



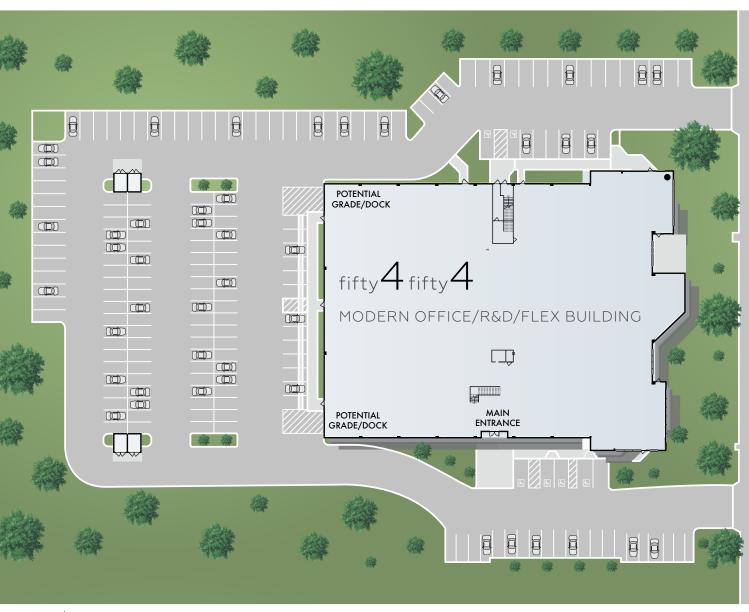
CBRE

FEATURES

- Approximately 54,437 SF on 3.45 acres
- Completely renovated property
- High identity with building and monument signage
- Close proximity to convenient business services - restaurants, banking, retail, and hotels
- Designed to accommodate Office/R&D/Flex uses
- Outdoor amenity/lunch area
- Abundant parking (Expandable)
- Immediate access to I-15, SR-163, I-805 and SR-52 multiple ingress and egress options
- · Ability to secure and fence entire site
- Available Spring 2018



SITE PLAN



LAND AREA:

3.45 ACRES

BUILDING AREA:

1ST FLOOR: 35,359 SF 2ND FLOOR: 19,078 SF TOTAL: 54,437 SF

PARKING (EXPANDABLE):

4/1,000 SF OFFICE AREA 2/1.000 SF FLEX AREA

OFFICE AREA CLEAR HEIGHT:

13' (2 STORY, 38,156 SF)

FLEX AREA CLEAR HEIGHT:

22' - 24' (16,281 SF)

POWER:

1,000 AMP, 277/480 VOLT SERVICE (EXPANDABLE TO 2,000 AMPS)

SPRINKLERS:

FULLY SPRINKLERED

BUILDING CONDITION:

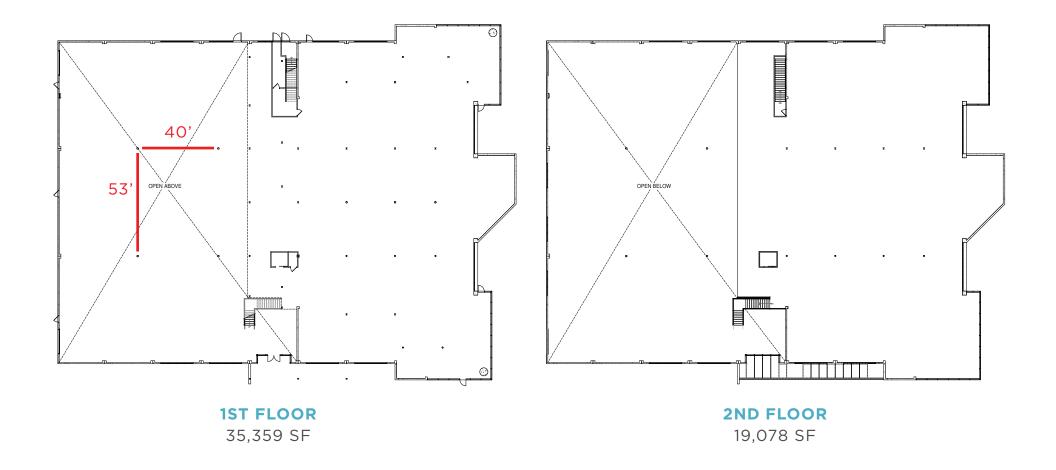
COMPLETELY RENOVATED
ELEVATOR SERVED WARM SHELL

LOADING:

2 GRADE LOADING POSITIONS (EXPANDABLE)



FLOOR PLANS



BUII DING UPGRADES

- New Roof Membrane
- New HVAC Equipment
- New Drought Tolerant Landscaping
- New ADA Compliant Parking Lot
- New Exterior LED Lighting

- · New Dual Pane, Energy Efficient Glazing
- New 2-Story Lobby
- New ADA Compliant Bathrooms
- New Outdoor Amenity / Lunch Area
- Generous TI Allowance



RESTAURANTS

- A Elbow Room Restaurant, Sonic Burgers,
 The Butcher Shop Steakhouse
- B Filippi's Pizza, Subway
- Greek Palace
- Village Indian Cuisine, Rubio's Fresh Mexican Grill, Bangkok West Thai Café
- Starbucks, Los Primos Mexican Food, Panda Express, Jack in the Box, Tigris Mediterranean Grille

- The Coffee Bean & Tea Leaf, Palomino's Mexican Seafood, Carl's Junior, Giovanni's Italian Restaurant, Domo Kitchen, Abbey's Real Bar-B-Q
- **G** The Spice Cafe
- H Lil' Pepper Gourmet
- Boll Weevil Restaurant
- Studio Diner

SERVICES

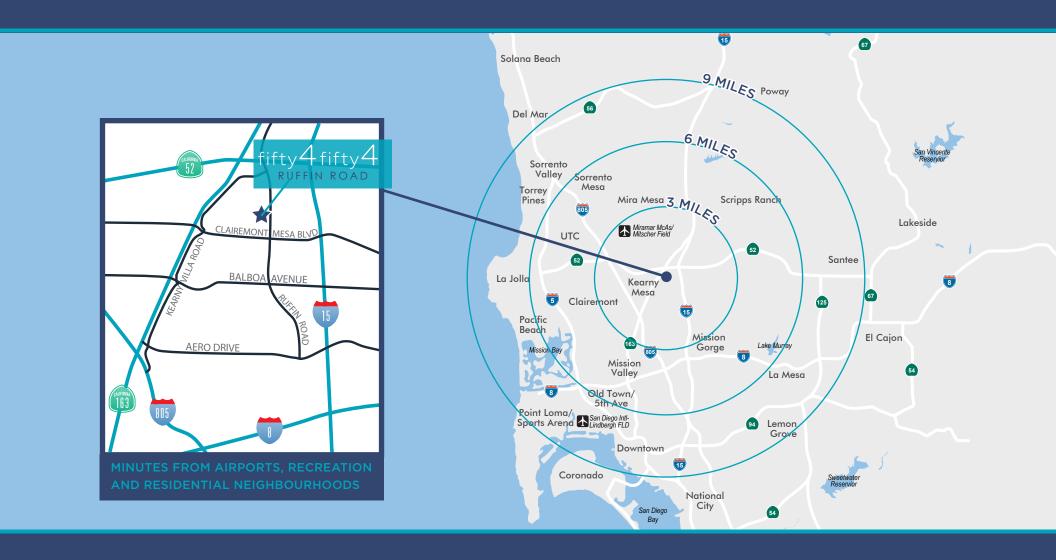
- California Coast Credit Union
- Courthouse
- M Bank of America US Bank
- Wells Fargo
- Marriott Hotel

ACTIVE LIFESTYLE

- P YMCA (Toby Wells) with childcare available
- Art of Light Fitness & Training
- ACE Fitness

MULTI-FAMILY

- s Existing Rental Units (1,080)
- Under
 Construction
 Rental Units (302)
 Planned Rental
 Units (248)
- Existing Condominiums (500+ Units)



FOR MORE INFORMATION, CONTACT:

BRAD BLACK CHRIS PASCALE
Lic. 00837099 Lic. 00890849

+1 858 546 4687 +1 858 546 4601

brad.black@cbre.com chris.pascale@cbre.com

4365 Executive Drive Suite 1600 San Diego, CA 92121 www.cbre.com



CBRE, INC Broker Lic. 00409987

© 2017 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.PMStudio_May2017