



Jones Lang LaSalle Brokerage, Inc. RE license #01856260

16705
VIA DEL CAMPO COURT



± 16'
Ceiling Heights



4/1,000
Parking



± 28K SF
Floorplates



High Quality
Construction

16705

VIA DEL CAMPO COURT

- Quiet & highly secure location at the end of Via Del Campo Ct.
- Close proximity to amenities
- High-quality construction & lobby finishes
- Lab ready
- Architectural entry feature
- Abundance outdoor areas due to 11 acre plus site

Building Specs

Zoning: IP-2-1 (allows a mix of light industrial and office uses)

Power: 3-Phase, 4 Wire, 277/408 V pad mounted Transformer. 4,000A service. 3,000 amps is allocated for tenant improvements and 1,000 amps is allocated for the building house mechanical system.

Gas: Stubbed to the building

Parking: 320 Spots (19 EV Spots)

Live Load (Floor): 120 pounds pressure per square foot

Interior Ceiling Height: 16' floor-to-floor (allows 11' dropped ceilings)

HVAC: Downstream.(3) three Packaged VAV rooftop unit with hot water coil at unit for the heating, (1) one 100 Ton for the first floor, (1) one 100 Ton for the 2nd floor and (1) one 110 Ton for the 3rd floor

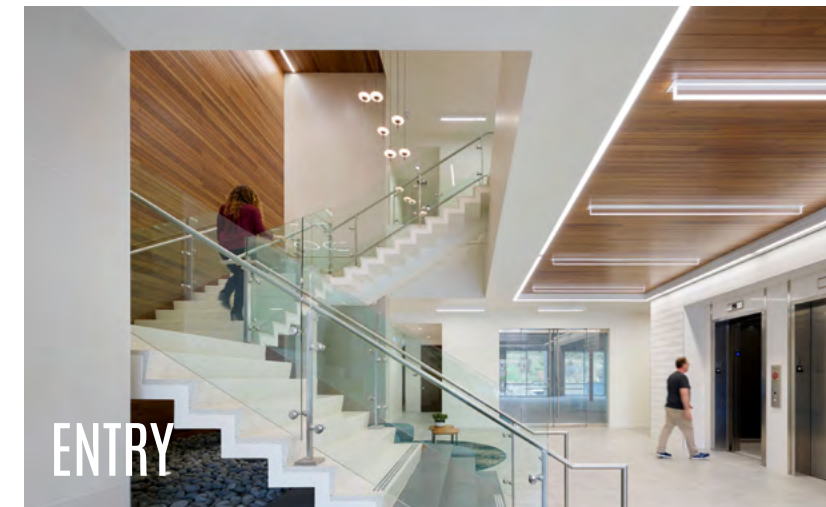
Structural Bay: Varies, 35' X 35'

Structure & Floor Construction: Steel framing with concrete on metal deck

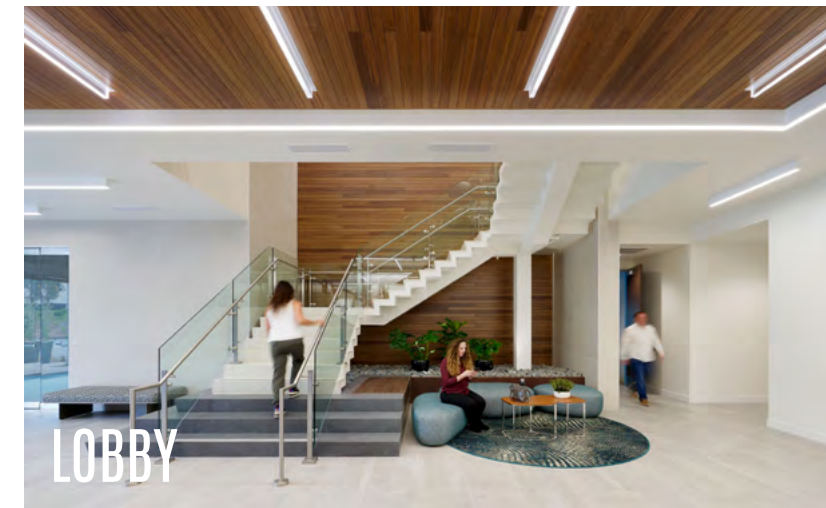
Roof Construction: Single-ply TPO o/ cover board o/ rigid insulation o/ metal deck



EXTERIOR



ENTRY



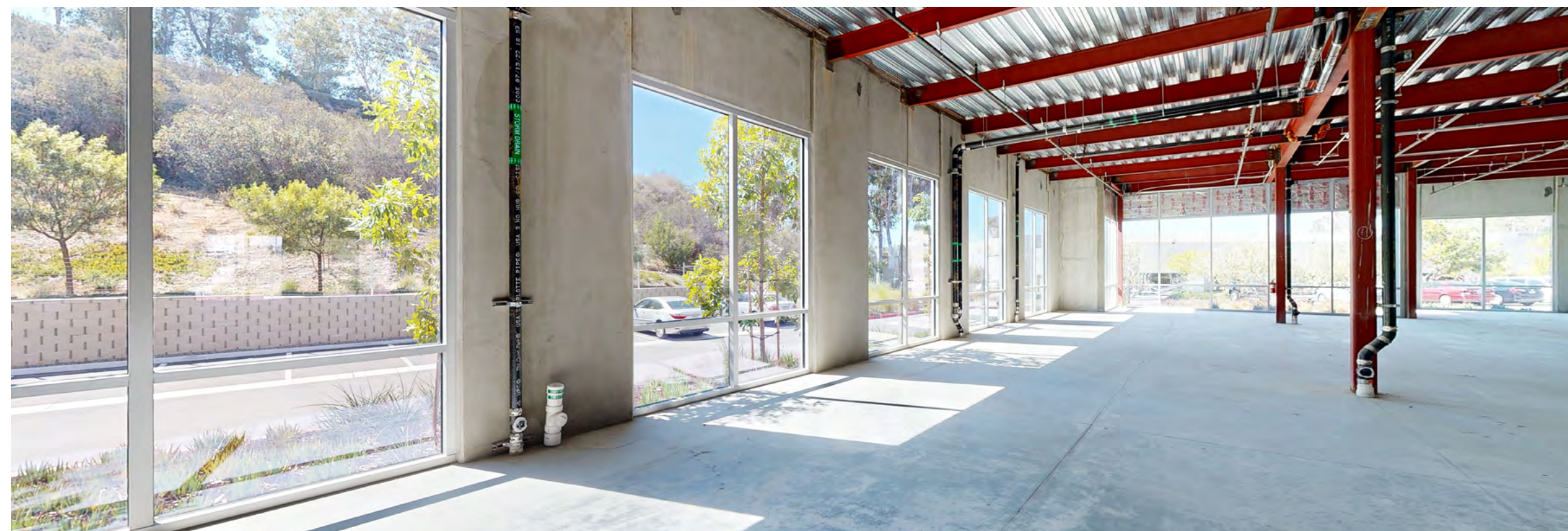
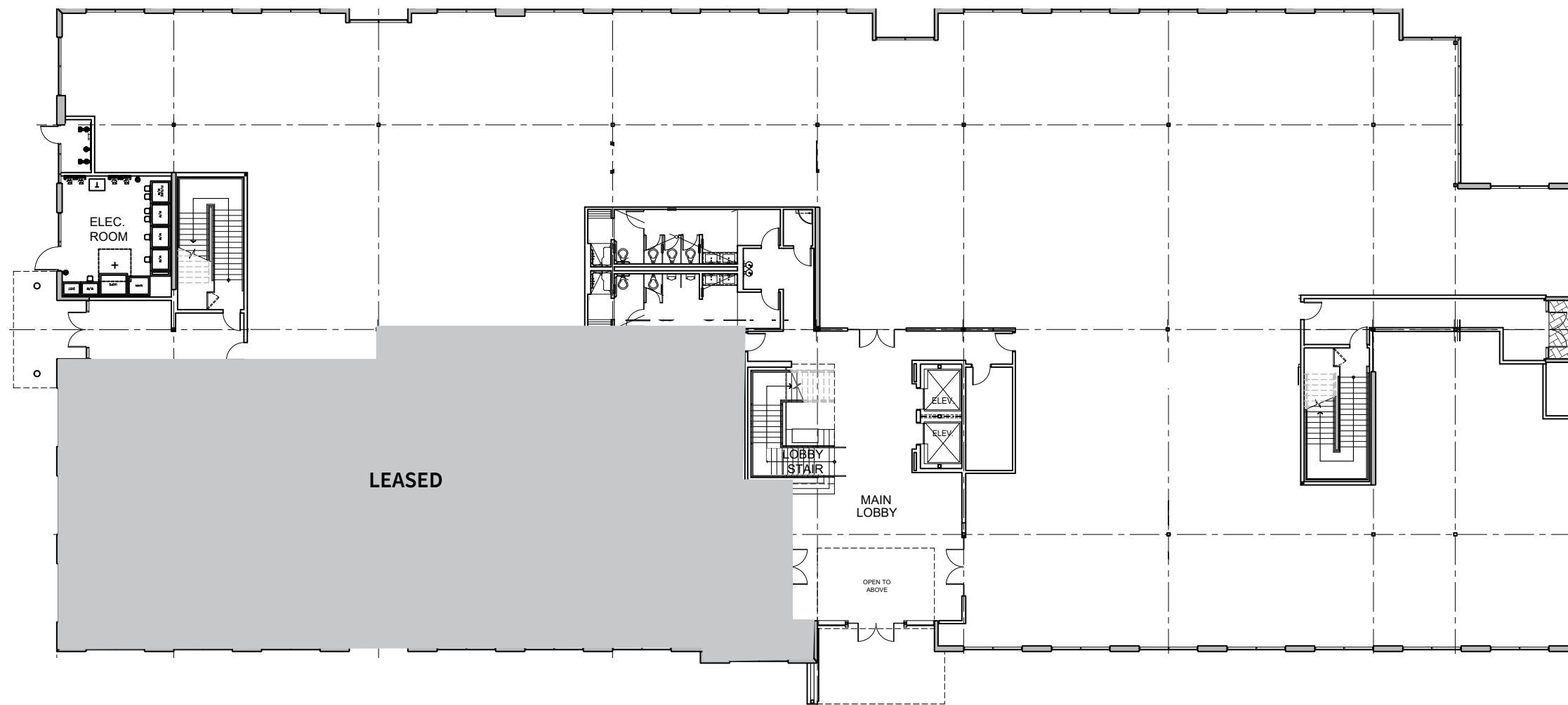
LOBBY

16705



VIA DEL CAMPO COURT

1st Floor | 19,727 SF



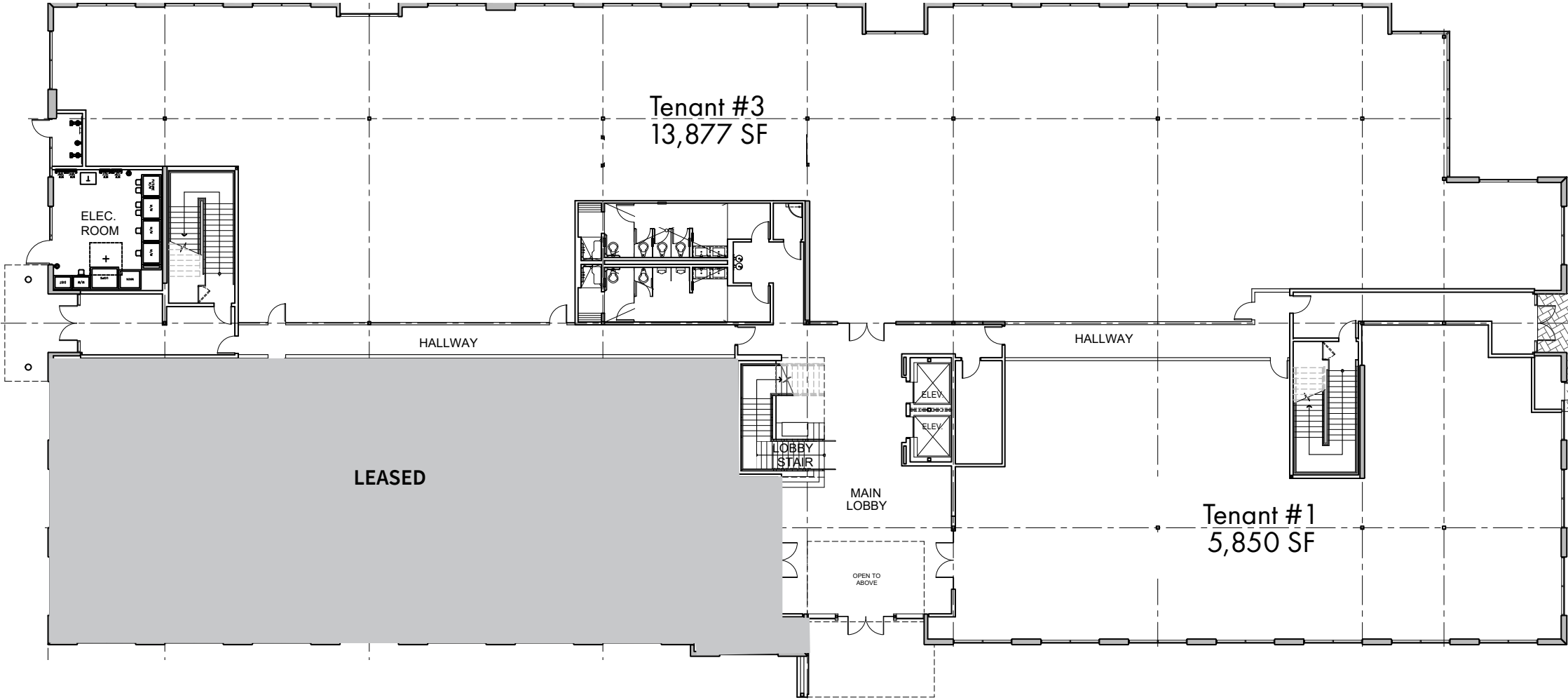
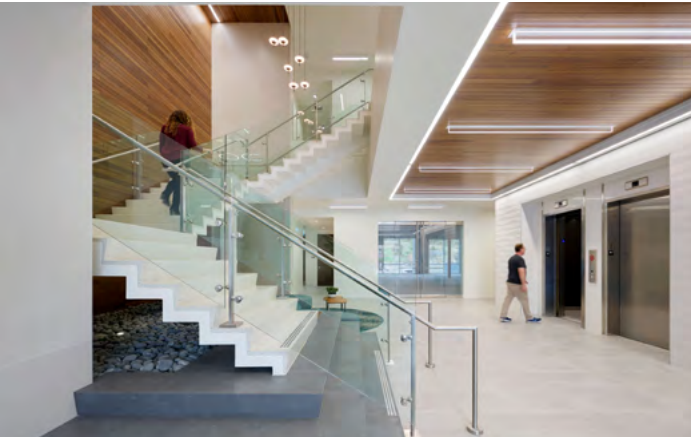
Tim Olson
858.410.1253
tim.olson@jll.com
RE license #01364117

Greg Moore
858.410.6367
greg.moore@jll.com
RE license #02068852

16705

VIA DEL CAMPO COURT

1st Floor | Potential Multi-Tenant Plan | ± 5k - 14k SF (contiguous up to 19,727 SF)



Tim Olson
858.410.1253
tim.olson@jll.com
RE license #01364117

Greg Moore
858.410.6367
greg.moore@jll.com
RE license #02068852

16705

VIA DEL CAMPO COURT

Option 1A | 1st Floor Hypothetical Plan | 50% Lab & 50% Office

+ 3D Rendering Tour

Offices	10
Small Conference rooms	2
Medium Conference room	1
Large Conference rooms	1
Breakrooms	2
Workstations	73
Electronics Lab	5



Office Workstation Open Collab Closed Collab Reception Electronics Lab Break Room

16705

VIA DEL CAMPO COURT

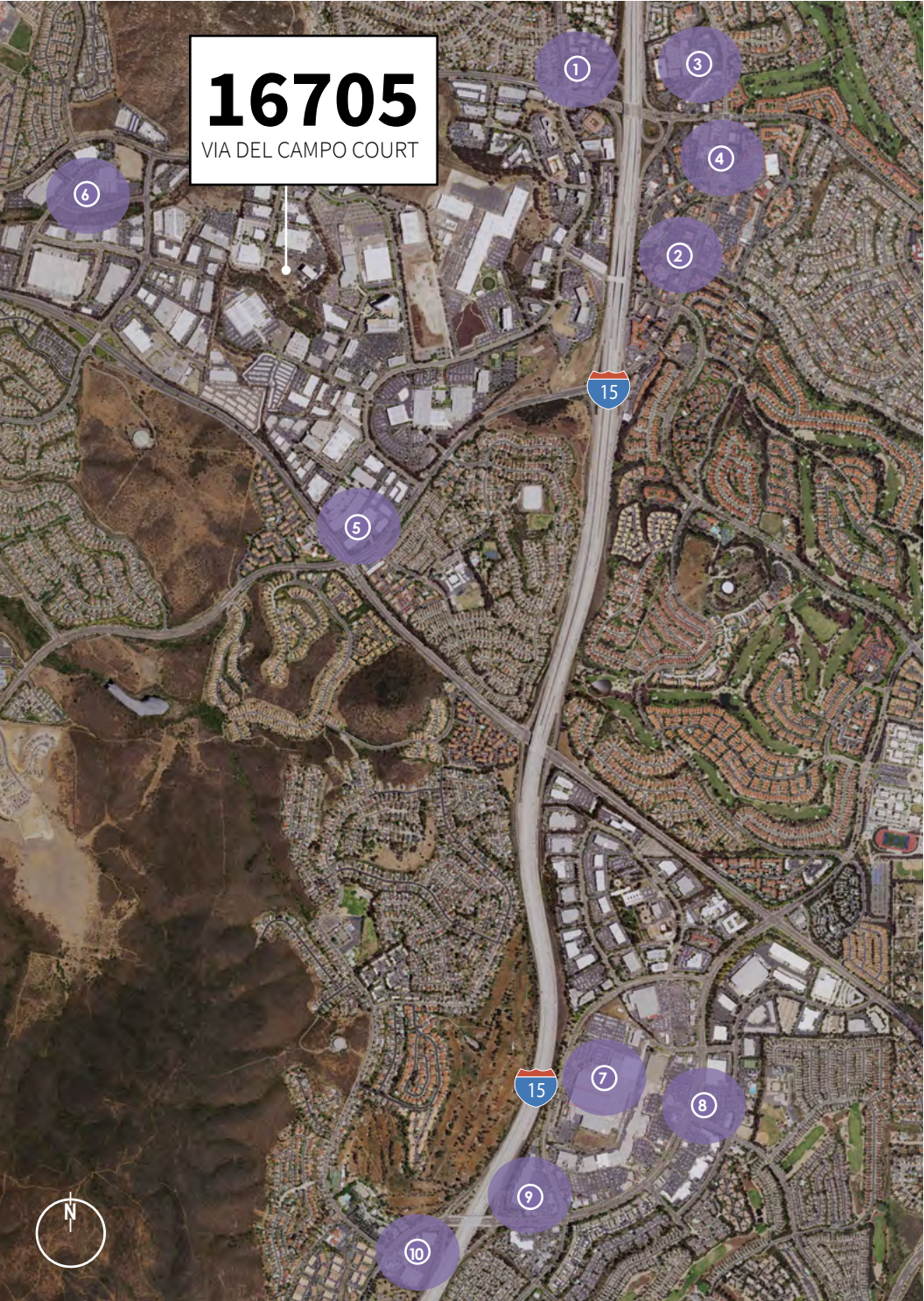
Option 1B | 1st Floor Hypothetical Plan | 100% Office

+ 3D Rendering Tour

Offices	11
Small Conference rooms	3
Medium Conference room	6
Large Conference room	1
Breakrooms	2
Workstations	87



- Office
- Workstation
- Open Collab
- Closed Collab
- Reception
- Service Areas
- Break Room



- Holiday Inn Express**
Radisson Hotel
Starbucks Coffee
Phil's BBQ
- Courtyard by Marriott**
The Plaza Shopping Center
CVS Pharmacy, San Diego National Bank, New Panda Buffet, Coco's Restaurant, Urge American Gastropub, Pegasus Café, Ginza, Hunan, Jack in the Box, Akai Hana, Kabob House, Barrel Room, Los Primos, Big 5, Aaron Brothers Art & Framing, Round Table Pizza, Nextel, Bonelli's Pizza and Pasta, Rubio's, Bruegger's Bagels, Chevron, Draper's & Damon's
- Park Terrace**
Rancho Bernardo Public Library, Hilton Garden Inn, 24-Hour Fitness, Souplantation, Stir Fresh Mongolian Grill

The Mercado
Barons Marketplace, Submarina, Trend Cuts, Cotija's Mexican Food, Golden Spoon, Domino's Pizza, Pho Ca Dao & Grill, Pars Persian Cuisine, Navy Federal Credit Union, Circle K, Incredible Cafe, FedEx Office Print & Shop Center
- Rancho Bernardo Town Center**
Wells Fargo, Chase Bank, Chuze Fitness, Vons, Postal Annex, Starbucks Coffee, Towne Center Cleaners, Pizza Hut, Iron Wok, Subway, Sidney's Deli
- Bernardo Center**
Pacific Western Bank, Little Caesars Pizza, Spices Thai Cafe, Pho Hoang Express, RB Sushi Japanese, Pro Barber
- 4S Commons**
Karl Strauss Brewery & Restaurant, Miguel's Cocina, Chipotle, Daphne's, Wendy's, Bretty's BBQ, Wells Fargo, Bank of America, Cost Plus, ACE Hardware, Ralph's, CVS, Bed Bath and Beyond
- Athens Market Cafe**, Banana Republic, Barnes & Noble
Boston Market, Broker Yolk Cafe, California Pizza Kitchen, Chick-Fil-A, Citibank, Claim Jumper, Comerica
Costco, Firehouse Pizza, GNC, In-N-Out, Islands' Fine Burgers, Marshalls, Michale's, Panda Express, Panera Bread
- Bank of America**, Champagne French, Chico's, Colony Cleaners, Dairy Queen, Delhi Kitchen, Dragon Chinese, El Pollo Loco, Game Stop, Greek Corner Cafe, Hallmark, Home Depot, Jessie's Bake Shop, Kindercare, McDonald's, O's American Kitchen, Otool Frozen Yogurt, Radio Shack, Ralphs, Rite Aid, Shell, Sprint, Starbucks, Submarina, Trader Joe's, UPS, Wings N Things, Yesenia's Mexican Food, ZPizza
- Baskin Robbins**, Best Buy, Bevmo!, Carl's JR., Carwash of America, Conway's Irish Pub, Golf Galazy, Marie Callender's, Olive Garden, PETCO, Residence Inn, SD Car Care, Sesame Donuts, Sombrero Mexican, Staples, Subway, TJ Maxx, Verizon Wireless
- Albertonson's**, Big Tires, Chevron, Great Clips, Jack In The Box, Office Depot, Starbucks, University Cleaners

16705

VIA DEL CAMPO COURT
ViaDelCampoCt.com



Tim Olson
858.410.1253
tim.olson@jll.com
RE license #01364117

Greg Moore
858.410.6367
greg.moore@jll.com
RE license #02068852

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.
©2026. Jones Lang LaSalle IP, Inc. All rights reserved.