



Jones Lang LaSalle Brokerage,
Inc. RE license #01856260



SEVILLE PLAZA

5469, 5471 & 5473 KEARNY VILLA RD, SAN DIEGO, CA

KEARNY MESA'S
PREMIER OFFICE
CAMPUS

5469, 5471 & 5473 KEARNY VILLA ROAD

PROPERTY FEATURES

- San Diego's most centrally located office project
- Easy access to Hwy 163, I-805, I-15 and Hwy 52
- Building signage opportunities
- Newly renovated lobby and corridors
- Upgraded landscaping
- Campus environment in park-like setting
- Excellent corporate identity
- Zoned to accommodate a variety of office and medical uses
- On-site coffee cart



AVAILABILITY

5471 KEARNY VILLA ROAD

Suite #	Size (s.f.)	Lease rate (p.s.f.)	Comments
310*	6,190	\$2.55 FS	10 private offices, 3 conference rooms, storage and 2 open areas. Divisible to ±2,200 SF.
350*	2,029	\$2.55 FS	Reception, 2 private offices, break room, IT and open area.

*Suites 310 & 350 are contiguous for up to 8,219 SF

5473 KEARNY VILLA ROAD

Suite #	Size (s.f.)	Lease rate (p.s.f.)	Comments
130	2,436	\$2.55 FS	Available 12/1/22
255*	2,163	\$2.55 FS	Available 1/1/23. Contiguous with Suite 260.
260*	4,665	\$2.55 FS	Shell condition. Divisible to ±1,402 SF. Contiguous with Suite 255.
300	7,231	\$2.55 FS	Available 6/1/22.

*Suites 255 & 260 are contiguous for up to 6,828 SF

PROPERTY

Seville Plaza is San Diego's most centrally located office project, consisting of three, three-story buildings totaling approximately 139,568 square feet.

AMENITIES

Seville Plaza offers a variety of amenities which include a campus environment, excellent corporate identity, zoned to accommodate a variety of office and medical users, an abundance of parking, signage opportunities, expansion opportunities and close proximity to public transportation and retail amenities.

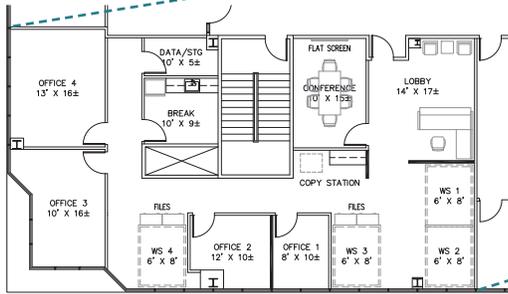
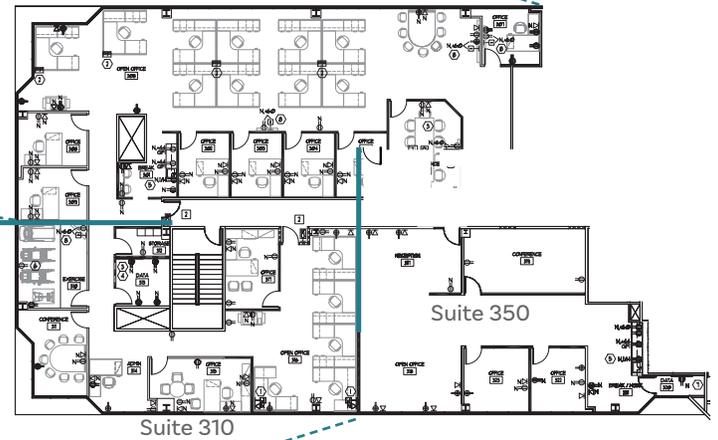
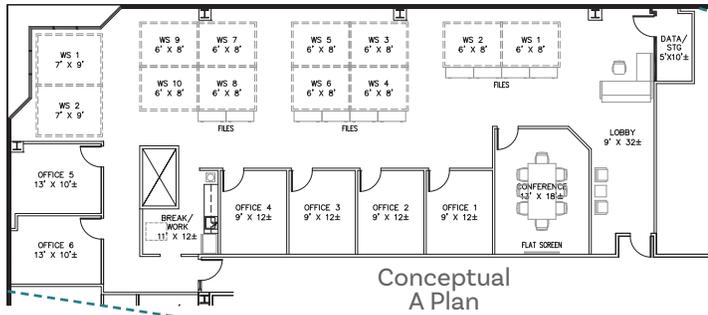
LOCATION

Seville Plaza is located at the northeast corner of Hwy 163 and Clairemont Mesa Boulevard. This prominent location provides immediate access to all of San Diego's main freeways including Hwy 163, Hwy 52, I-5, I-805, I-15 and I-8.

PARKING

There are reserved and unreserved spaces providing a parking ratio of 4.00 per 1,000 square feet.

5471 KEARNY VILLA ROAD



Suite #	Size (s.f.)	Lease rate (p.s.f.)	Comments
310*	6,190	\$2.55 FS	10 private offices, 3 conference rooms, storage and 2 open areas. Divisible to ±2,200 SF.
350*	2,029	\$2.55 FS	Reception, 2 private offices, break room, IT and open area.

*Suites 310 & 350 are contiguous for up to 8,219 SF

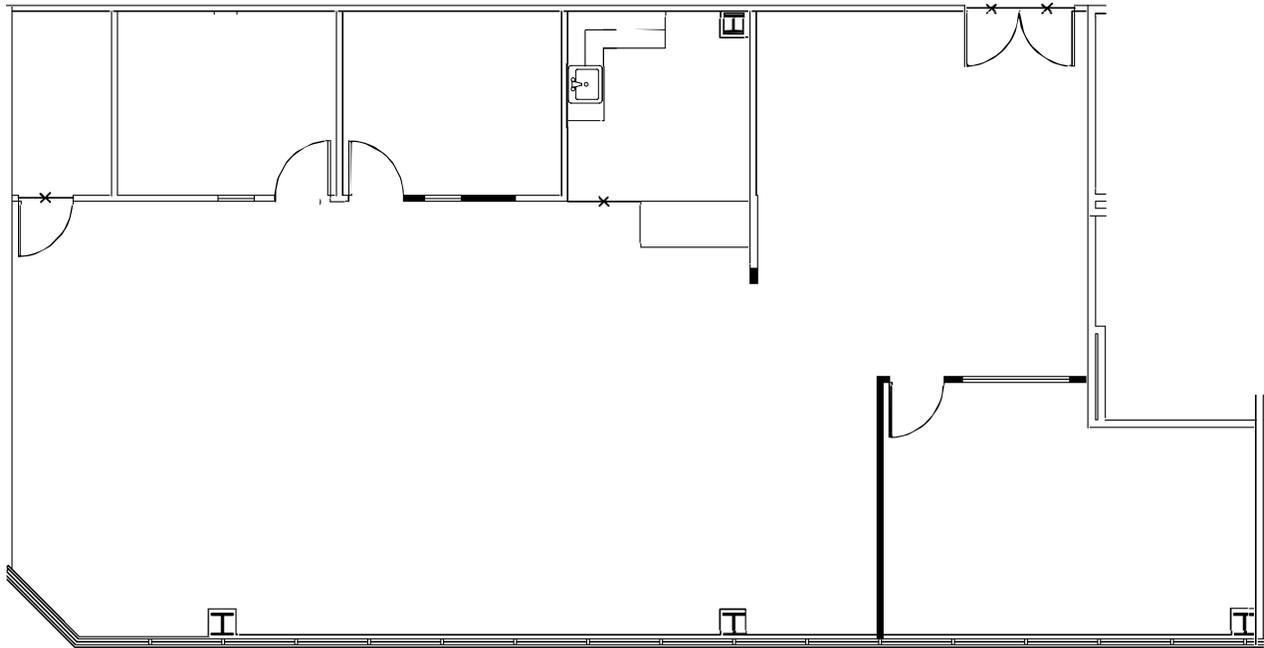


Suite 310



Suite 350

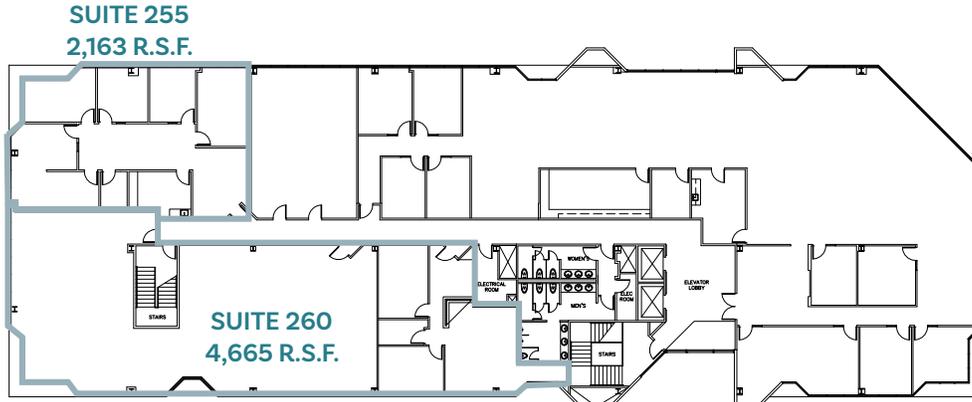
5473 KEARNY VILLA ROAD



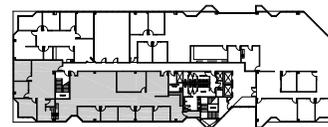
Suite #	Size (s.f.)	Lease rate (p.s.f.)	Comments
130	1,218	\$2.55 FS	2 offices, conference room, break room and open area.

5473 KEARNY VILLA ROAD

AS-BUILT PLAN

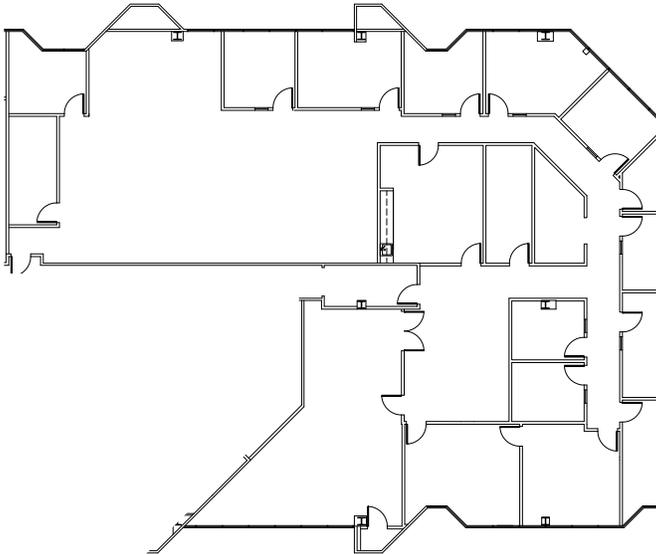


SUITE 260 HYPOTHETICAL LAYOUT

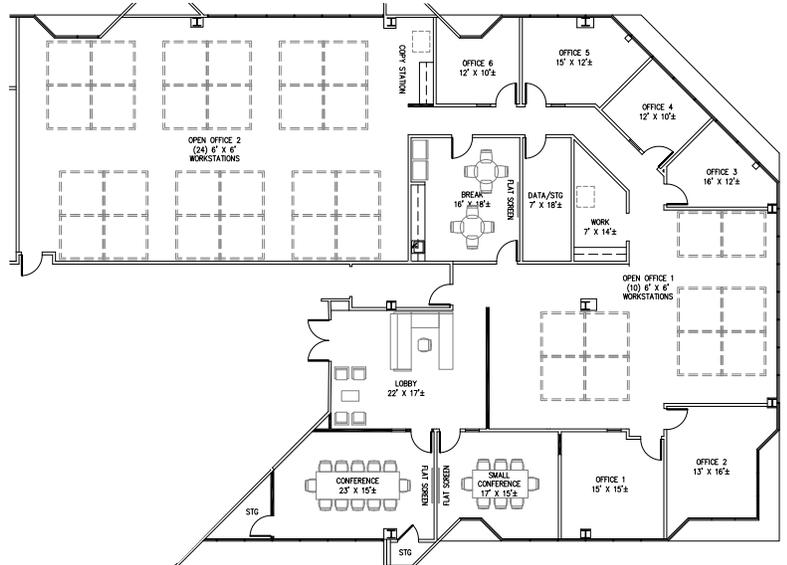


Suite #	Size (s.f.)	Lease rate (p.s.f.)	Comments
255	2,163	\$2.55 FS	Available on 1/1/23. Contiguous to Suite 260.
260	4,665	\$2.55 FS	Shell condition. Divisible to ±1,402 SF. Contiguous to Suite 255.

5473 KEARNY VILLA ROAD



**AS-BUILT
PLAN**



**SUITE 300
HYPOTHETICAL
LAYOUT**



Suite #	Size (s.f.)	Lease rate (p.s.f.)	Comments
300	7,231	\$2.55 FS	Available 6/1/22.





5469



KEARNY MESA'S PREMIER OFFICE/MEDICAL CAMPUS

RESTAURANTS

- 1 Good On Ya Diner
- 2 Sky Park Cafe
- 3 Bud's Louisiana Cafe
- 4 Corner Deli and Cafe
- 5 Deli Mart
- 6 Studio Diner
- 7 94th Aero Squadron Restaurant
- 8 Shogun Kobe Restaurant
- 9 Butcher Shop Restaurant
- 10 Pampa's Argentine Grill
- 11 Emerald Restaurant
- 12 Original Pancake House
- 13 Jasmine Seafood Restaurant
- 14 The Godfather Restaurant
- 15 Stonecrest Plaza
 - Vons
 - Baja Fresh
 - Walmart
 - Chevron
 - Fry's
 - Quiznos
 - Starbucks
 - Panda Express
 - Verizon
 - Petsmart
 - Einstein Bros.
 - Payless ShoeSource
 - McDonalds
 - Taco Bell
 - Papa John's Pizza
- 16 Daley Square
 - FedEx Kinko's
 - Jack in the Box
 - Submarina
- 17 Rubios
- 18 Panda Express
- 19 Starbucks
- 20 Quiznos
- 21 LaSalsa
- 22 Togos

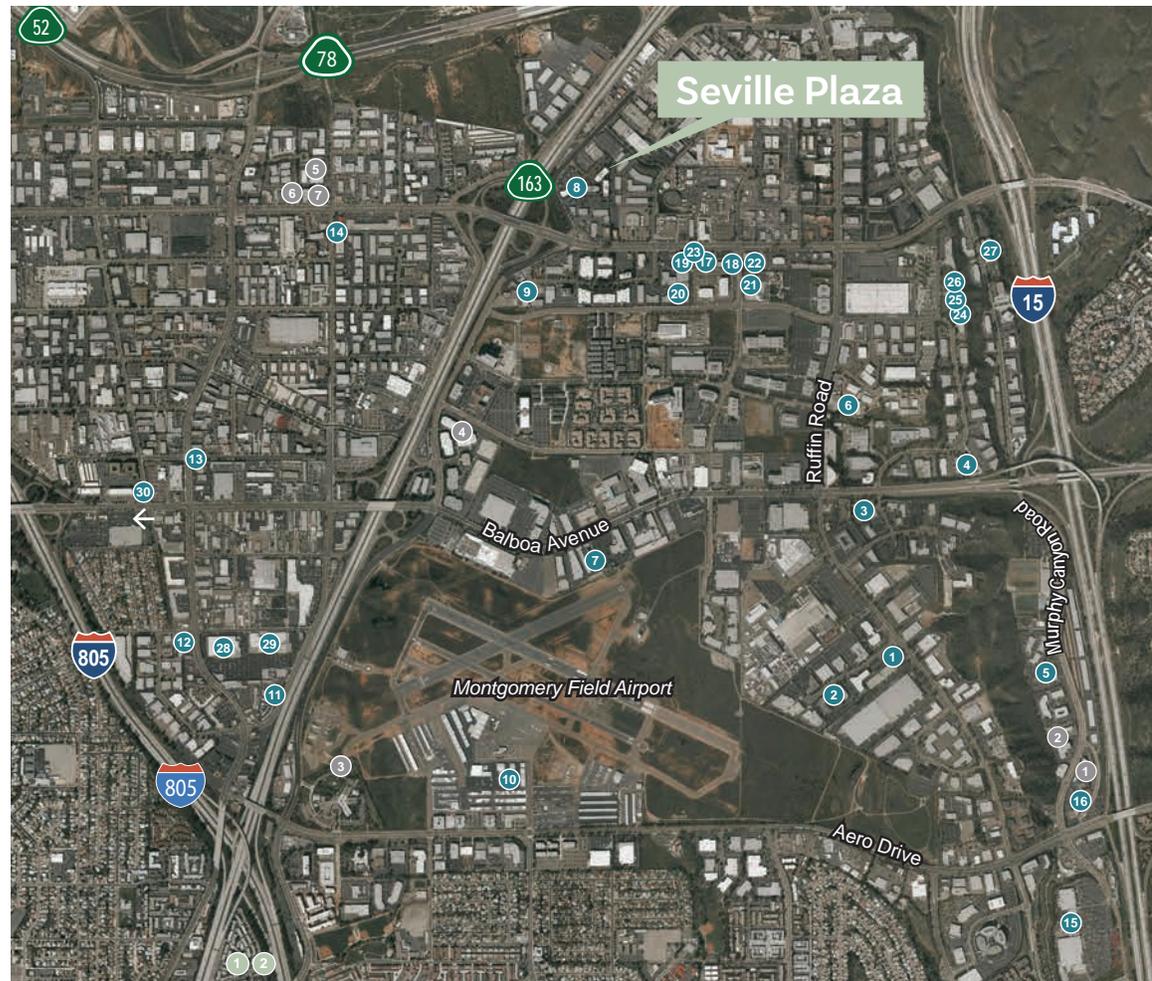
- 23 Sprint
- 24 The Coffee Bean
- 25 FedEx
- 26 Subway
- 27 Carl's Jr.
- 28 Costco
- 29 Target
- 30 24 Hour Fitness

HOTELS

- 1 Holiday Inn
- 2 Extended Stay America
- 3 Four Points Sheraton
- 4 Courtyard Marriott
- 5 Hampton Inn
- 6 Residence Inn Marriott
- 7 Ramada Inn

HOSPITALS

- 1 Sharp Hospital
- 2 Rady's Children's Hospital



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FOR MORE INFORMATION, PLEASE CONTACT:

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