

# KILROY SABRE SPRINGS

13480 | 13500 | 13520  
Evening Creek Dr N  
San Diego, CA

**CONFIDENTIAL OFFERING MEMORANDUM**



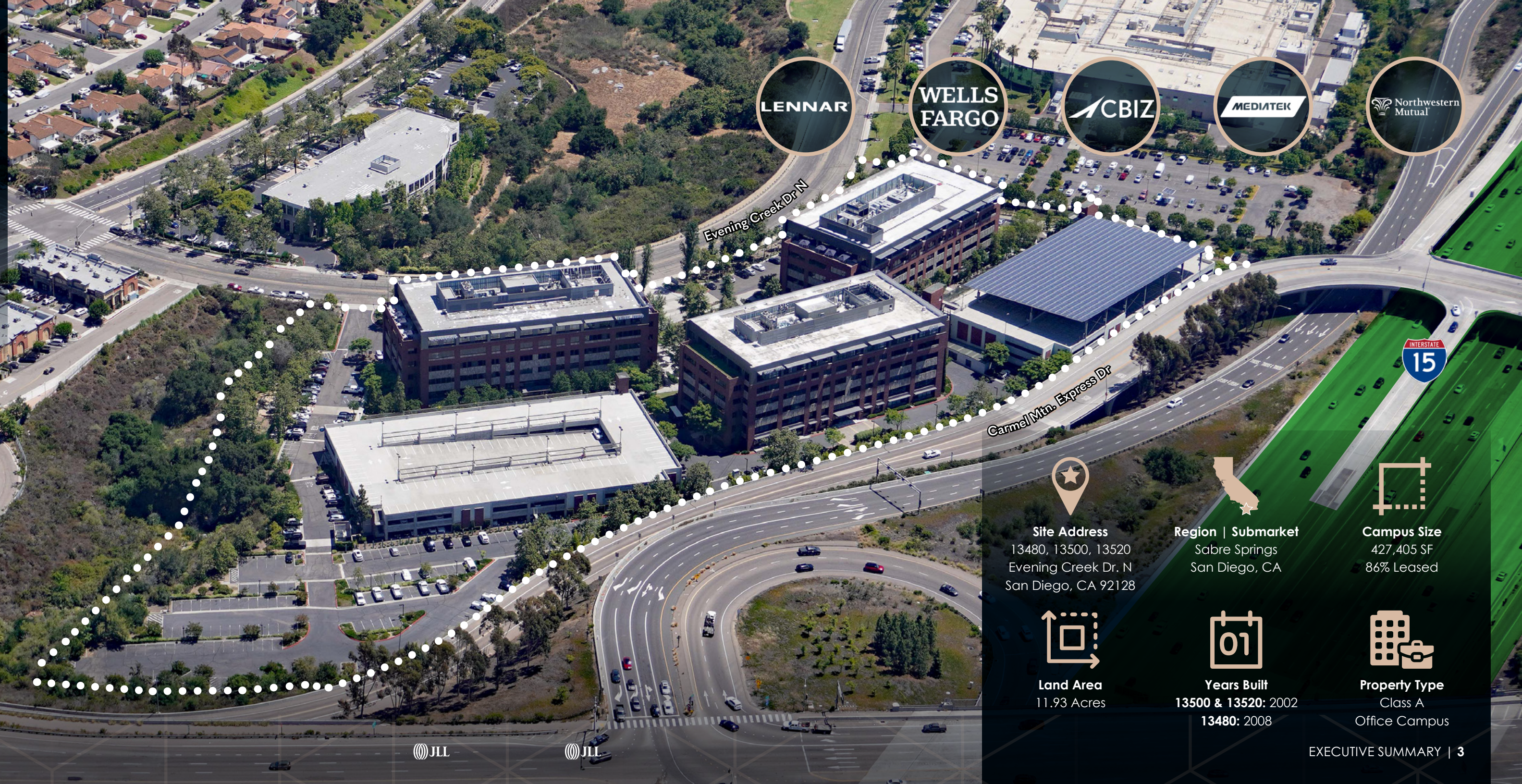
Jones Lang LaSalle Americas, Inc., ("JLL"), California Real Estate License #01223413

**DEFINITIVE OPPORTUNITY TO ACQUIRE AN INSTITUTIONAL QUALITY TROPHY OFFICE CAMPUS IN SAN DIEGO**



# KILROY SABRE SPRINGS

**Kilroy Sabre Springs**, an elite suburban office campus located in the heart of San Diego's innovation ecosystem, is one of the region's most compelling trophy investment opportunities. Scale, quality, and anchored by a diverse group of high growth tenants, Kilroy Sabre Springs ranks in the upper echelon of workplace destinations in Southern California.



LENNAR

WELLS  
FARGO

CBIZ

MEDIATEK

Northwestern  
Mutual

Evening Creek Dr N

Carmel Mtn. Express Dr

INTERSTATE  
15



**Site Address**  
13480, 13500, 13520  
Evening Creek Dr. N  
San Diego, CA 92128



**Region | Submarket**  
Sabre Springs  
San Diego, CA



**Campus Size**  
427,405 SF  
86% Leased



**Land Area**  
11.93 Acres



**Years Built**  
13500 & 13520: 2002  
13480: 2008



**Property Type**  
Class A  
Office Campus



# The Offering

Jones Lang LaSalle Americas, Inc. ("JLL") has been exclusively retained to offer the unique opportunity to acquire the fee simple interest in Kilroy Sabre Springs (the "Project"), a 427,405 square foot, best-in-class office campus located at the doorstep of San Diego's highest concentration of STEM worker residences and the best school district in the county.

Situated on approximately 11.93 acres, Kilroy Sabre Springs stands out for its institutional quality and unmatched access at the intersection of SR-56 and I-15. The campus is anchored by a vibrant central plaza with expansive landscaped spaces, and includes a fully improved restaurant space, providing buyers the opportunity to further activate the campus.

The Project consists of three, top tier office buildings occupied by an exciting roster of internationally recognized and investment-grade companies, such as: Northwestern Mutual (S&P: AA+), Zoox (S&P: AA), Macquarie (S&P: A+), Raymond James (S&P: A-), Wells Fargo (S&P: BBB+), KeyBank (S&P: BBB+), Sunflower Bank (KBRA: BBB+), Lennar Homes (S&P: BBB), Avnet (S&P: BBB), Balfour Beatty (S&P: BBB-), and many others.

Kilroy Sabre Springs is a top workplace destination in San Diego, maintaining an average 89% occupancy since 2011—an exceptional record highlighted by the rapid backfill of ~300,000 square feet after Bridgepoint's 2018 departure and ~145,000 square feet following General Atomics in 2021.

Currently 86% leased, of which 36% is investment grade, with a WALT (weighted average lease-term) of 3.6 years, Kilroy Sabre Springs draws companies seeking to attract and retain employees with the Project's contemporary construction and highly amenitized facilities.

**Investors are presented with a unique opportunity to acquire a trophy, Class A office campus ideally located within San Diego's strongest demographic location, the I-15 & SR-56 corridors.**

## Investment Highlights



36% INVESTMENT GRADE TENANCY



ONE-OF-ONE OPPORTUNITY TO ACQUIRE A TROPHY OFFICE CAMPUS OF SCALE IN SOUTHERN CALIFORNIA'S MOST SUPPLY CONSTRAINED MARKETS



\$59M+ (\$138 PSF) IN CAPITAL INVESTED BY OWNERSHIP SINCE 2008



BEST OF THE BEST LOCATIONAL ACCESS DIRECTLY OFF SAN DIEGO'S MAIN THOROUGHFARES OF THE I-15 AND SR-56 FREEWAYS



MAIN BENEFACTOR OF FLIGHT TO QUALITY AND TENANT DISPLACEMENT WITH 1.2M SF OF TENANT MIGRATION TO I-15 CORRIDOR SINCE 2019



MINUTES AWAY FROM 60+ RETAIL AND DINING OPTIONS PLUS FOUR MAJOR PARKS



FULLY-INTEGRATED, AMENITY-RICH CAMPUS





# KILROY SABRE SPRINGS

LOCATION	San Diego
SIZE	427,405 RSF
% LEASED	86%
WALT	3.6 Years
BUILDINGS	Three (3)
SITE SIZE	11.93 Acres
PARKING RATIO	4.00 / 1,000
POWER	3,000 amps / 480/277 volts
SLAB-TO-SLAB	13 feet & 6 inches
ELEVATORS	4 (per building)

## 13480 EVENING CREEK DR N

USE	Office
SIZE	145,096 RSF
% LEASED	70%
YEAR BUILT	2008
# OF TENANTS	6


## 13500 EVENING CREEK DR N

USE	Office
SIZE	136,986 RSF
% LEASED	100%
YEAR BUILT	2002
# OF TENANTS	11


## 13520 EVENING CREEK DR N

USE	Office
SIZE	145,323 RSF
% LEASED	90%
YEAR BUILT	2002
# OF TENANTS	16


### Campus Amenities




Restaurant Space




Dining Courtyard




Game Lawn




The Boathouse



Event Lawn



The Trail



Fitness Center





Presented by Jones Lang LaSalle Americas, Inc.

## INVESTMENT SALES & ADVISORY CONTACTS

### KURT LUEDTKE

Senior Director

T +1 858 812 2356

[Kurt.Luedtke@jll.com](mailto:Kurt.Luedtke@jll.com)

CA RE License #02114542

### LYNN LACHAPELLE

Managing Director

T +1 858 410 1216

[Lynn.Lachapelle@jll.com](mailto:Lynn.Lachapelle@jll.com)

CA RE License #00898286

### BOB PRENDERGAST

Managing Director

T +1 858 410 1217

[Bob.Prendergast@jll.com](mailto:Bob.Prendergast@jll.com)

CA RE License #00883530

### MICHAEL LEGGETT

Senior Managing Director

+1 415 317 3224

[Michael.Leggett@jll.com](mailto:Michael.Leggett@jll.com)

CA RE License #01056334

### ZAC SALOFF

Associate

T +1 858 410 1206

[Zac.Saloff@jll.com](mailto:Zac.Saloff@jll.com)

CA RE License #02123343

## DEBT & EQUITY CONTACTS

### PATRICK BURGER

Managing Director

T +1 858 812 2347

[Patrick.Burger@jll.com](mailto:Patrick.Burger@jll.com)

CA RE License #01820848

### BRAD VANSANT

Director

T +1 858 812 2374

[Brad.Vansant@jll.com](mailto:Brad.Vansant@jll.com)

CA RE License #02065107

## AGENCY LEASING CONTACTS

### RYAN J. EGLI

CBRE

Vice Chairman

T +1 858 546 4648

[Ryan.Egli@cbre.com](mailto:Ryan.Egli@cbre.com)

CA RE License #01445615

### ELLYCIA WALKER (HALDEN)

CBRE

First Vice President

+1 858 546 4657

[Ellycia.Walker@cbre.com](mailto:Ellycia.Walker@cbre.com)

CA RE License #01984836

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