

66,448 SQUARE FOOT FLEX R&D FACILITY FOR SUBLEASE

16990
GOLDENTOP ROAD



IDEAL
LOCATION



DOCK HIGH
LOADING



DESIRABLE
BUILDOUT



STRONG
DEMOGRAPHICS



NEARBY
AMENITIES

16990

PROPERTY FEATURES

ADDRESS: 16990 Goldentop Road

SUBMARKET: Rancho Bernardo, San Diego

TOTAL BUILDING SF: 66,448 SF

AVAILABLE SF: 66,448 SF

NUMBER OF TENANTS: One (1)

LOADING: Dock High & Grade Level

PARKING: 2.95 per 1,000 SF

LAND AREA: 5.51 acres

STORIES: 1 story

SPRINKLERS: Wet-Pipe System

POWER: 800 amps of 277/480v power

FIBER: Yes

WAREHOUSE CLEAR HEIGHT: 28'

WATER: San Diego Water District

ELECTRICAL: San Diego Gas & Electric

SIGNAGE: Building signage

ASKING RATE: \$1.25 PSF NNN

NNN = \$0.44 PSF



16990

FLOOR PLAN

HIGHLIGHTS



Located in San Diego, CA in the Rancho Bernardo submarket



66,448 SF Freestanding Corporate HQ/Flex Building



Flexible Office and Warehouse Configuration



15 Dock High Doors and 1 Grade Level Loading Door



28' Warehouse Clearance



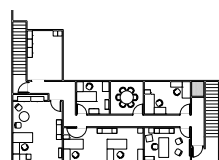
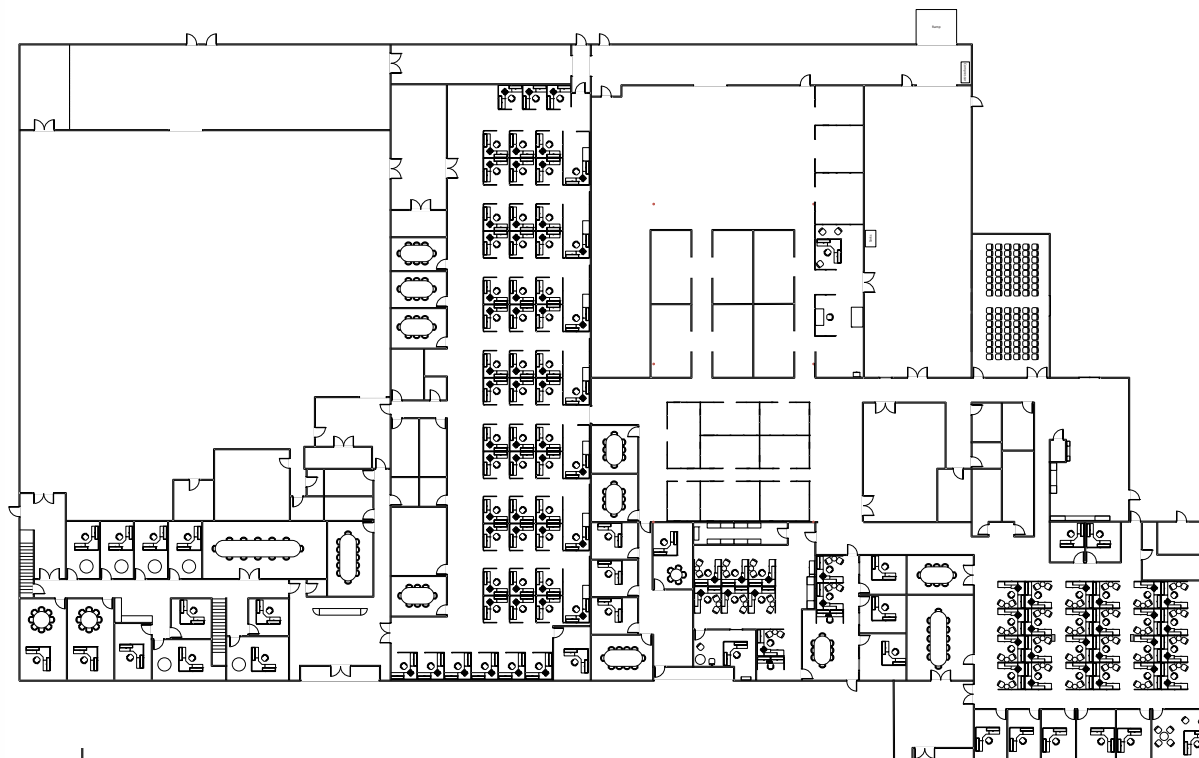
2.95 per 1,000 SF Parking Ratio



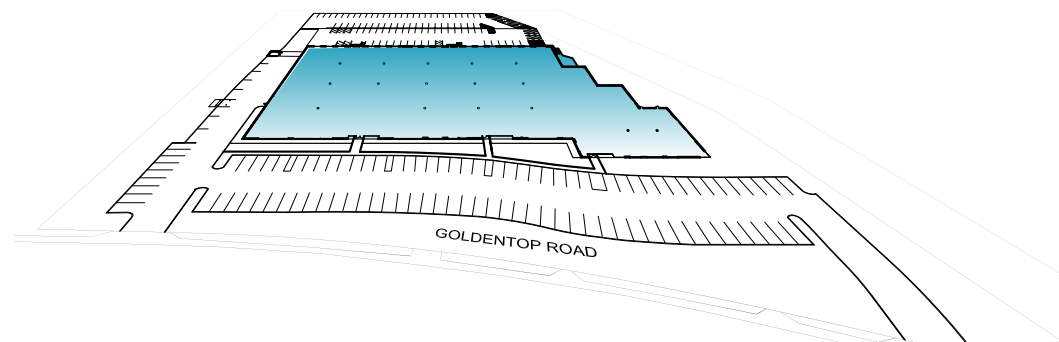
Ideally Located Near the I-15 Freeway and Multiple Retail Centers



Lease Rate: \$1.25 PSF NNN
NNN = \$0.44 PSF



2ND FLOOR



CORPORATE NEIGHBORS & AMENITIES

16990
GOLDENTOP ROAD

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

16990
GOLDENTOP ROAD

LA FITNESS

Jerome's
Furniture

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

CYMER

TERADATA

GENERAL ATOMICS

amazon

NORTHROP
GRUMMAN

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

PETCO
Where the pets go.

BROADCOM.

hp

NORTHROP
GRUMMAN

BERNARDO CENTER

DISCOUNT TIRE
EL PUEBLO
RB COMMUNITY BANK
LITTLE CAESARS

BAE SYSTEMS

HIGH COUNTRY PLAZA

7-ELEVEN
DOMINO'S PIZZA
JERSEY MIKE'S

16990

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