

SCENIC VIEW BUSINESS PARK

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

4.5% BROKER COMMISSION

12556

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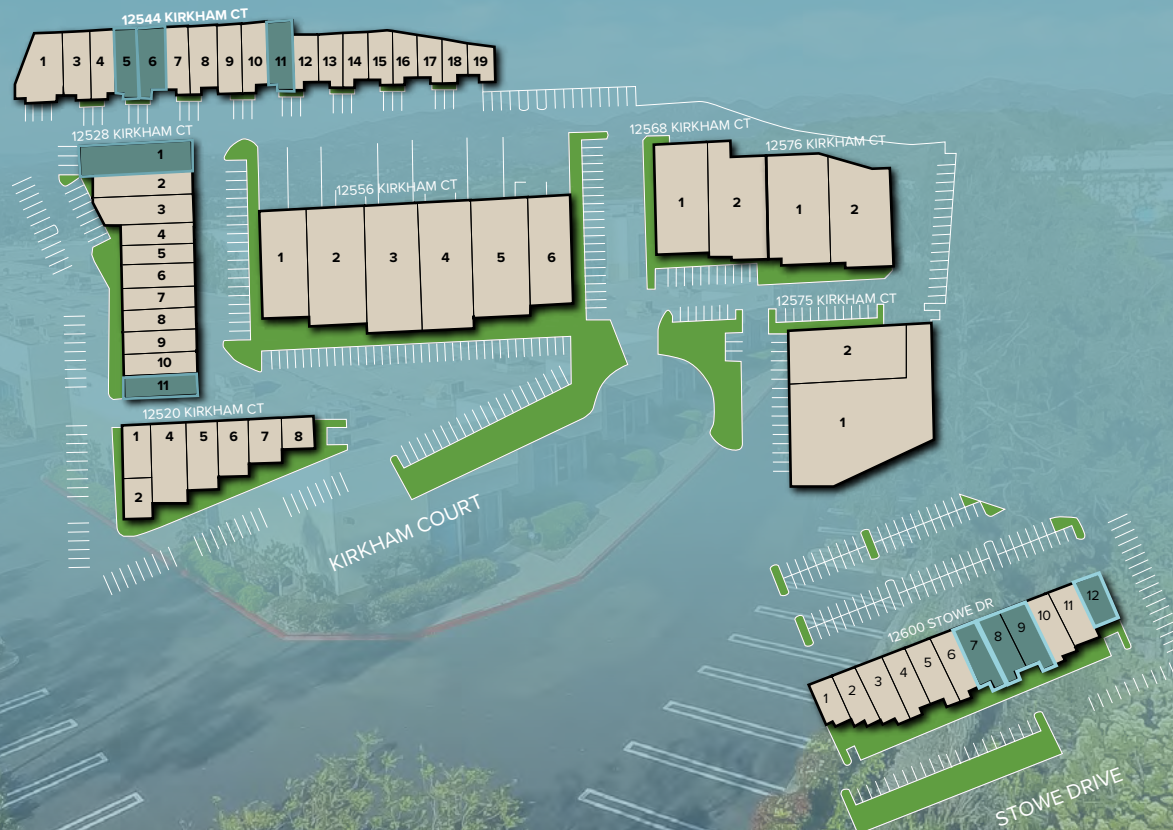
 **CUSHMAN &
WAKEFIELD**

 **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

12528 KIRKHAM CT

SUITE 1	2,626 SF	\$1.55 NNN	Reception/office, (1) private office, (1) restroom, balance warehouse, (1) grade level loading door. Available now.
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	\$1.55 NNN	(1) Private office, (1) restroom, balance warehouse, (1) grade level loading door. Available now. Contiguous with Suite 5 for 2,860 SF.
SUITE 11	1,430 SF	\$1.55 NNN	(1) Private office, (1) restroom, balance warehouse, (1) grade level loading door. Available now.

12600 STOWE DR

SUITE 7	1,532 SF	\$1.55 NNN	Reception/office, (2) private offices, (1) restroom, balance warehouse, (1) grade level loading door. Available 3/1/2026.
SUITE 8	3,064 SF	\$1.55 NNN	Reception/office, (3) private offices, (2) restrooms, balance warehouse, (2) grade level loading doors. Available now.
SUITE 12	1,196 SF	\$1.55 NNN	Details pending. Available 3/1/2026.

NNN = \$0.47 PSF

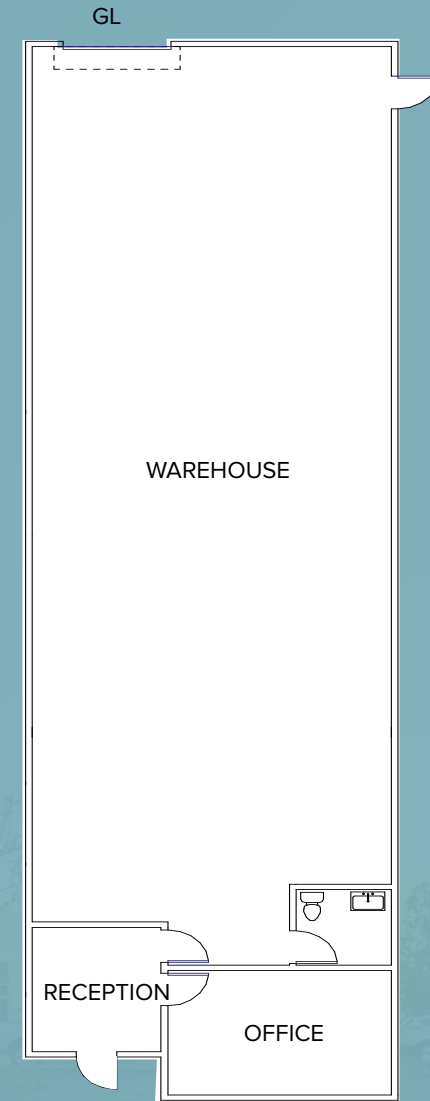
AVAILABILITY

12528 KIRKHAM CT

Suite 1 2,626 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

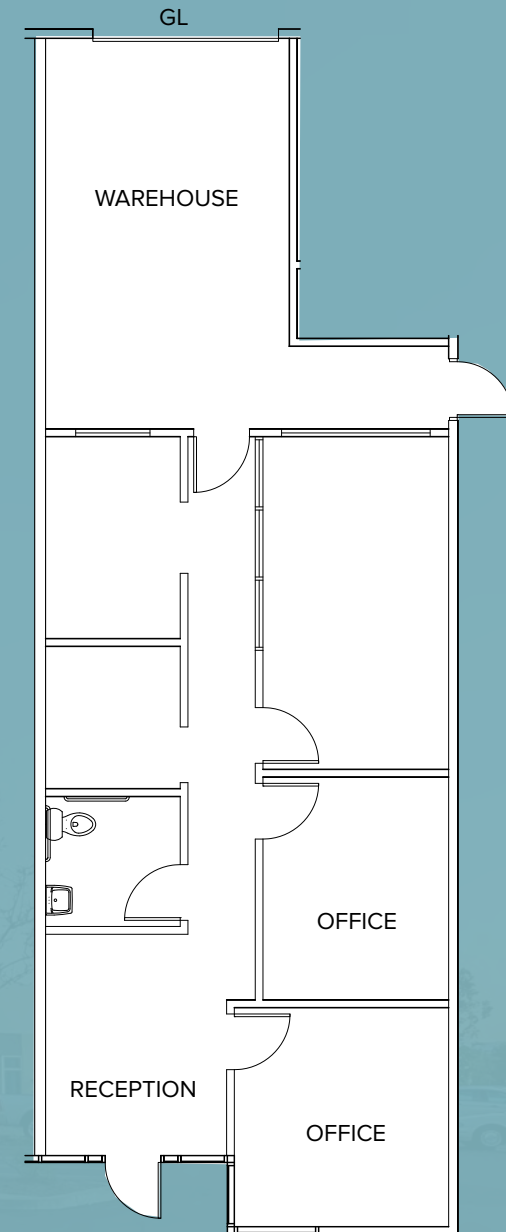
AVAILABILITY

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

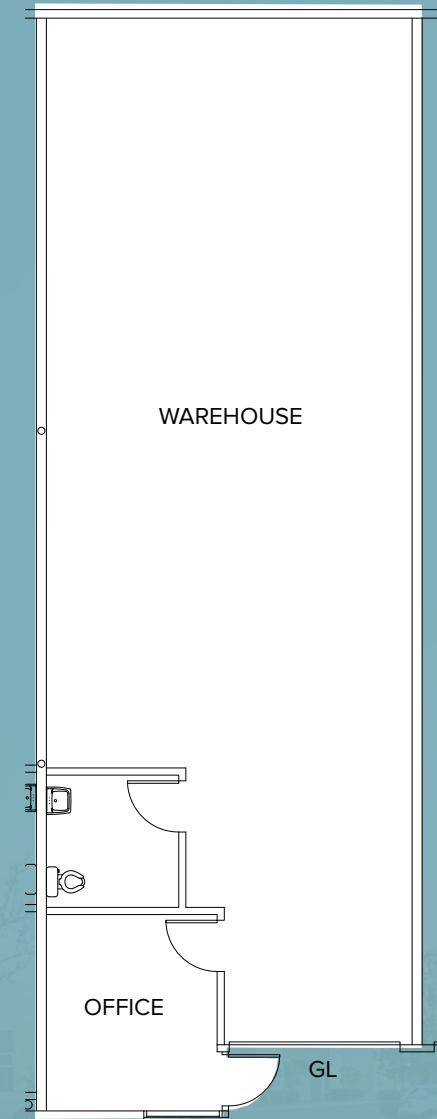
12544 KIRKHAM CT

Suite 6	1,430 SF	\$1.55 PSF/Month NNN
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(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

12544 KIRKHAM CT

Suite 11 1,430 SF \$1.55 PSF/Month NNN

(1) Private 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 7 1,532 SF \$1.55 PSF/Month NNN

Reception, (2) offices, (1) restroom, balance warehouse, (1) grade level loading door. Available 3/1/2026.

NNNs = \$0.47 PSF



* Floor plan to be verified

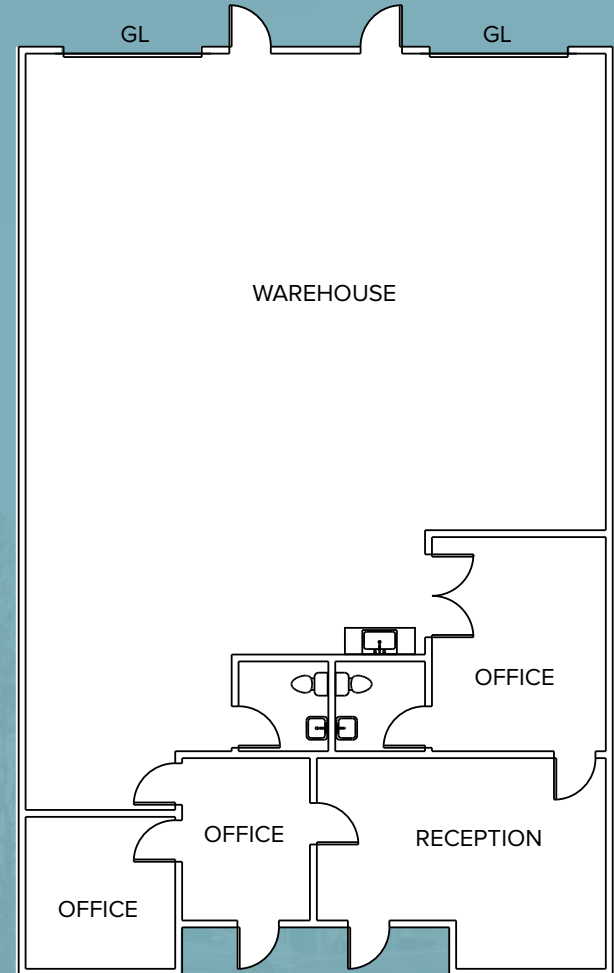
AVAILABILITY

12600 STOWE DR

Suite 8	3,064 SF	\$1.55 PSF/Month NNN
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Reception, (3) offices, (2) restrooms, balance warehouse, (2) grade level loading doors. Available with 30 days' notice.

$NNNs = \$0.47 \text{ PSF}$



* Floor plan to be verified

AVAILABILITY

12600 STOWE DR

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

Details pending. Available 3/1/2026.

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

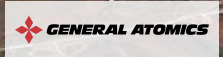
SCRIPPS RANCH MARKET

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

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



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