

Creative Office & R&D Flex

18,401 SF FOR LEASE



VIA
FRONTERA
BUSINESS
PARK

10965 - 10967 & 10983 - 10993 Via Frontera
SAN DIEGO, CA 92127



VIA FRONTERA BUSINESS PARK

AN ADAPTABLE ENVIRONMENT DESIGNED FOR
TODAY'S CREATIVE OFFICE AND R&D FLEX USERS

Located in the heart of Rancho Bernardo's thriving tech corridor, the park blends functional workspace with sleek, contemporary upgrades. Its flexible high-capacity infrastructure, and indoor-outdoor workstyle make it ideal for teams that need room to think, build, and create. Surrounded by major technology employers and convenient regional access, Via Frontera positions companies right where ideas and industry intersect.

A MODERN
CANVAS FOR
BOLD WORK

2 SINGLE-STORY
OFFICE & R&D BUILDINGS

±80,900 TOTAL
SQUARE FEET

16' CLEAR HEIGHTS FOR
OPEN TO STRUCTURE CEILINGS

4.0/1,000 SF DEDICATED
& OFF STREET PARKING

NEWLY RESURFACED PARKING, REVITALIZED LANDSCAPING,
AND CONTEMPORARY EXTERIOR UPGRADES

10967

Via Frontera

18,541 RENTABLE SQUARE FEET | Available April 2026



Building Signage Opportunity

Open to Structure
Ceilings with
Pendant Lighting

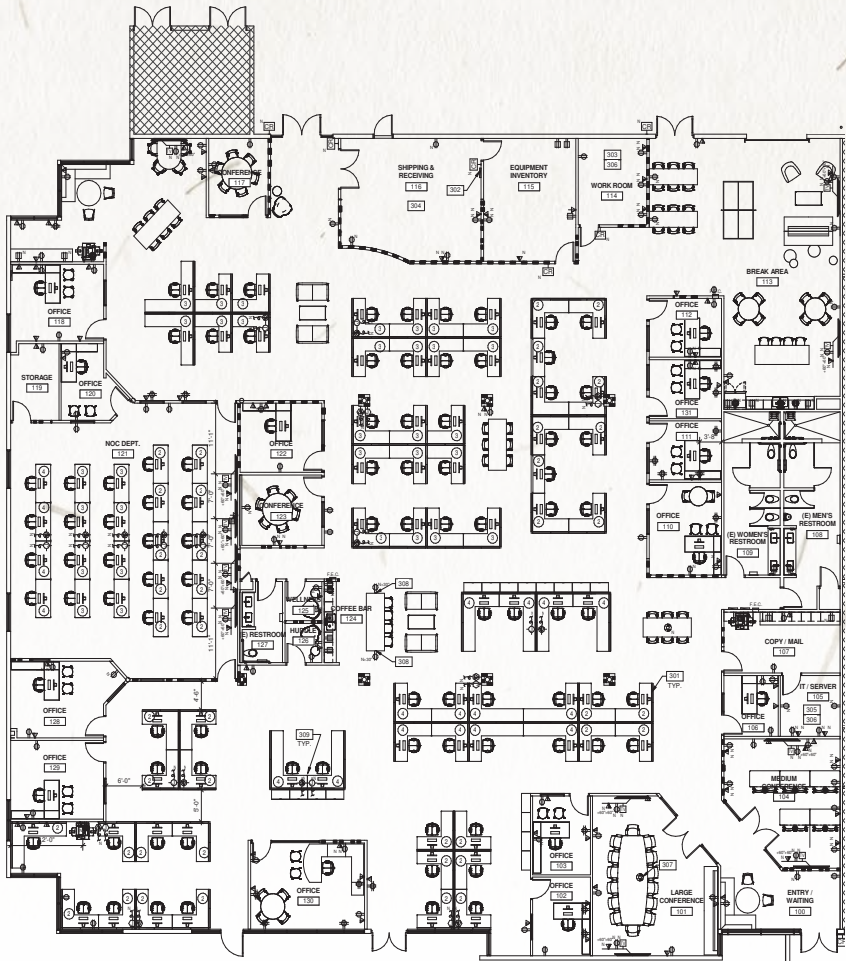


Modern Creative Office - As-Built

- 13 Private Offices
- 4 Conference Rooms
- Huddle Room
- Work Room
- Training Room
- Equipment Room
- Wellness Room
- Shipping & Receiving
- Break Area with Glass Roll-Up Doors
- Private Patio Space

Hypothetical R&D/Flex Plan

- Approx 3,000sf Warehouse
- 13 Private Offices
- 3 Conference Rooms
- Work Room
- Training Room
- Equipment Room
- Open Demo Room
- Shipping & Receiving
- Break Area with Glass Roll-Up Doors
- Private Patio Space







At the Center of
Ideas, Innovation, and
Rancho Bernardo's
Tech Hub

Seamlessly Connected

Located just one mile from Interstate 15, Via Frontera Business Park offers a seamless commute from Downtown San Diego to Escondido. The location also provides quick access to nearby Rancho Bernardo and Carmel Mountain Ranch amenities, including abundant dining, retail, and everyday conveniences.

- 1

 - Elmisa Cafe
 - Cork & Craft
 - Phils BBQ
- 2

Park Terrace
 - Hilton Garden Inn
 - D's Coffee
 - Stir Fresh Mongolian Grill

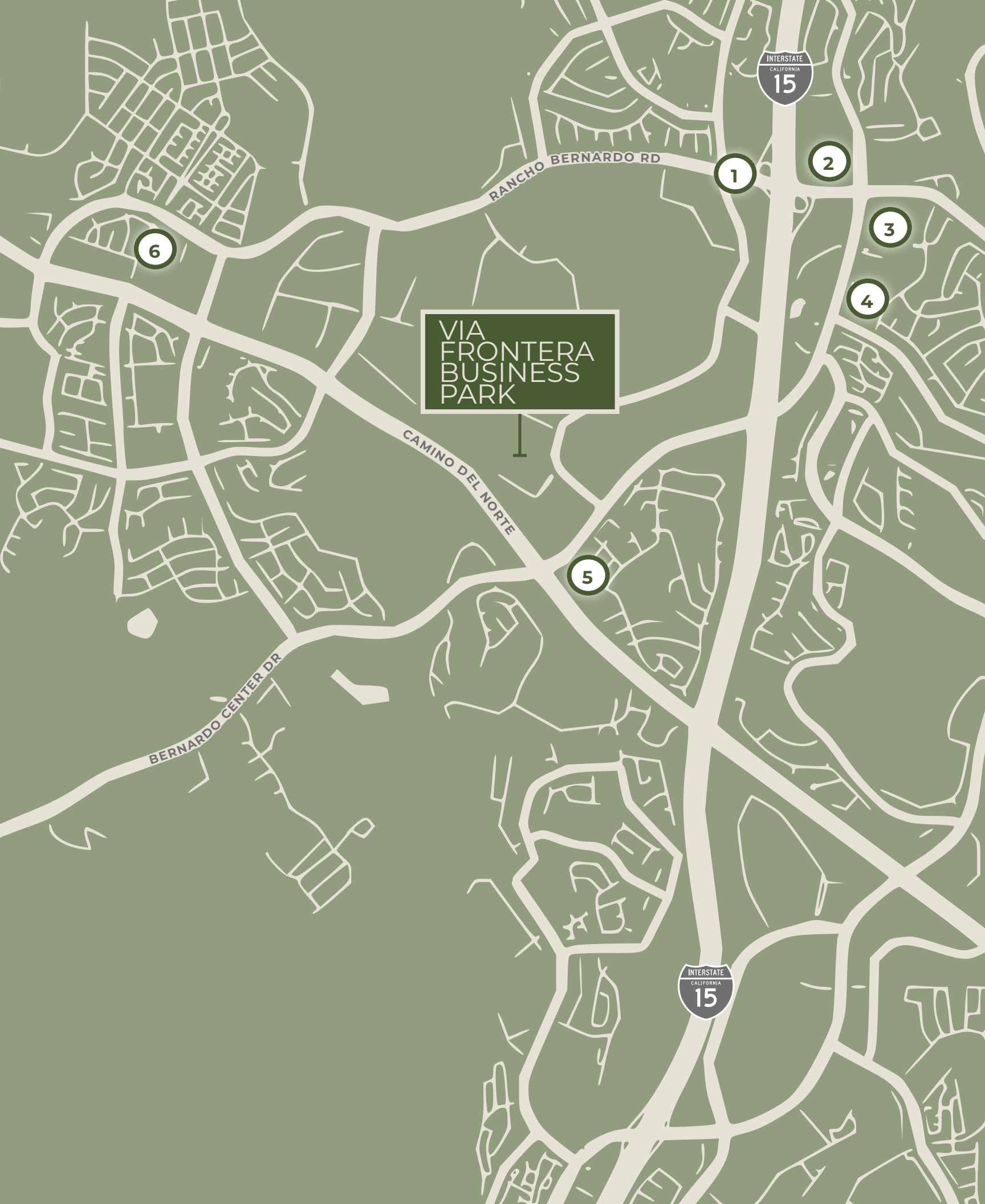
The Mercado
 - Barons Marketplace
 - Submarina
 - Cotija Mexican Food
 - Golden Spoon
 - Pizza Hut
 - Pho Ca Doa & Grill
 - Curry & More Indian Bistro
 - Compa Coffee Roasters
 - Kangnam Korean BBQ
 - Navy Federal Credit Union
 - Circle K/Mobil
 - The Incredible Cafe
 - FedEx Office Print & Ship
- 3

Rancho Bernardo Town Center
 - Wells Fargo
 - Chase Bank
 - Vons
 - Starbucks Coffee
 - Towne Center Cleaners
 - Carvers Steaks & Chops
 - The Kebab Shop
 - Pete's Coffee
 - China Fun
 - Sidney's Bagels & Deli
 - The Shop: Pizza & Cocktails
 - BHC Chicken
- 4

The Plaza Shopping Center
 - CVS Pharmacy
 - Bank of America
 - Sapphire Indian Cuisine
 - The UPS Store
 - The Golf Bar
 - Roberto's Taco Shop
 - Iron Wok Asian Cuisine
 - Genki Sushi
 - Round Table Pizza
 - Jack in the Box
 - Carl's Jr
 - Mama Cella's
 - Primos Mexican Food
 - Hometown Taste
 - Burma Place
 - Barrel Riot
 - Chevron
 - San Diego Car Care
- 5

High Country Plaza
 - Jersey Mike's
 - Domino's Pizza
 - California Taco Shop
 - Victors Kafe
 - Tandoori Xpress
 - Kelly's Pub
- 6

4S Commons
 - Karl Stauss Brewing Company
 - Chipotle
 - Mendocino
 - Sweetgreen
 - Mostra Coffee
 - Ralph's
 - Jimbo's
 - Panera Bread
 - CVS





FOR MORE INFORMATION, CONTACT:

MIKE NOVKOV

858-546-5412

mike.novkov@cushwake.com

Lic #01890388

BILL CAVANAGH

858-546-5460

bill.cavanagh@cushwake.com

Lic #00905262

VIA
FRONTERA
BUSINESS
PARK