

OFFICE LEASING INCENTIVE!

PROMO RATE FOR AS-IS DEALS:

8250 Vickers St - F,G

8245 Ronson Rd - A,B,C,D



Availabilites



8148
Ronson Rd.

8170
Ronson Rd.

4818 & 4818.5
Ronson Ct.

8222 & 8224
Ronson Rd.

4819 & 4819.5
Ronson Ct.

8274 & 8276
Ronson Rd.

8254 & 8256
Ronson Rd.

8248 & 8250
Ronson Rd.

8145
Ronson Rd.

Fitness
Tenant Lounge &
Conference Space

8205
Ronson Rd.

Outdoor
People Space

8195
Ronson Rd.

8245
Ronson Rd.

Outdoor
People Space

8290
Vickers St.

Outdoor
People Space

8340
Vickers St.

8380
Vickers St.

8250
Vickers St.

Availability

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8245 Ronson Rd - A,B,C,D



Industrial

1. 8148 Ronson Rd - K,L,M - 2,500 SF - available now
2. 8170 Ronson Rd - K,L,M - 2,500 SF - available now
3. 8195 Ronson Rd - F - 1,620 SF - available with 30 days' notice
4. 8340 Vickers St - H,I - 2,430 SF - available now
5. 8380 Vickers St - A,B - 3,240 SF - available now
6. 8380 Vickers St - H,I - 3,132 SF - available now

Flex

1. 8245 Ronson Rd - H,I - 3,240 SF - available now
2. 8245 Ronson Rd - J,K - 3,240 SF - available now
3. 8250 Vickers St - E - 1,780 SF - available now

Office

1. 8250 Vickers St - F - 880 SF - available now
2. 8250 Vickers St - G - 880 SF - available now
3. 8245 Ronson Rd - A - 820 SF - available now
4. 8245 Ronson Rd - B - 800 SF - available now
5. 8245 Ronson Rd - C - 800 SF - available now
6. 8245 Ronson Rd - D - 820 SF - available now
7. 8245 Ronson Rd - A,B,C,D - 3,240 SF - available now

*Amenities

NNNs = Approximately \$0.49 PSF

Amenities



Fitness center for functional fitness, strength training, and cardio



Golf simulator with break area



Showers and lockers



Shared conference room



On-site property management



On-site deli



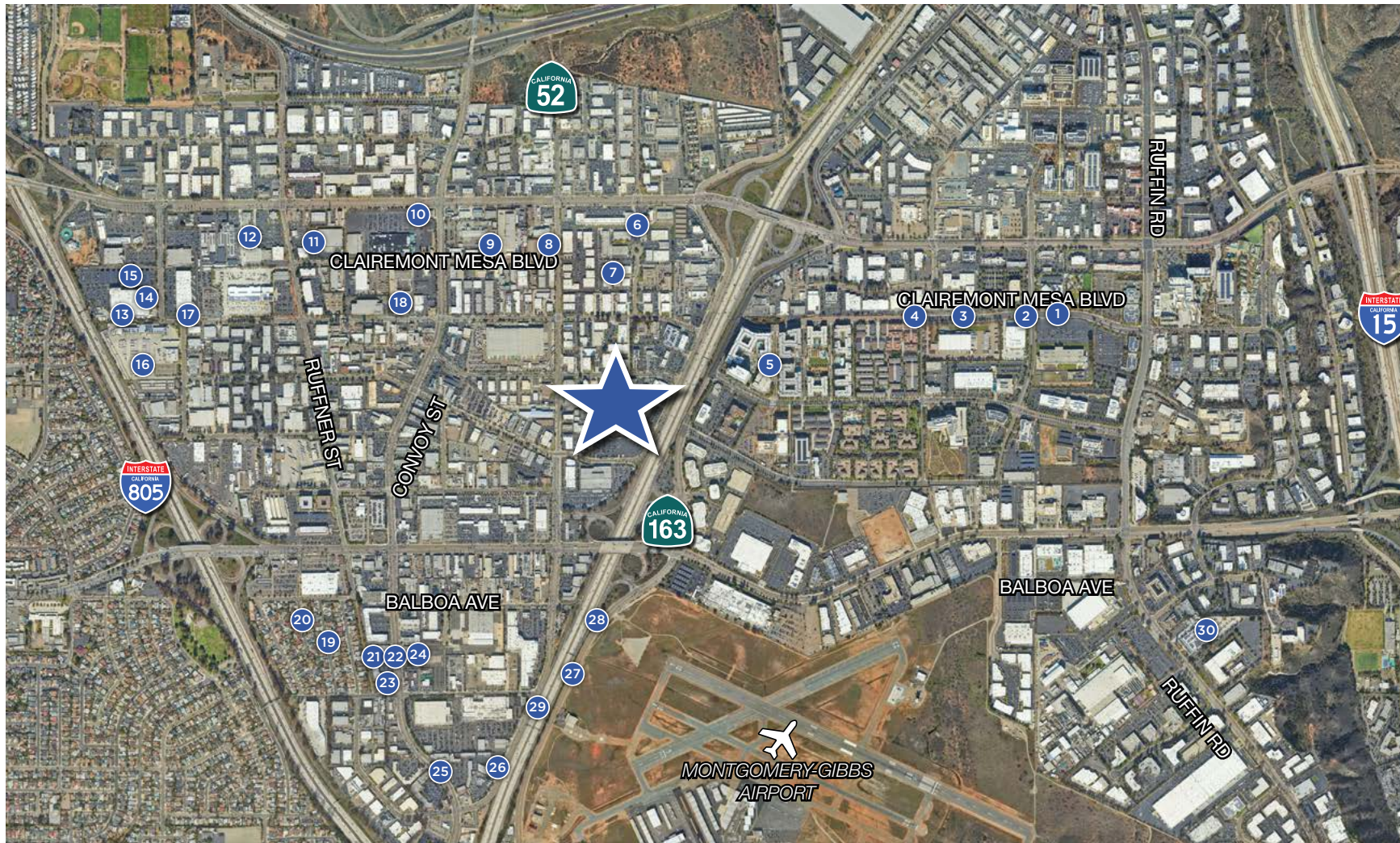
Outdoor lounge spaces



Newly renovated project and improved landscaping



Amenities



1

Starbucks

2

Firehouse Subs

3

Panera Bread

4

McDonalds

5

Sonic Drive-In

6

Societe Brewing Co.

7

Kearny Plaza

8

Mercury Village SC

9

The Godfather

10

Hopnonyous Brewing Co.

11

Rubios

12

99 Ranch Market

13

LA Fitness

14

Chipotle

15

McDonalds

16

Walmart

17

Food 4 Less

18

Zion Market

19

H Mart

20

Applebee's

21

Coco Ichibanya

22

Manna BBQ

23

Convo Village SC

24

Cross Street Chicken

25

Costco

26

Target

27

In-N-Out

28

Marukai

29

Hawthorne Crossings

30

Bud's Louisiana Cafe

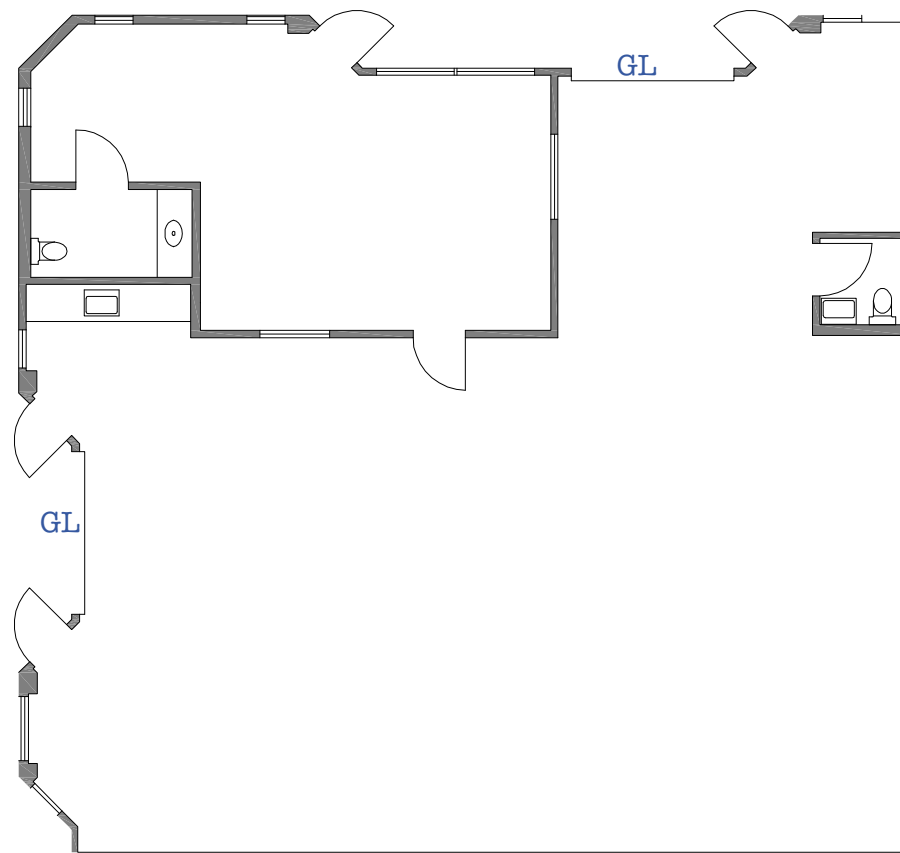


8148 Ronson Rd

Suite K, L, M

- Available now
- 2,500 SF

As-Is Plan



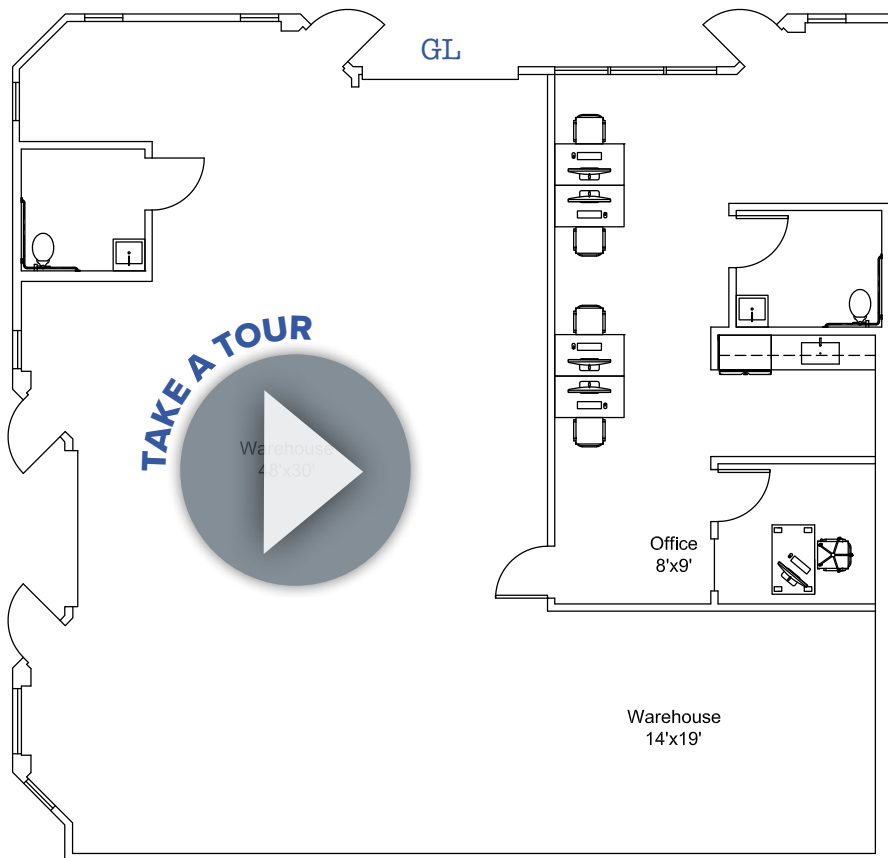
Industrial

8170 Ronson Rd

Suite K, L, M

- Spec Suite now complete
- 2,500 SF

Spec Suite

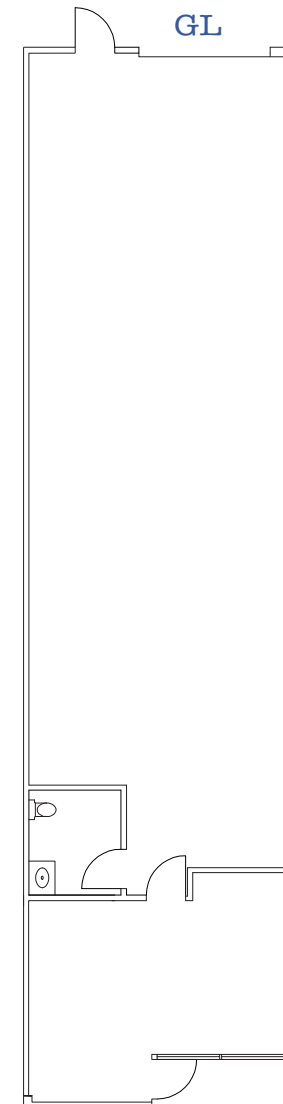


8195 Ronson Rd

Suite F

- Available with 30 days' notice
- 1,620 SF

As-Is Plan



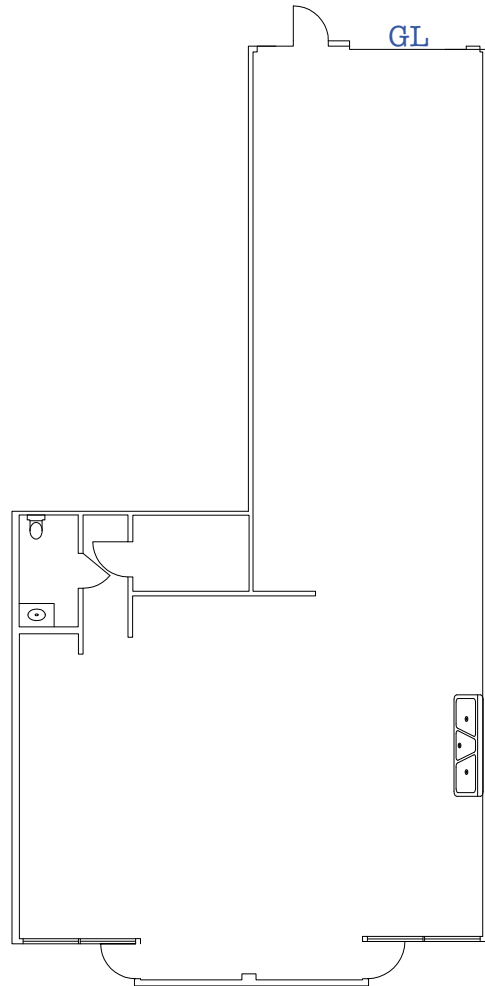
Industrial

8340 Vickers St

Suite H,I

- Available now
- 2,430 SF

As-Is Plan

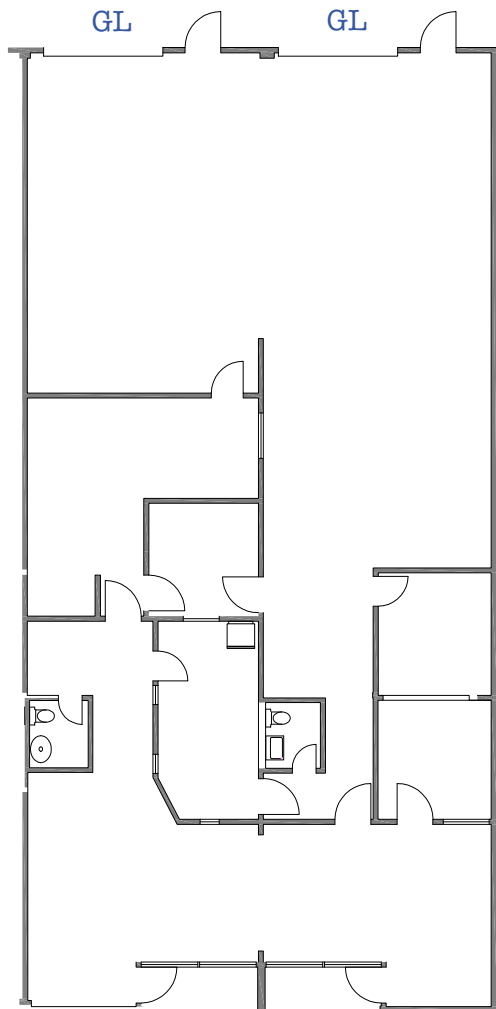


Industrial

8380 Vickers St Suite A,B

- Available now
- 3,240 SF
- Divisible to 1,620 SF

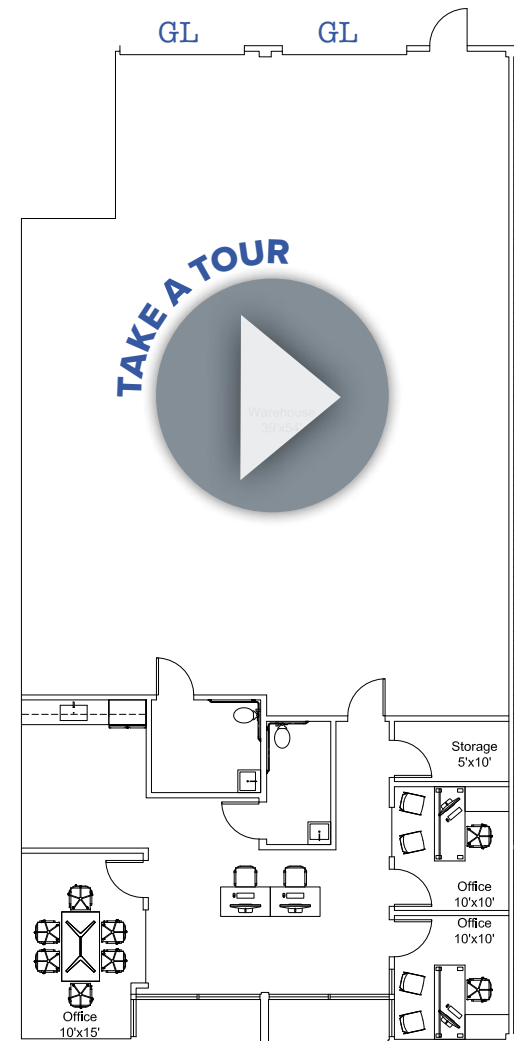
As-Is Plan



8380 Vickers St Suite H,I

- Spec Suite now complete
 - 3,132 SF

Spec Suite



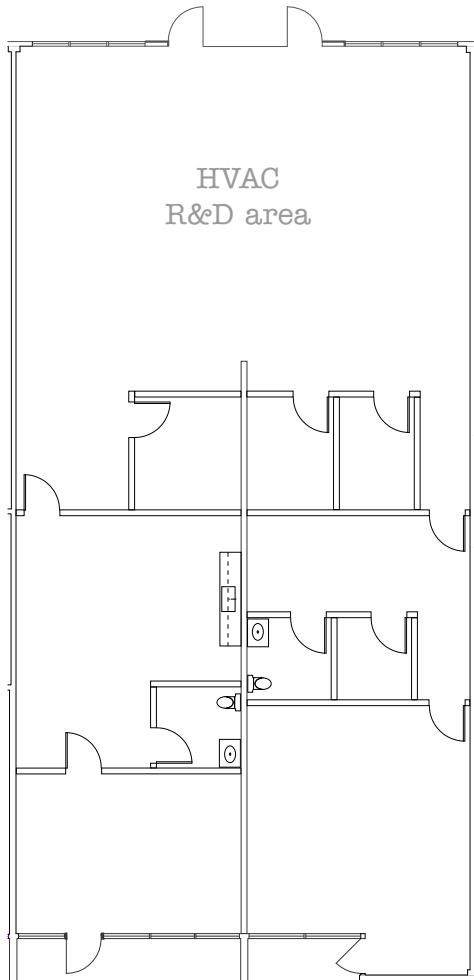
Industrial

8245 Ronson Rd

Suite H,I

- Available now
- 3,240 SF
- Divisible to 1,620 SF
- 100% HVAC
- Potential to reinstall 2 GL doors.
Doors are currently glassed in.

As-Is Plan

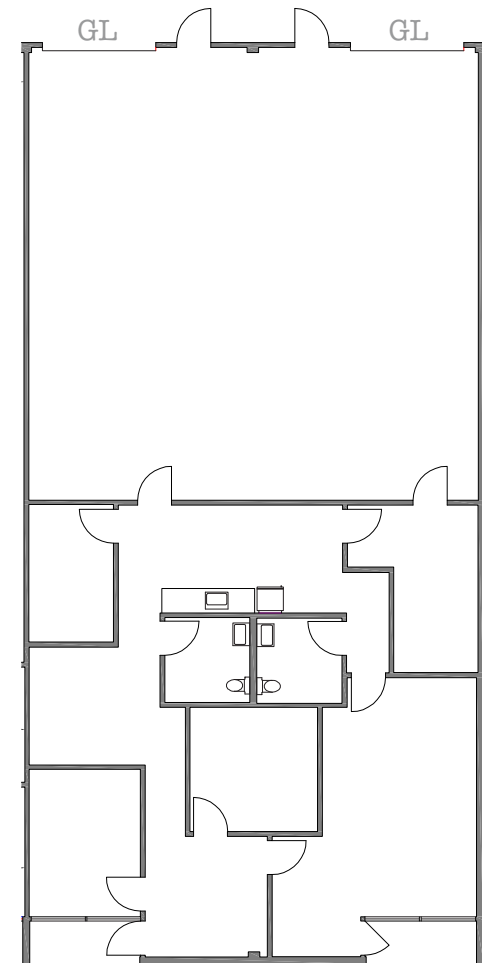


8245 Ronson Rd

Suite J,K

- Available now
- 3,240 SF

As-Is Plan



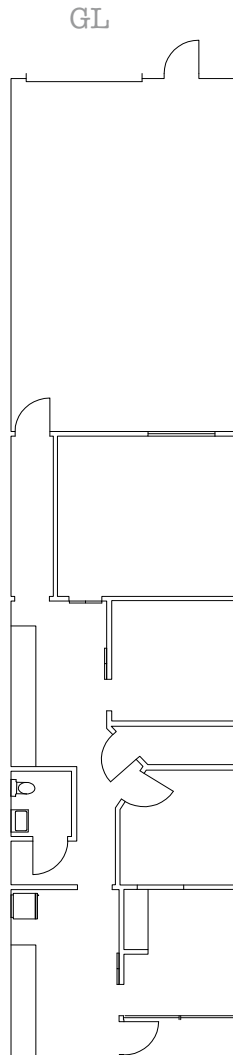
Flex

8250 Vickers St

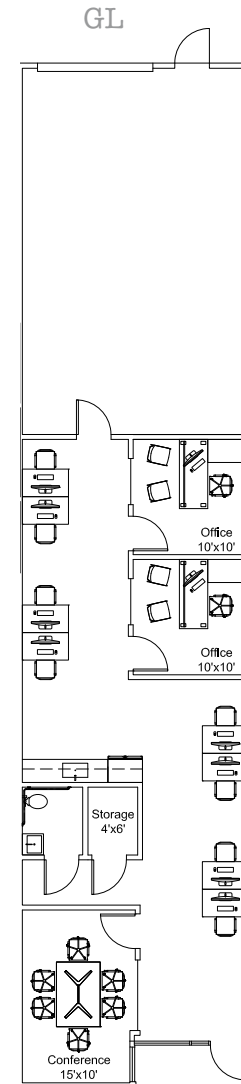
Suite E

- Available now
- Proposed Spec Suite
- 1,780 SF

As-Is Plan



Spec Suite

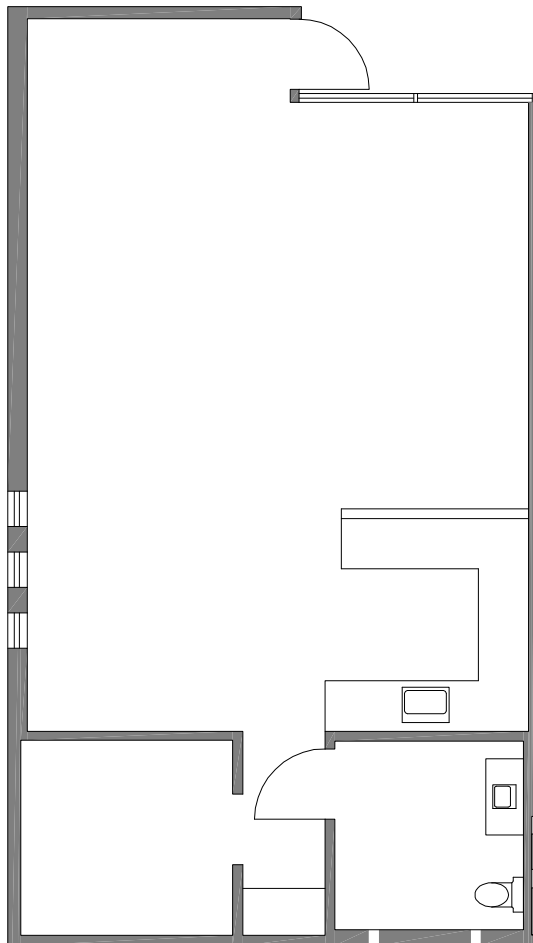


Flex

8250 Vickers St Suite F

- Available now
- 880 SF
- Contiguous up to 1,760 SF
- Showroom/open office

As-Is Plan



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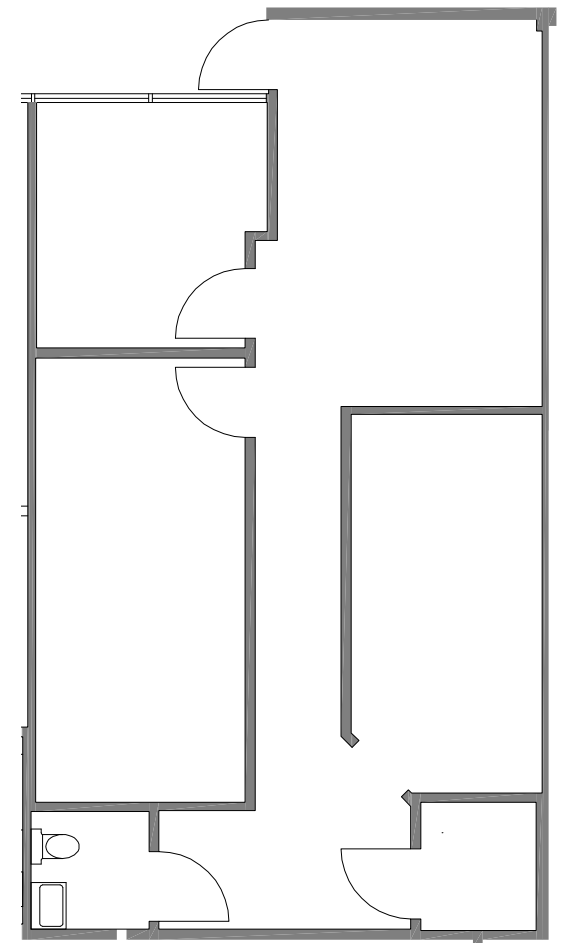
PROMO RATE FOR AS-IS DEALS:
8250 Vickers St - F,G
8245 Ronson Rd - A,B,C,D

Office

8250 Vickers St Suite G

- Available now
- 880 SF
- Contiguous up to 1,760 SF

As-Is Plan

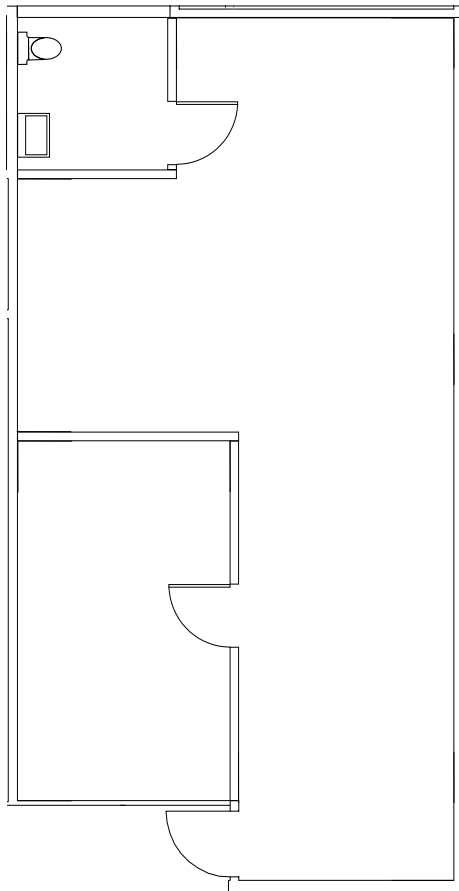


8245 Ronson Rd

Suite A

- Available now
- 820 SF
- Contiguous up to 3,240 SF

As-Is Plan



OFFICE LEASING INCENTIVE!

PROMO RATE FOR AS-IS DEALS:
8250 Vickers St - F,G
8245 Ronson Rd - A,B,C,D

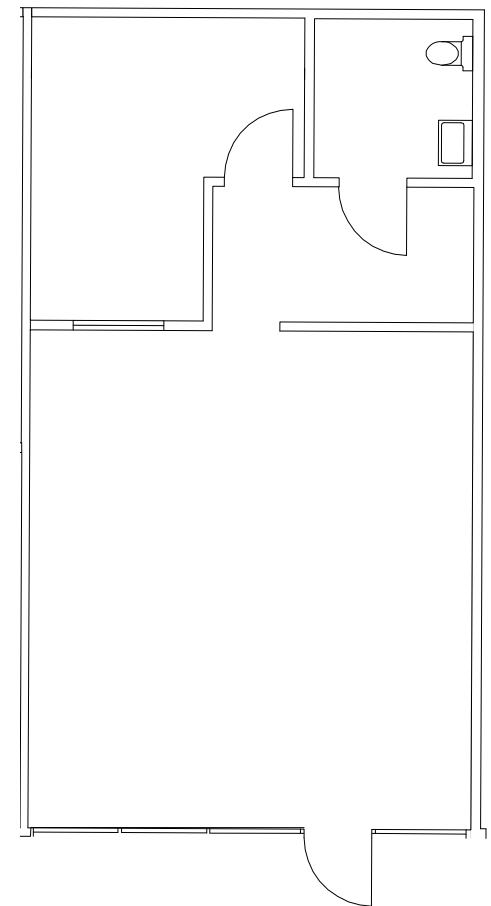
Office

8245 Ronson Rd

Suite B

- Available now
- 800 SF
- Contiguous up to 3,240 SF

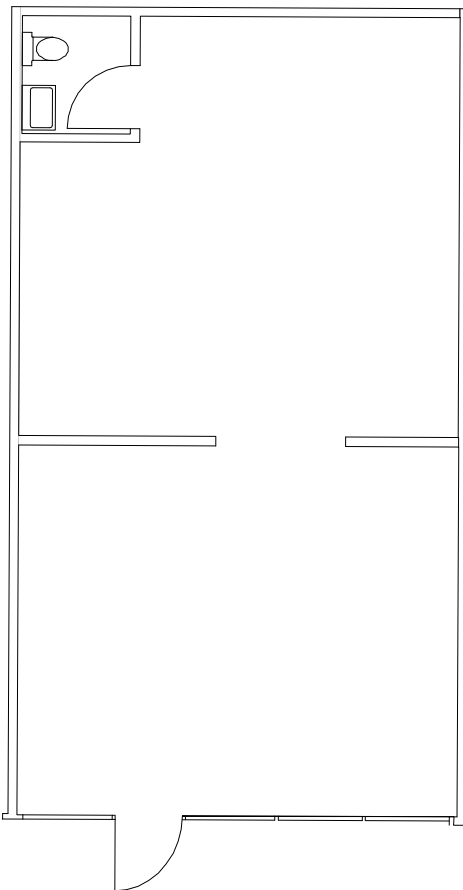
As-Is Plan



8245 Ronson Rd Suite C

- Available now
- 800 SF
- Contiguous up to 3,240 SF

As-Is Plan



OFFICE LEASING INCENTIVE!

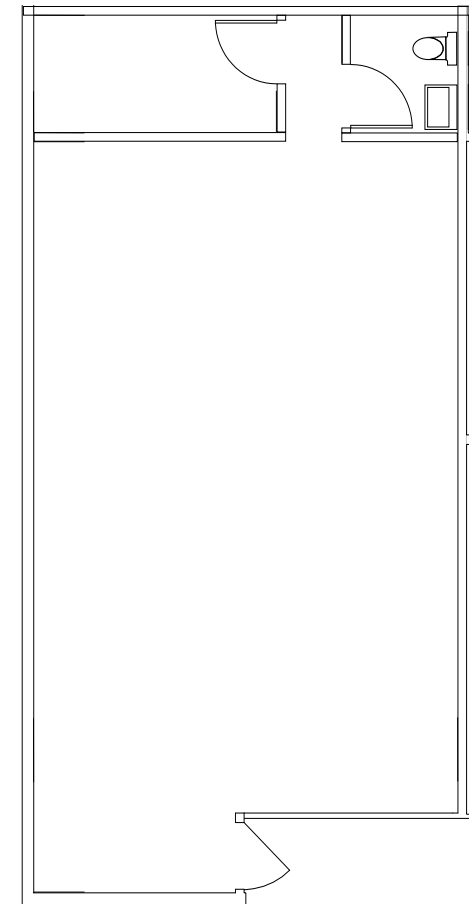
PROMO RATE FOR AS-IS DEALS:
8250 Vickers St - F,G
8245 Ronson Rd - A,B,C,D

Office

8245 Ronson Rd Suite D

- Available now
- 820 SF
- Contiguous up to 3,240 SF

As-Is Plan



8245 Ronson Rd

Suite A,B,C,D

- Available now
- 3,240 SF

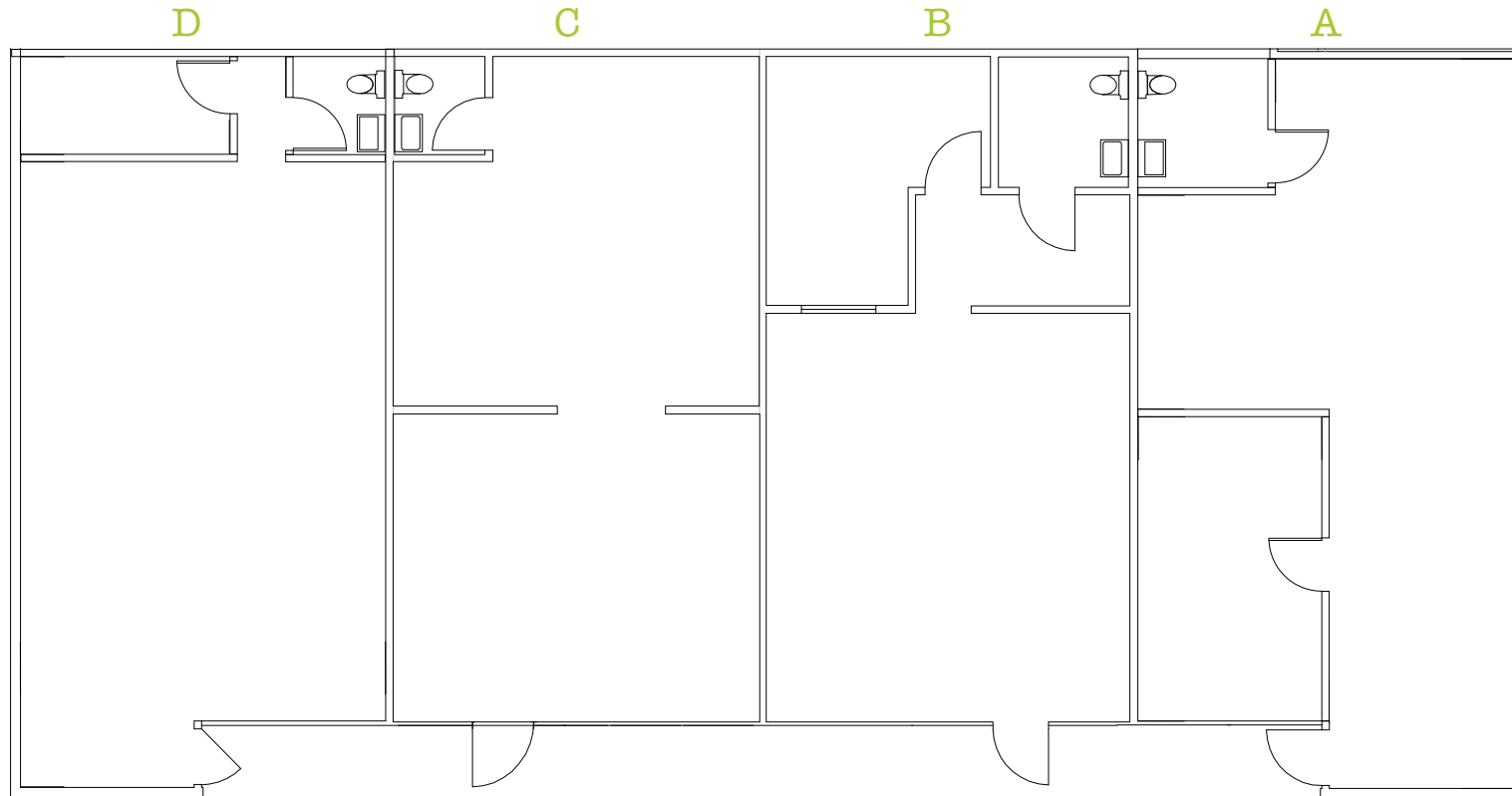
OFFICE LEASING INCENTIVE!

PROMO RATE FOR AS-IS DEALS:

8250 Vickers St - F,G

8245 Ronson Rd - A,B,C,D

Full Contiguous As-Is Plan



Office



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CRUZAN

