

16990

GOLDENTOP ROAD

SAN DIEGO, CA 92127

\$1.25 PSF NNN

12 MONTH TENANT
INCENTIVE PLAN

FOR LEASE
FLEX/IND FACILITY
66,448 SF
(DIVISIBLE)

 **CUSHMAN &
WAKEFIELD**



// BUILDING SPECS

BUILDING SIZE

66,448 SF

AVAILABLE SPACE

±30,000-66,448 SF

CLEAR HEIGHT

28'

LOADING

15 DOCKS, 1 GRADE LEVEL

PARKING

2.95/1,000 SF

SITE SIZE

5.51 ACRES

POWER

1300 AMP WITH A CAPABILITY
OF A 3000 AMP LOAD

FIBER

YES

SPRINKLERS

100% WET

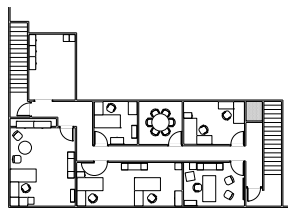
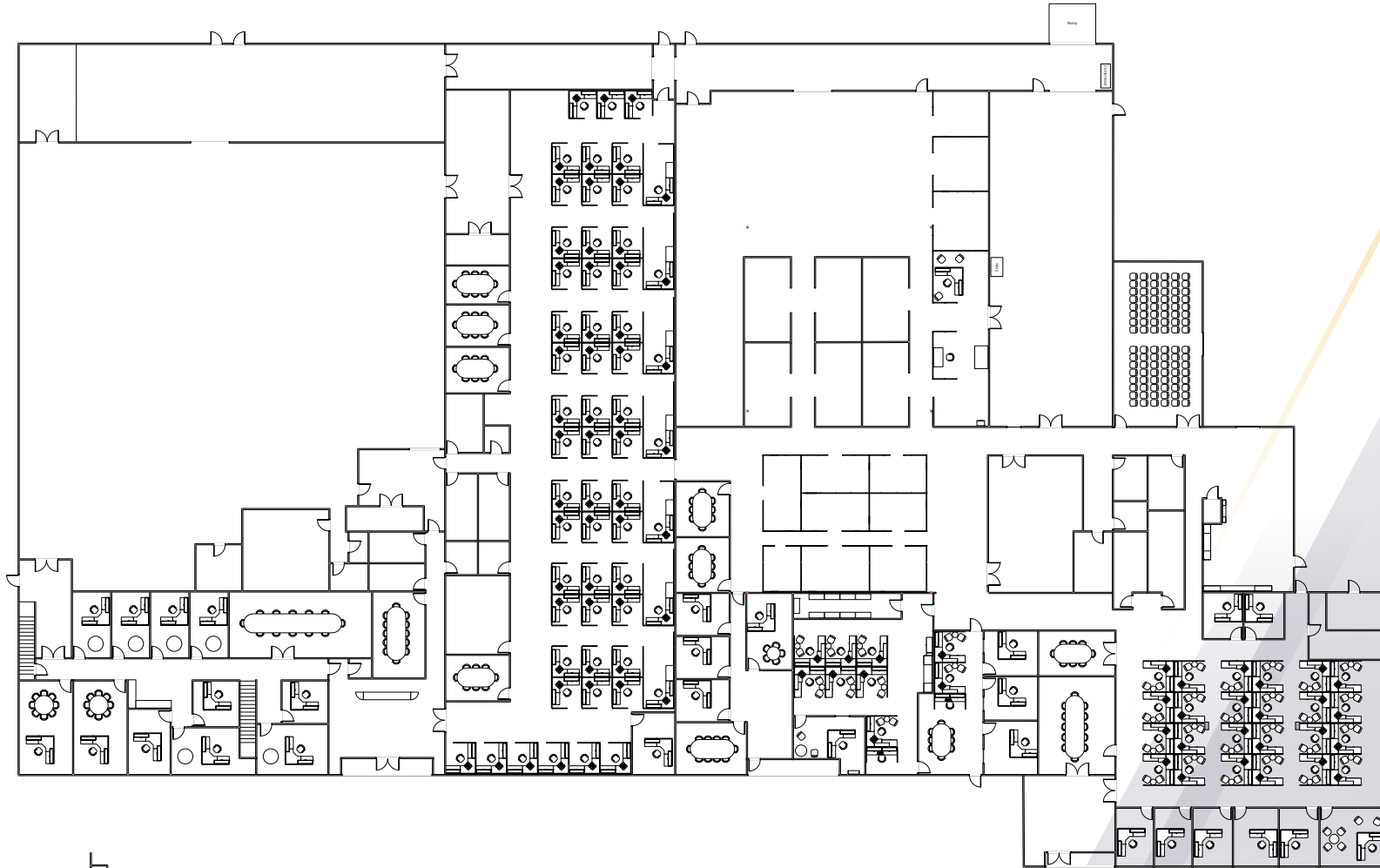
RENTAL RATE

CALL BROKER
(NNNS = \$0.44 PSF)



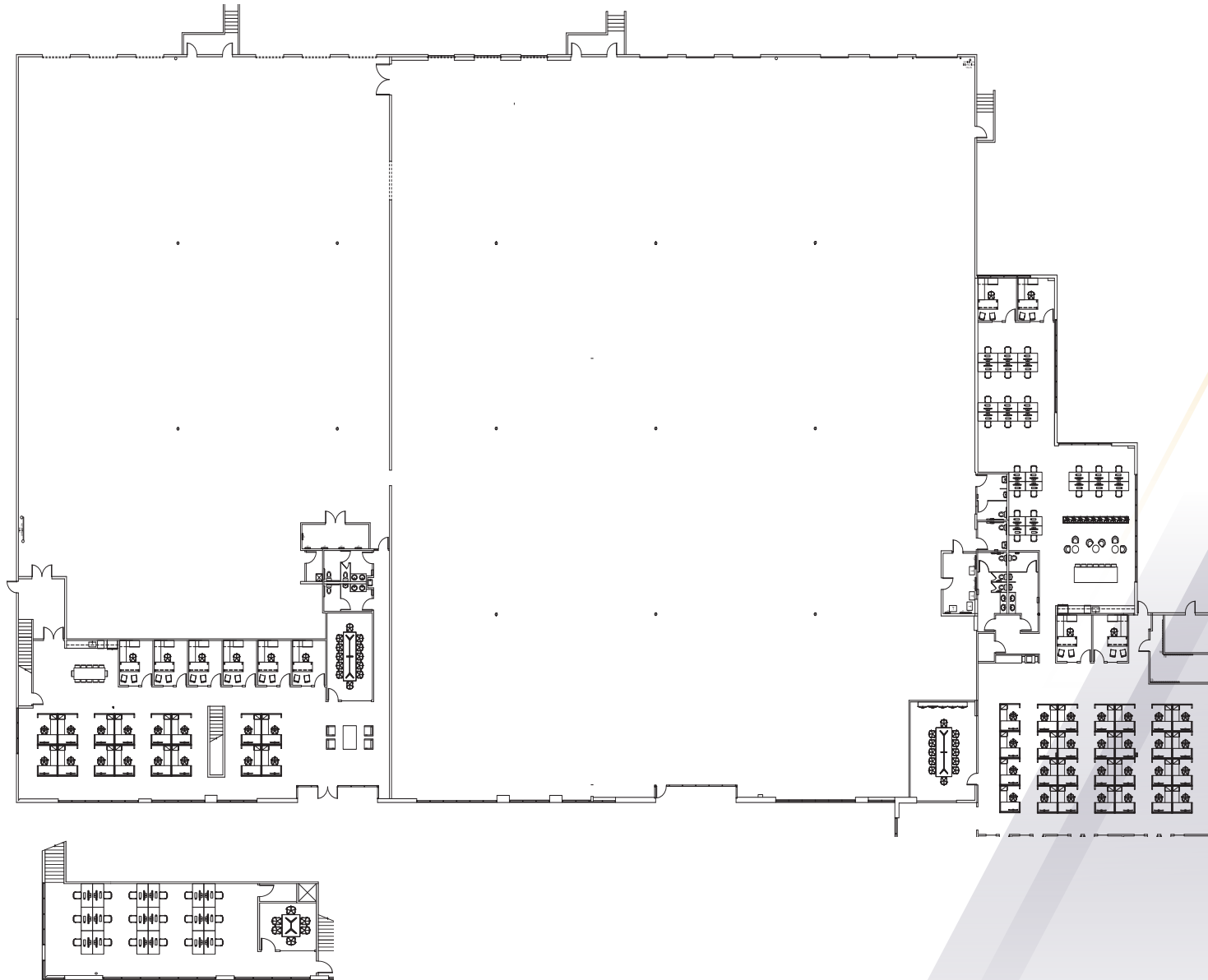
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// AS-BUILT FLOOR PLAN



2ND FLOOR

// PROPOSED 1-2 TENANT FLOOR PLAN



2ND FLOOR

// CORPORATE NEIGHBORS & AMENITIES

4S RANCH COMMONS

- RALPHS
- CVS PHARMACY
- JIMBO'S
- ACE HARDWARE
- ULTA BEAUTY
- KIDS' CARE CLUB
- KAHOOTS
- CHASE BANK
- WELLS FARGO BANK
- PANERA BREAD
- BANK OF AMERICA
- WENDY'S
- MENDOCINO FARMS
- CHIPOTLE
- TASTE OF THAI
- SWEETGREEN
- THE UPS STORE
- EUROPEAN WAX CENTER
- BASKIN-ROBBINS
- GREAT CLIPS
- JOYEE'S DUMPLING HOUSE
- STARBUCKS

THE MERCADO

- BARONS MARKET
- FEDEX OFFICE
- GOLDEN SPOON FROZEN
- YOGURT
- H&R BLOCK
- MISSION FED CREDIT UNION
- NAVY FEDERAL CREDIT UNION
- OLLEH KOREAN BBQ
- PIZZA HUT
- POKE GO
- SUPERWAY CLEANERS

TERADATA

CYMER

NORTHROP GRUMMAN

GENERAL ATOMICS

LA FITNESS

Jerome's Furniture

amazon

4S RANCH VILLAGE

- CARL'S JR.
- CARMEL PLAZA CLEANERS LLC
- CLUB PILATES
- DONUT TOUCH BAKERY CAFE
- F 45 TRAINING
- FLIPPIN' PIZZA
- SHELL
- SPORT CLIPS, INC
- STARBUCKS
- SUBWAY
- SUSHI ON THE ROCK
- T-MOBILE
- YOGASIX
- YOGURT LOUNGE

NORTHROP GRUMMAN

PETCO
Where the pets go.

BROADCOM

hp

BERNARDO CENTER

- DISCOUNT TIRE
- EL PUEBLO
- RB COMMUNITY BANK
- LITTLE CAESARS

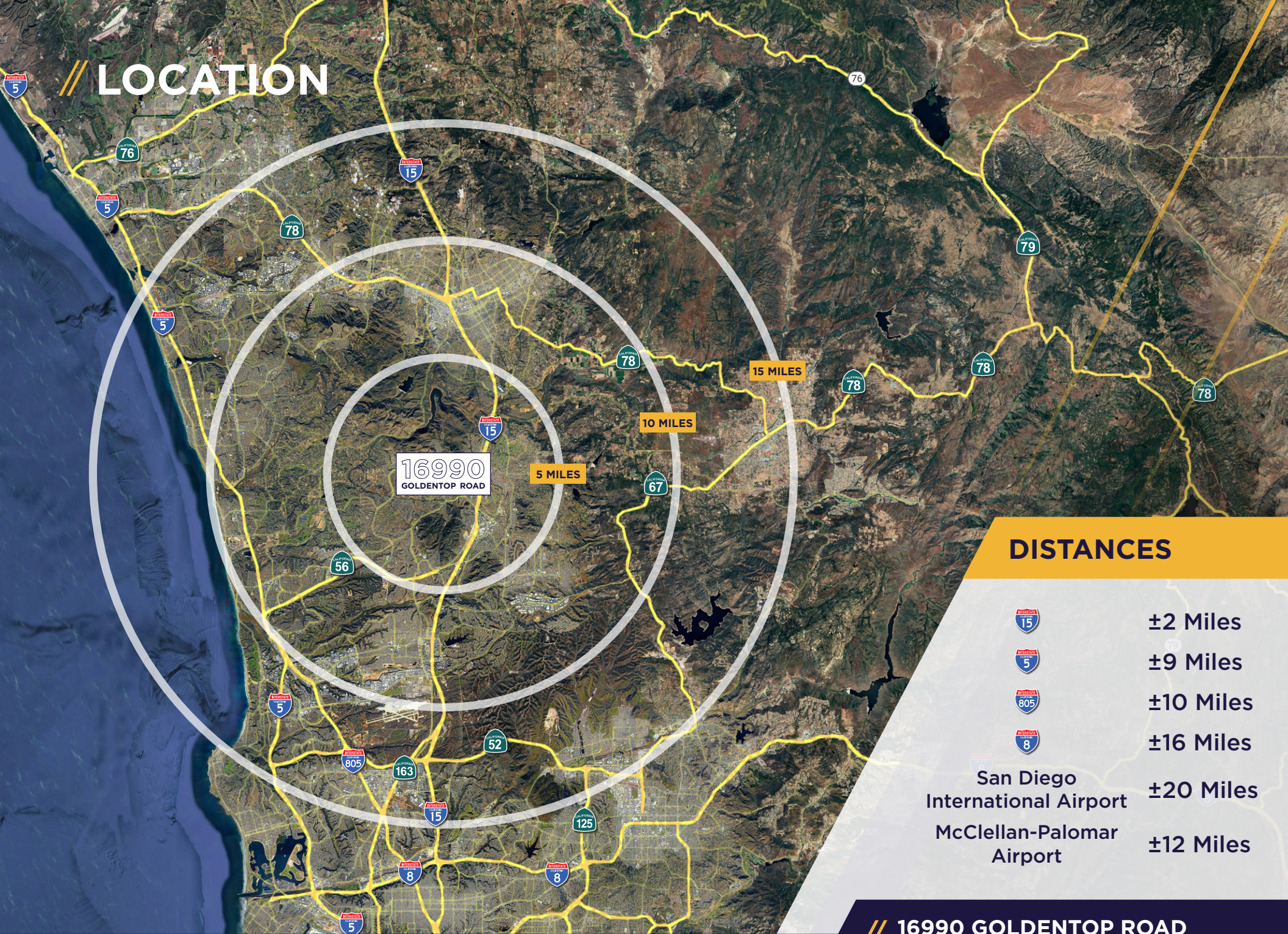
BAE SYSTEMS

HIGH COUNTRY PLAZA

- 7-ELEVEN
- DOMINO'S PIZZA
- JERSEY MIKE'S

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// LOCATION



16990
GOLDENTOP ROAD

5 MILES

10 MILES

15 MILES

DISTANCES



±2 Miles



±9 Miles



±10 Miles



±16 Miles

San Diego
International Airport

±20 Miles

McClellan-Palomar
Airport

±12 Miles

// **16990 GOLDENTOP ROAD**
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// PROPERTY PHOTOS



// **16990 GOLDENTOP ROAD**
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GOLDENTOP ROAD



CONTACT

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