

# SCENIC VIEW BUSINESS PARK

12600 STOWE DRIVE & 12520-12576 KIRKHAM COURT | POWAY, CA

**4.5% BROKER COMMISSION**

12556

**RYAN DOWNING**, SIOR  
858.546.5416  
ryan.downing@cushwake.com  
CA Lic 01955032

**TRINITY CARSON**  
602.489.4876  
trinity.carson@cushwake.com  
CA Lic 02343245

**BRANT ABERG**, SIOR  
858.546.5464  
brant.aberg@cushwake.com  
CA Lic 01773573

 **CUSHMAN &  
WAKEFIELD**

 **Schnitzer  
PROPERTIES**

# SCENIC VIEW BUSINESS PARK

12600 STOWE DRIVE & 12520-12576 KIRKHAM COURT | POWAY, CA

- High-image, eight building multi-tenant park consisting of 147,848 SF located in Poway
- Meticulously maintained by institutional ownership.
- Diverse mix of Industrial, R&D, and Office suites ranging from 900 to up to more than 20,000 SF.
- Parking ratio of 3.0/1,000
- Wired with fiber optics provided by Cox
- 14' - 23' clear height
- Flexible space options
- Fluorescent warehouse lighting
- Located at the end of a cul-de-sac
- Close proximity to retail services, financial institutions and recreational amenities on Scripps Poway Parkway and Poway Road.
- High quality existing office buildouts for cost effective tenant move-in.
- PC-7 Zoning, Planned Community - South Poway Business Park



# SCENIC VIEW BUSINESS PARK

12600 STOWE DRIVE & 12520-12576 KIRKHAM COURT | POWAY, CA

## AVAILABILITY

### 12520 KIRKHAM CT

SUITE 2      919 SF      \$1.55 NNN      100% office and (1) restroom. Available 6/1/26.

### 12528 KIRKHAM CT

SUITE 11      1,335 SF      \$1.55 NNN      Reception/office, (1) private office, (1) restroom, balance warehouse, (1) grade level loading door. Available now.

### 12544 KIRKHAM CT

SUITE 5      1,430 SF      \$1.55 NNN      (1) Private office, (1) restroom, balance warehouse, (1) grade level loading door. Available now. Contiguous with Suite 6 for 2,860 SF.

SUITE 6      1,430 SF      \$1.45 NNN      (1) Private office, (1) restroom, balance warehouse, (1) grade level loading door. Available now. Contiguous with Suite 5 for 2,860 SF.

### 12600 STOWE DR

SUITE 7      1,532 SF      \$1.55 NNN      Reception/office, (1) private office, (1) restroom, balance warehouse, (1) grade level loading door. Available now.

SUITE 12      1,196 SF      \$1.55 NNN      Details pending. Available now.

NNN = \$0.47 PSF

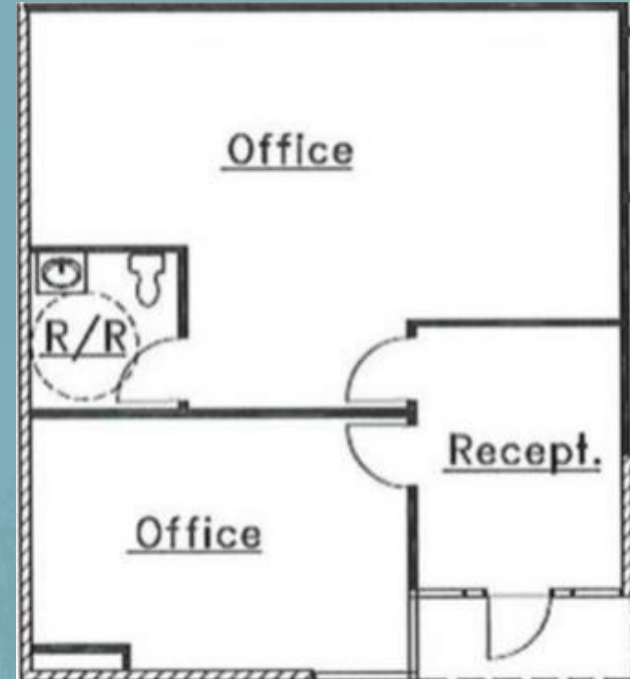
# AVAILABILITY

## 12520 KIRKHAM CT

Suite 2      919 SF      \$1.55 PSF/Month NNN

100% Office and (1) restroom. Available 6/1/26.

NNNs = \$0.47 PSF



\* Floor plan to be verified

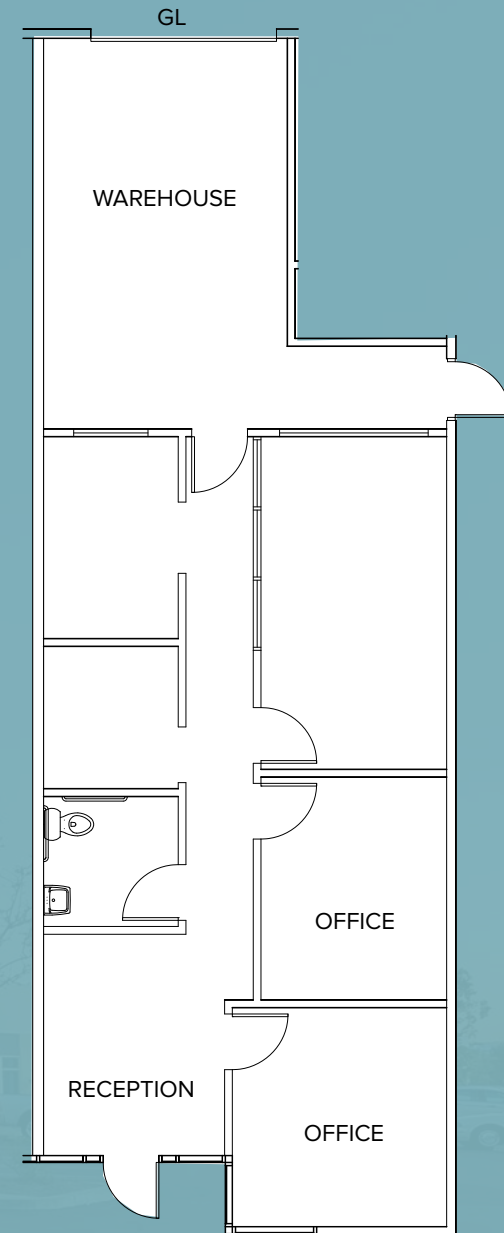
# AVAILABILITY

## 12528 KIRKHAM CT

Suite 11      1,335 SF      \$1.55 PSF/Month NNN

Reception, (2) offices, (1) restroom, balance warehouse, (1) grade level loading door. Available TBD.

NNNs = \$0.47 PSF



\* Floor plan to be verified

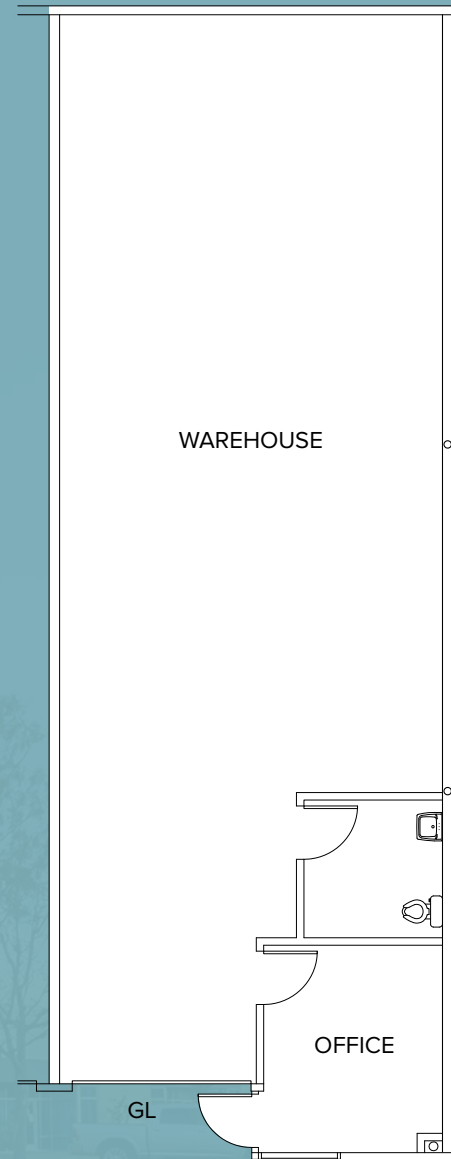
# AVAILABILITY

## 12544 KIRKHAM CT

Suite 5      1,430SF      \$1.55 PSF/Month NNN

*(1) Private office, (1) restroom, balance warehouse, (1) grade level loading door. Available now.  
\*Contiguous with Suite 6 for 2,860 SF.*

NNNs = \$0.47 PSF



\* Floor plan to be verified

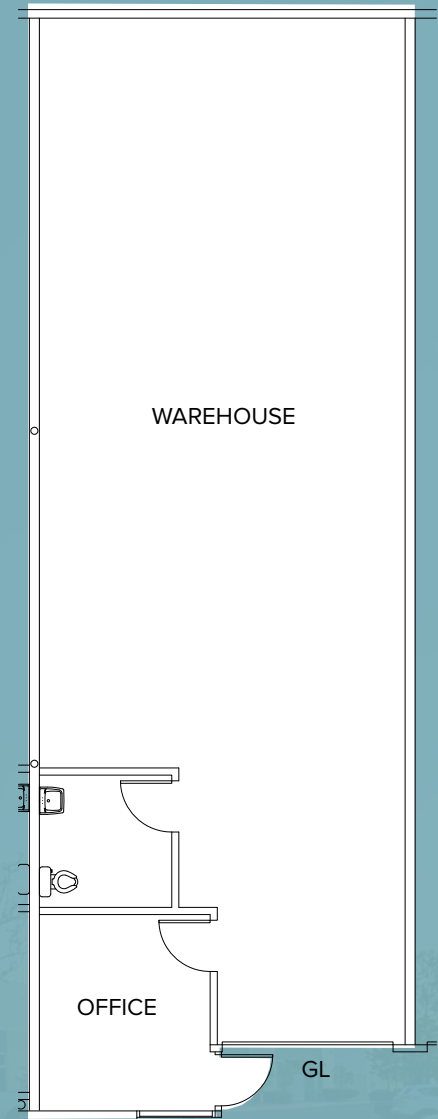
# AVAILABILITY

## 12544 KIRKHAM CT

Suite 6      1,430 SF      \$1.45 PSF/Month NNN

*(1) Private office, (1) restroom, balance warehouse, (1) grade level loading door. Available now.  
\*Contiguous with Suite 5 for 2,860 SF.*

NNNs = \$0.47 PSF



\* Floor plan to be verified

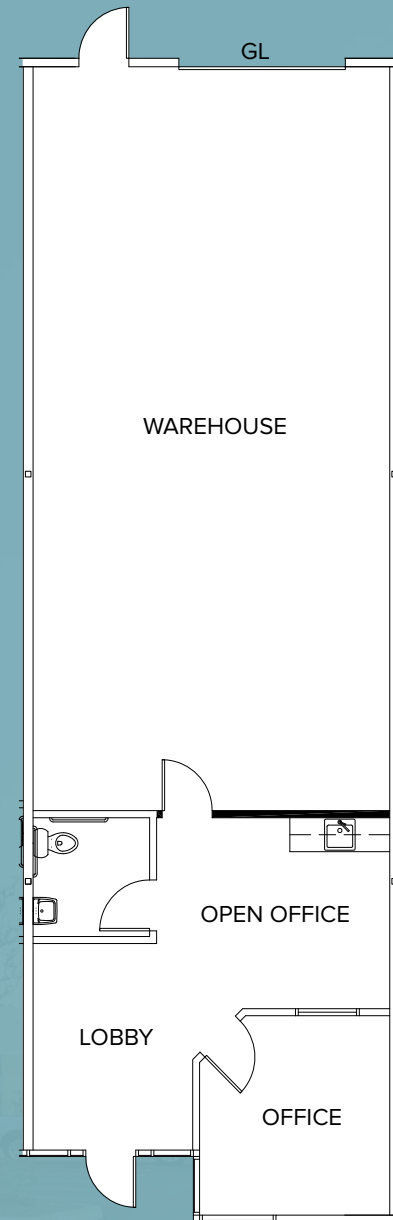
# AVAILABILITY

## 12600 STOWE DR

Suite 7      1,532 SF      \$1.55 PSF/Month NNN

*Reception, (1) office, (1) restroom, balance warehouse, (1) grade level loading door. Available now.*

NNNs = \$0.47 PSF



\* Floor plan to be verified

# AVAILABILITY

## 12600 STOWE DR

Suite 12      1,196 SF      \$1.55 PSF/Month NNN

*Details pending. Available now.*

NNNs = \$0.47 PSF



FLOOR PLAN  
PENDING

\* Floor plan to be verified

# AMENITIES & CORPORATE NEIGHBORS

**CARMEL MOUNTAIN PLAZA**  
SPROUTS, SEARS OUTLET, MARSHALLS, NORDSTROM, ROSS, MICHAELS, BANANA REPUBLIC, NORDSTROM RACK, BROKEN YOLK CAFE, CHICK-FIL-A, HABIT BURGER, BOSTON MARKET, IN-N-OUT, CALIFORNIA PIZZA KITCHEN, PAYLESS, WHICH WICH SANDWICH SHOP, STYLES FOR LESS, RUBIO'S

**TWIN PEAKS PLAZA**  
TARGET, ORTHO MATTRESS, SUPERCUTS, COLD STONE CREAMERY, FAMOUS FOOTWEAR, GREEN BURRITO, JERSEY MIKE'S SUBS, OUTBACK STEAKHOUSE

**POWAY CROSSINGS**  
BIG 5 SPORTING GOODS, DOLLAR TREE, RITE AID, LA FITNESS, KFC, WIENERSCHNITZEL, BRUSKI BURGERS & BREW

**CREEKSIDE PLAZA**  
STATER BRO'S, CHIPOTLE, BASKIN ROBINS, GNC, SUBWAY, THE BRIGANTINE, GAMESTOP, JAMBA JUICE, SPORTS CLIPS, DAPHNE'S GREEK CAFE, FED EX

**CVS CENTER**  
BIG LOTS, SAVON, CVS PHARMACY, COFFEE BEEN AND TEAL LEAF

**STOWE PLAZA**  
CARL'S JR., SUBWAY, SAN DIEGO COUNTY CREDIT UNION

**SCRIPPS RANCH MARKET**  
CVS PHARMACY, VONS, CHASE BANK, FOSTER'S FREEZE, EL POLLO LOCO, MCDONALD'S, PICK UP STICKS, PETCO, JACK IN THE BOX, PANDA EXPRESS, QUIZNO'S SUBS, RUBIO'S, STARBUCKS, TACO BELL

**SCENIC VIEW BUSINESS PARK**

**corovan**  
Engineering your workplace change

Good things come from  
**Sysco**

**HOIST**  
HOISTGROUP.COM

**Honeywell**

**THE HOME DEPOT**

**COSTCO**  
WHOLESALE

**GEICO**

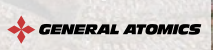
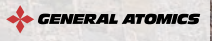
**SCRIPPS TRIDENT PLAZA**  
DOMINO'S PIZZA, US BANK, JERSEY MIKE'S SUBS, STARBUCKS, EL PATRON RESTAURANT, IKURA SUSHI & RAMEN, LAPPERT'S ICE CREAM CO., TAKHRAI THAI, WONG'S WOK CHINESE CUISINE, YANNI'S BISTRO

**GENERAL ATOMICS**

**ALDILA**

**GENERAL ATOMICS**

**GENERAL ATOMICS**



# SCENIC VIEW BUSINESS PARK



# CONTACT

RYAN DOWNING, SIOR  
858.546.5416  
ryan.downing@cushwake.com  
CA Lic 01955032

TRINITY CARSON  
602.489.4876  
trinity.carson@cushwake.com  
CA Lic 02343245

BRANT ABERG, SIOR  
858.546.5464  
brant.aberg@cushwake.com  
CA Lic 01773573



©Cushman & Wakefield. All rights reserved. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S).