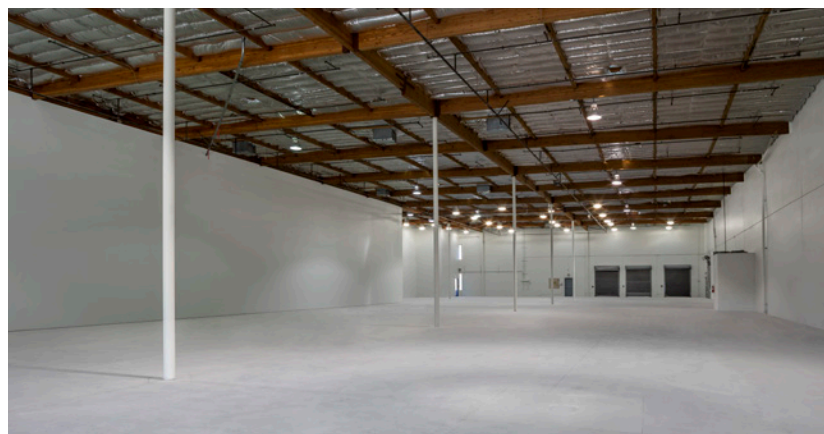




9125 REHCO

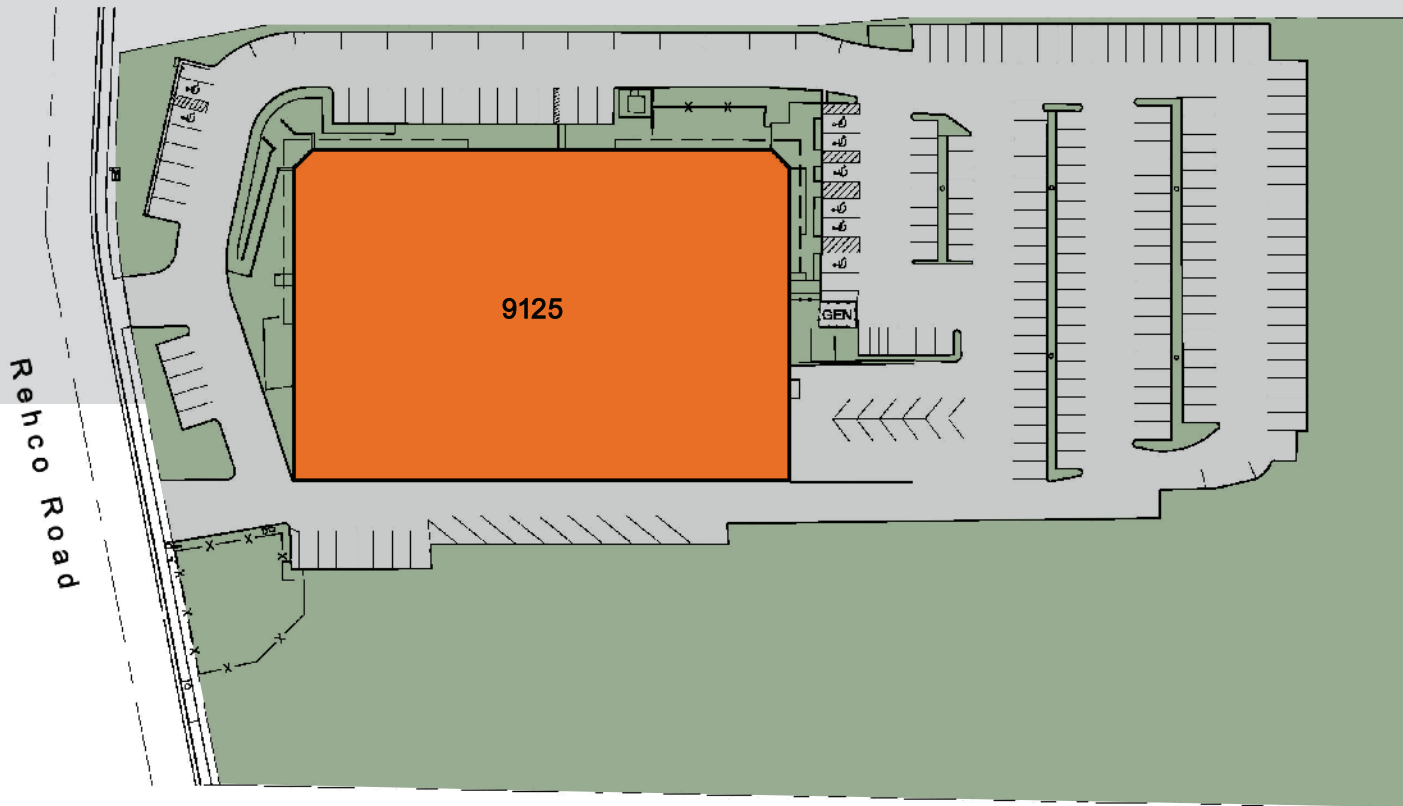
San Diego, California



9125 REHCO ROAD

INDUSTRIAL / FLEX BUILDING CENTRALLY LOCATED IN MIRAMAR
ELEVATOR SERVED 2ND FLOOR OFFICE

EXTENSIVE CAPITAL IMPROVEMENTS RECENTLY COMPLETED:
NEW LANDSCAPING, RENOVATED INTERIOR & UPGRADED FACADE



BUILDING HIGHLIGHTS



SITE 5.26 ACRES
PARKING RATIO 3.37 PER 1,000 RSF

- CONVENIENT ACCESS TO 805, 15 AND 5 FREEWAYS
- EXCELLENT INGRESS/EGRESS VIA MIRAMAR ROAD, MIRA MESA BLVD AND CAMINO SANTA FE
- LOCATED WITHIN CLOSE PROXIMITY TO VARIOUS RESTAURANTS, SHOPPING, HOTELS AND OTHER RETAIL AMENITIES
- APPROXIMATELY 65% OFFICE, 35% WAREHOUSE WITH 24' MINIMUM CLEAR HEIGHT
- AT&T FIBER PROVIDED TO BUILDING
- ONE (1) GRADE LEVEL LOADING DOOR AND THREE (3) DOCK HIGH LOADING DOORS WITH PIT LEVELERS
- 2,500 AMPS OF 120/208 VOLT POWER, 3-PHASE, 4-WIRE
- EMERGENCY POWER GENERATOR ON SITE
- FULLY SPRINKLERED
- BUILDING TOP SIGNAGE AVAILABLE

OWNED AND MANAGED BY A PARTNERSHIP OF LBA REALTY -
LBAREALTY.COM



AVAILABLE SPACE

9125 REHCO ROAD. 60,786 RSF





9125 REHCO





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Mathews**

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REHCO ROAD AMENITIES MAP

- 1 Come On In Café
- 2 Organic To Go
- 3 Marriott Courtyard
- 4 Karl Strauss Brewery
- 5 Sorrento Court
 - » Food Court
 - » Staples
 - » Bank of America
 - » McDonalds
 - » Car Wash
 - » Starbucks
 - » Jamba Juice
 - » Bank of America
- 6 Sushi Town
- 7 Starbucks and Wells Fargo
- 8 Sorrento South Retail
 - » Subway
 - » Croutons
 - » Rubio's
 - » Wells Fargo
 - » Skewers
- 9 Submarina
- 10 San Diego County Credit Union
- 11 Chili's
- 12 Sandwich House
- 13 Mission Federal Credit Union
- 14 Woodfin Suites Hotel/Oasis Café
- 15 Sorrento Crossroads
 - » Sunrise Café
 - » Kings Garden
 - » Submarina
 - » The Grill Deli
 - » Sorrento Cleaners
- 16 Wyndham Garden Hotel
- 17 PS Self Storage
- 18 Sorrento Canyon Golf & Driving Range
- 19 Residence Inn
- 20 Dominics Deli
- 21 Wineseller & Brasserie
- 22 Center Park Cafe
- 23 Staybridge Suites Hotel
- 24 Sorrento Mesa Self Storage
- 25 LA Fitness
- 26 Plaza Sorrento
 - » Burger King
 - » KFC
 - » Marketplace Grill
 - » Subway
 - » Savory-Q
 - » Silk Road
 - » Greek Bites
 - » Donut Touch
 - » Amarin Thai
 - » Indian Tandoor
 - » Yoshi Sushi
 - » Pho
 - » European Bakery
 - » Knockout Pizza
 - » Premier Salon and Nails
 - » El Cotixan Mexican Food
 - » UPS Store
 - » Mira Mesa Eye Care
 - » Mira Mesa Dental
 - » Verizon Wireless
- 27 Mira Mesa Self Storage
- 28 Creative Deli
- 29 Uptown Delight Deli
- 30 Rough Draught Brewery
- 31 Saint Archer Brewery
- 32 Ballast Point Brewery
- 33 Miramar Galleria
 - » KFC
 - » Taco Bell
 - » Sima's Grill & Deli
 - » McDonald's
 - » Top Bun Sandwiches
 - » MXN
- 34 Rigoberto's Taco Shop
- 35 Miramar Center
 - » Woody's Burgers
 - » Starbucks
 - » Savory Buffet
 - » Burger King
 - » San Diego Wine Company
- 36 Denny's & Abbey's Real Texas BBQ
- 37 Miracrest Plaza
 - » Carl's Jr.
 - » Subway
 - » Taste of India
- 38 Arco/AMPM
- 39 Chevron
- 40 Extra Space Self Storage
- 41 76/Car wash



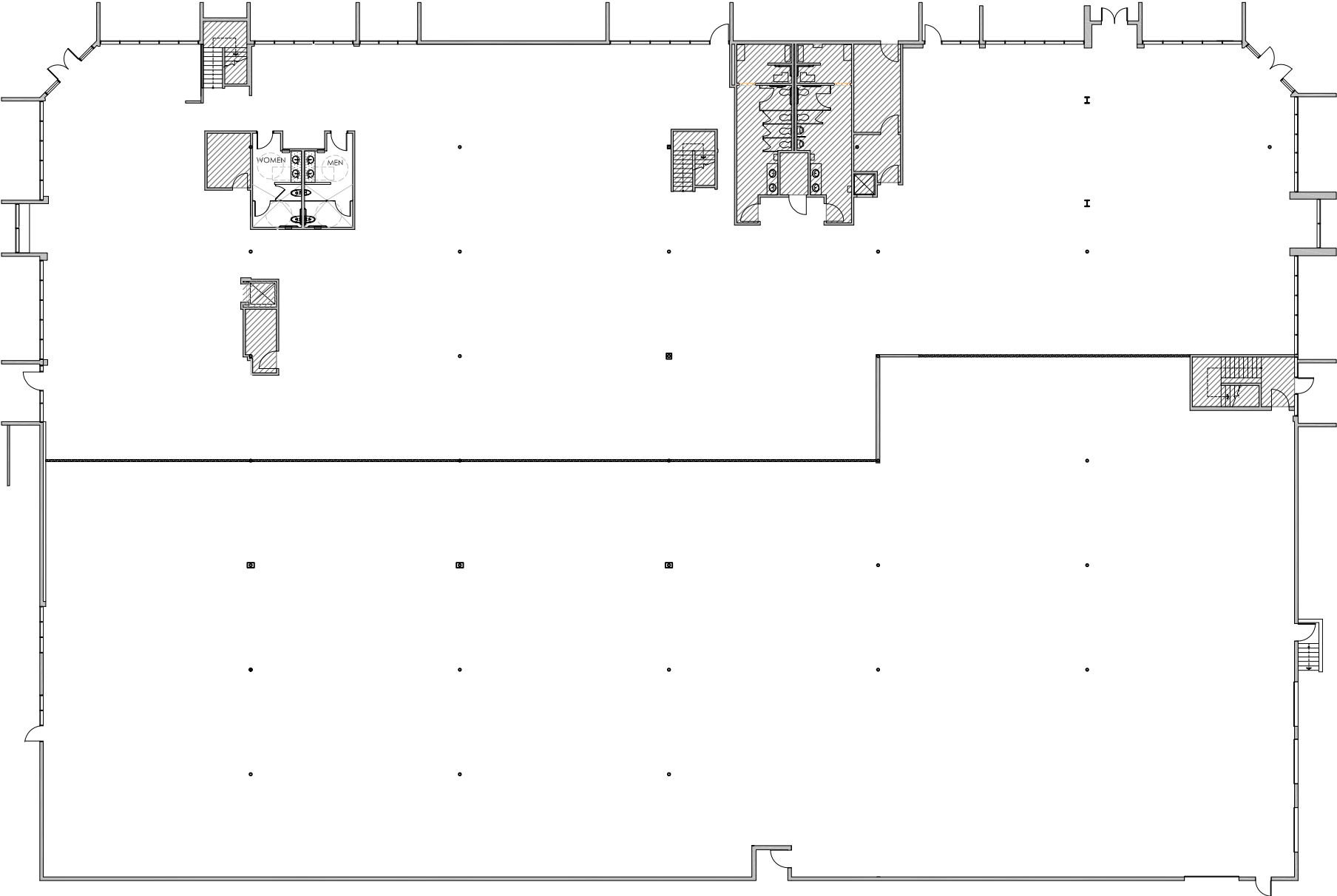
LBA REALTY is a full service real estate investment and management company. The company has a diverse portfolio of office and industrial properties in the major markets throughout the Western U.S. including California, Colorado, Washington, Oregon, Arizona, Nevada, Texas and Utah. For an overview of LBA's current portfolio, please visit: LBArealty.com

AS-BUILT FLOOR PLAN FIRST FLOOR

L | B | A

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9125 REHCO ROAD
San Diego, California



AS-BUILT FLOOR PLAN SECOND FLOOR

L | B | A

REALTY

9125 REHCO ROAD
San Diego, California

