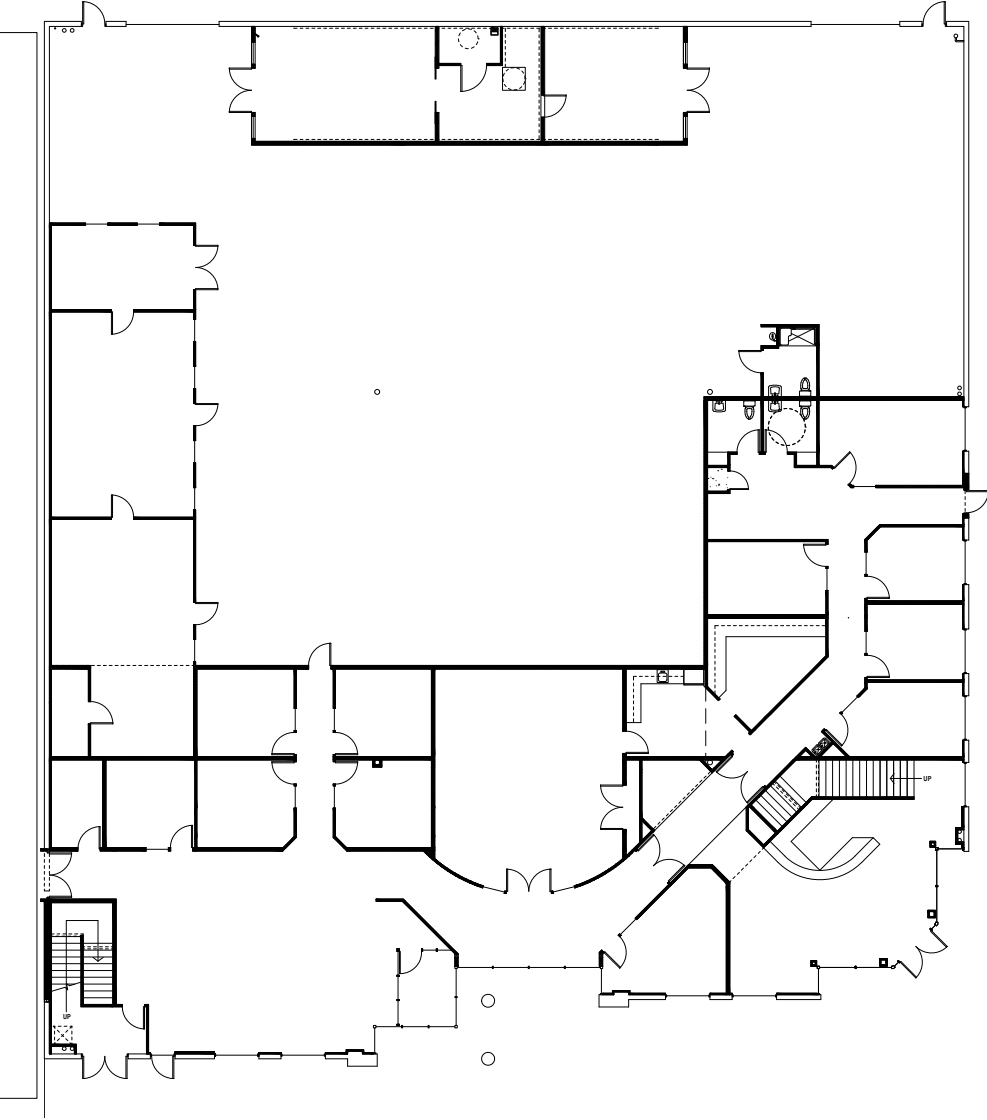


FLOOR PLAN: APPROX. 17,692 SF

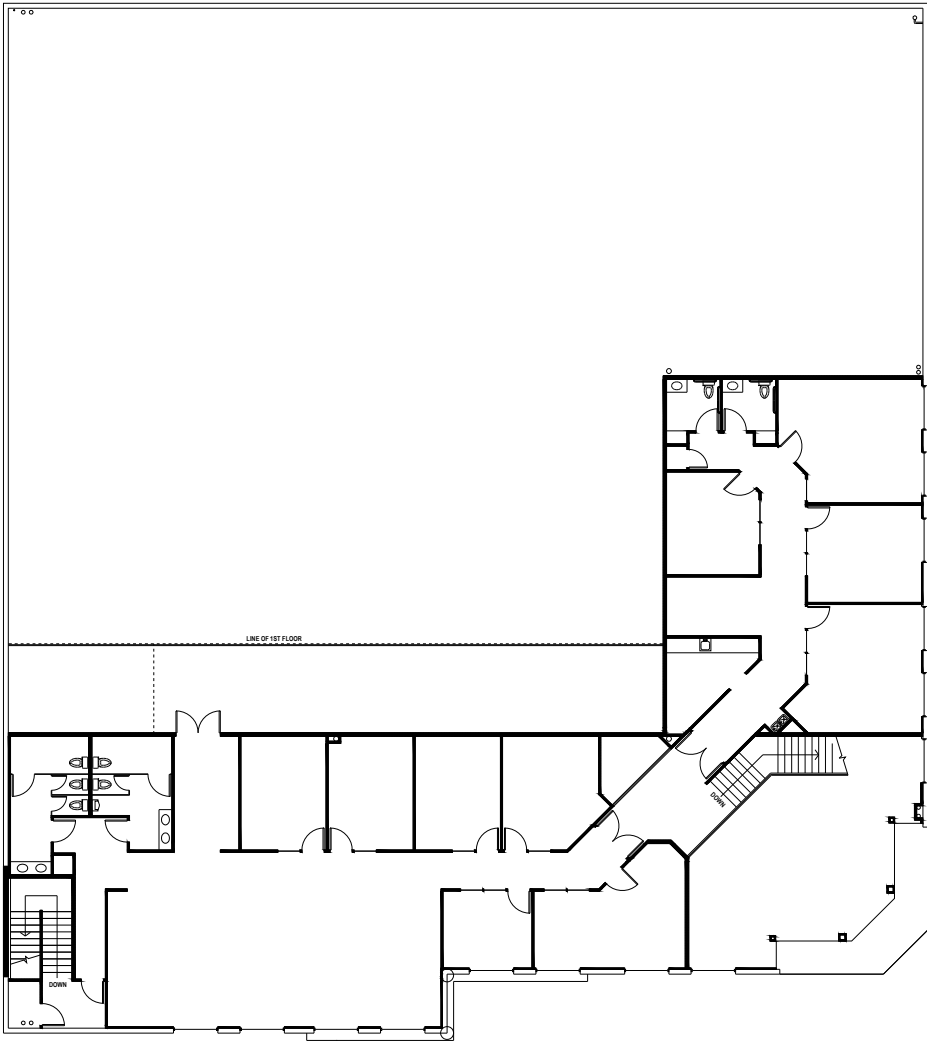


FLOOR PLAN: APPROX. 24,096 SF

1ST FLOOR



2ND FLOOR





10730-10740
THORN MINT RD

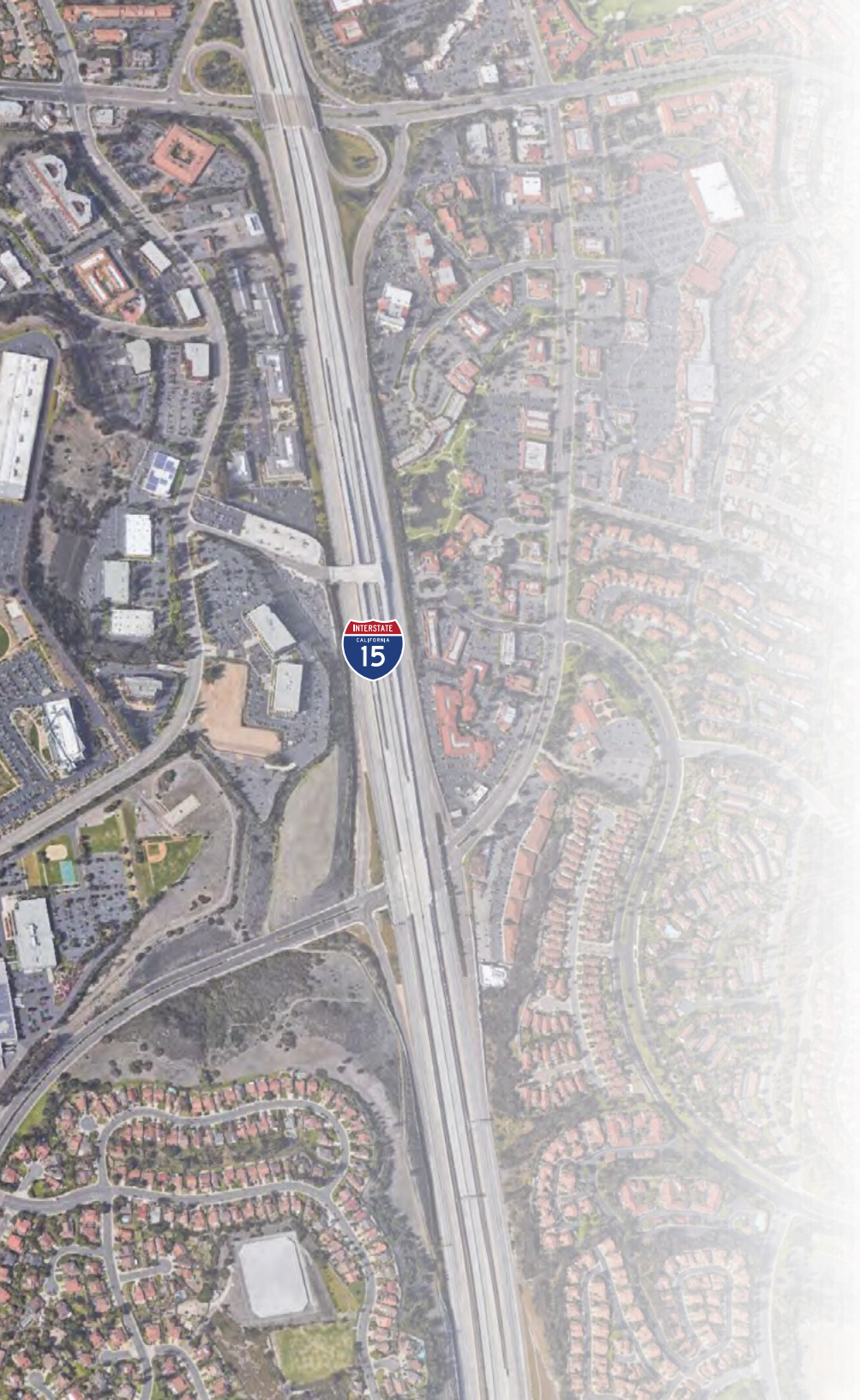
RANCHO BERNARDO RD

THORN MINT RD

CAMINO SAN BERNARDO

CAMINO DEL NORTE

DOVE CANYON RD



CONSTRUCTION COMPONENTS

- › **Foundation** Concrete slab on grade
- › **Floors** Carpet in private office areas, carpet and resilient tile in common areas and open office space, vinyl or tile in restrooms and kitchen, and concrete in the warehouse
- › **Exterior Walls** Concrete tilt-up
- › **HVAC** Packaged HVAC units on the roof

INTERIOR COMPONENTS

- › **Ceilings** Combination of acoustical ceiling tiles and open to the roof-deck
- › **Clear Height** The clear height is approximately 24 feet
- › **Restrooms** There are two sets of restrooms on the first floor and one set on the second floor
- › **Lighting** Fluorescent lighting fixtures in the office areas and ceiling fixtures in the warehouse area
- › **Interior Partitions** Painted, textured drywall. Warehouse includes exposed drywall
- › **Loading Docks/Doors** 2 docks, 4 grade doors

PARCEL
MAP

PARCELS: 678-292-22 & 678-292-21





MARKET OVERVIEW



Rancho Bernardo is located in the northern hills of San Diego County. The city's economy is dominated by tourism, but the city also has a diversified economic base. The property is located in the western portion of the city. It is conveniently accessed with close proximity to I-15. Surrounding land uses are largely industrial in nature.

AMENITIES & CORPORATE NEIGHBORS

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
- 2 Northrup Grumman
- 3 Jeromes
- 4 SAIC
- 5 General Atomics
- 6 Scripps Health
- 7 Cymer
- 8 Petco
- 9 BAE Systems
- 10 Hawthorne Caterpillar
- 11 Teradata
- 12 Palomar College
- 13 Millennium Laboratories
- 14 Sharp
- 15 Hilton
- 16 Phils BBQ
- 17 New Sharp Hospital
- 18 Radisson
- 19 Hewlett Packard
- 20 Soitec
- 21 Sony
- 22 Broadcom
- 23 Courtyard Marriott
- 24 Microsoft





1

2

6

2

4

7

7

5

8

5

22

21

5

5

20

5

8

7

8

19

19

7

7

19

19

11

12

13

14

18

17

15

16

3

4

5

6

23

8



CAMINO DEL NORTE

CAMINO SAN BERNARDO

RANCHO BERNARDO RD

VIA DEL CAMPO

W BERNARDO DR

BERNARDO CENTER DR

BERNARDO CENTER RD

TENANT PROFILE



ABOUT LEIDOS

Founded in 1969, Leidos is a global science and technology leader, rose into the top 300 on the annual Fortune 500 list, coming in at 292 in the 2018 ranking of U.S.-based firms by revenue. Leidos improved 89 spots from its 2017 ranking – the fourth largest jump among companies this year.

Leidos continues to be recognized for its financial and ethical performance, as well as its commitment to creating a top-tier work environment. It was named one of Fortune’s 2018 World’s Most Admired Companies, a 2018 World’s Most Ethical Company by Ethisphere, one of America’s Best Employers 2018 by Forbes and a Military Times Best for Vets employer for the fifth consecutive year.

Leidos is a information technology, engineering, and science solutions and services leader working to solve the world’s toughest challenges in the defense, intelligence, homeland security, civil and health markets. The company’s 32,000 employees support vital missions for government and commercial customers. Headquartered in Reston, Virginia, Leidos reported annual revenues of approximately \$10.19 billion for the fiscal year ended December 28, 2018.

Global

With more than 400 locations in 30 countries, we continue to strengthen our international relationships.

OVERVIEW

Leidos is a science, engineering and information technology company that provides services and solutions in the defense, intelligence, civil and health markets. Its primary capabilities include enterprise modernization, cyber operations and logistics, mission software systems, integrated systems, sensors and phenomenology, and mission support. The Company operates through three segments: Defense Solutions, Civil and Health. It provides solutions in the areas of intelligence surveillance and reconnaissance (ISR), enterprise IT and integrated systems, and global services, as well as aviation solutions, security products, managed health services, life science research and development support.

Leidos, formerly known as Science Applications International Corporation (SAIC), is an American defense, aviation, information technology, and biomedical research company headquartered in Reston, Virginia, that provides scientific, engineering, systems integration, and technical services. Leidos works extensively with the United States Department of Defense (4th largest DoD contractor FY2012), the United States Department of Homeland Security, and the United States Intelligence Community, including the NSA, as well as other U.S. government civil agencies and selected commercial markets.

OVERVIEW CONT.

In August 2012, SAIC announced its plans to split into two publicly traded companies. The company spun off about a third of its business, forming an approximately \$4 billion-per-year service company focused on government services, including systems engineering, technical assistance, financial analysis, and program office support. The remaining part became a \$7 billion-per-year IT company specializing in technology for the national security, health, and engineering sectors. The smaller company was led by Tony Moraco, who beforehand was leading SAIC's Intelligence, Surveillance and Reconnaissance group, and the bigger one was led by John P. Jumper. The split has allowed both companies to pursue more business, which it could not pursue as a single company which would have resulted in conflicts of interest. In February 2013, it was announced that the smaller spin-off company would get the name "Science Applications International Corporation" and stay in the current headquarters, while the larger company would change its name to Leidos, (created by clipping the word kaleidoscope) and would move its headquarters to Reston. The split was structured in a way that SAIC changed its name to Leidos, then spun off the new SAIC as a separate publicly-traded company. However, Leidos is the legal successor of the original SAIC and retains SAIC's pre-2013 stock price history.

On September 27, 2013, SAIC changed its name to Leidos and spun off a new and independent \$4 billion government services and information technology company which retained the Science Applications International Corporation name; Leidos is the direct successor to the original SAIC. Before the split, Leidos employed 39,600 employees and reported \$11.17 billion in revenue and \$525 million net income for its fiscal year ended January 31, 2013, [making it number 240] on the Fortune 500 list. In 2014, Leidos reported US \$5.06 billion in revenue.

In August 2016, the deal to merge with the entirety of Lockheed Martin's Information Systems & Global Solutions (IS&GS) business came to a close, more than doubling the size of Leidos and its portfolio, and positioning the company as the global defense industry's largest enterprise in the federal technical solutions sector.



10730-10740 THORN MINT RD.
SAN DIEGO, CA 92127

4S RANCH BUSINESS PARK



DAVID HARPER
Senior Vice President
Lic. No. 00880644
+1 858 677 5335
david.harper@colliers.com

4350 La Jolla Village Dr., Ste. 500
San Diego, CA 92122
Lic. No. 01908588
+1 858 455 1515
colliers.com/sandiego

