



VISIT THE WEBSITE
AND MUCH MORE!



Jones Lang LaSalle Brokerage, Inc. RE license #01856260

16707
VIA DEL CAMPO COURT



83,482 RSF

UNDER CONSTRUCTION

12-ACRE OPPORTUNITY

Start Base Building and Grading:

- Completed Q1 2022
- Able to start TI as early as November 2022

Finish Base Building and Site:

- January 2, 2023
- Tenant Occupancy- early as February/March 2023

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Under construction office building - 83,482 rsf

Delivery within 12 months of lease execution

11.7 acre property

Potential for Lab

Large & efficient floor plates

Expansive window line and abundant natural light

Asking rate: \$2.85/sf NNN





± 10'
Ceiling Heights



4/1,000
Parking



± 27K SF
Floorplates



High Quality
Construction



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Quiet & highly secure location at the end of Via Del Campo Ct.

Close proximity to amenities

High-quality construction & lobby finishes

Large 3rd floor patio with views of the valley

10ft ceiling heights and 16ft floor-to-floor

Potential for Lab

Architectural entry feature



FLEXIBILITY

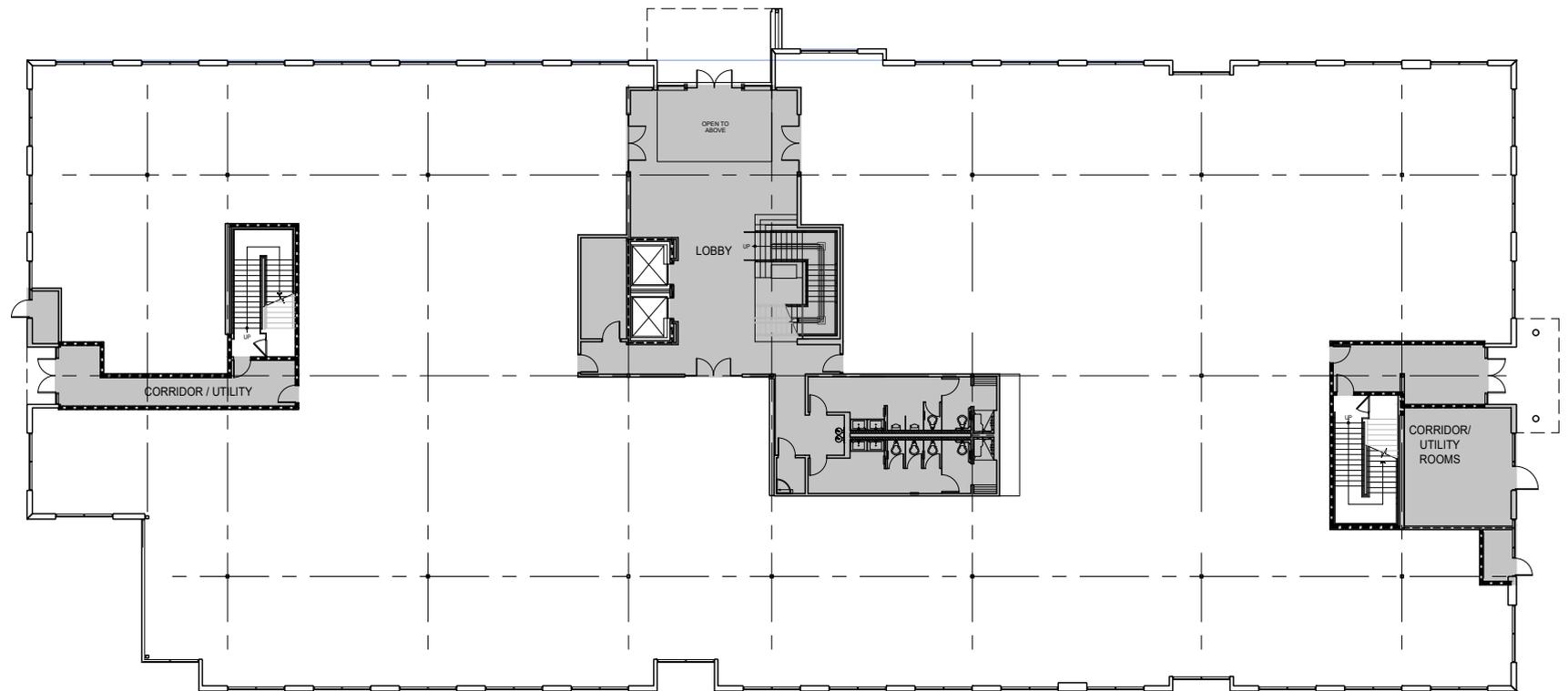




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1st Floor | 28,255 SF



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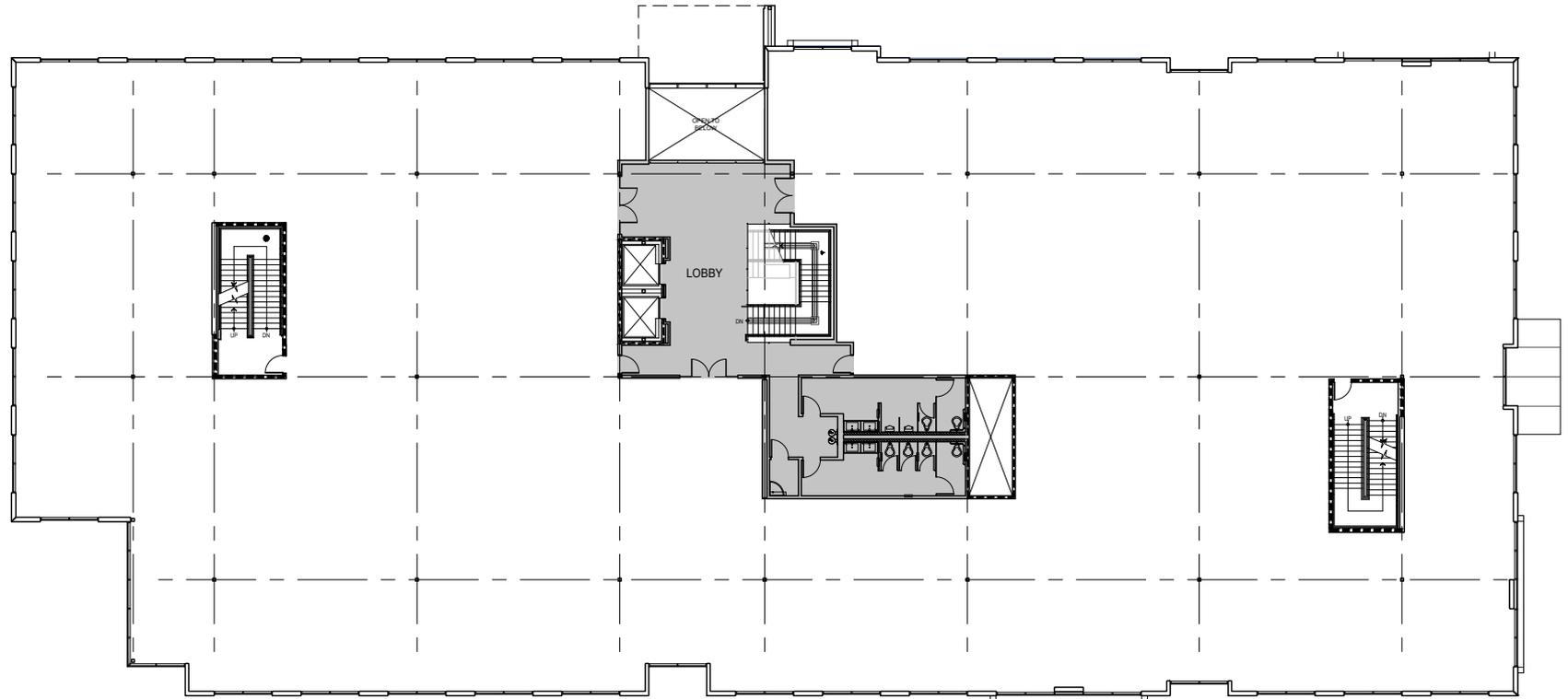
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2nd Floor | 28,181 SF



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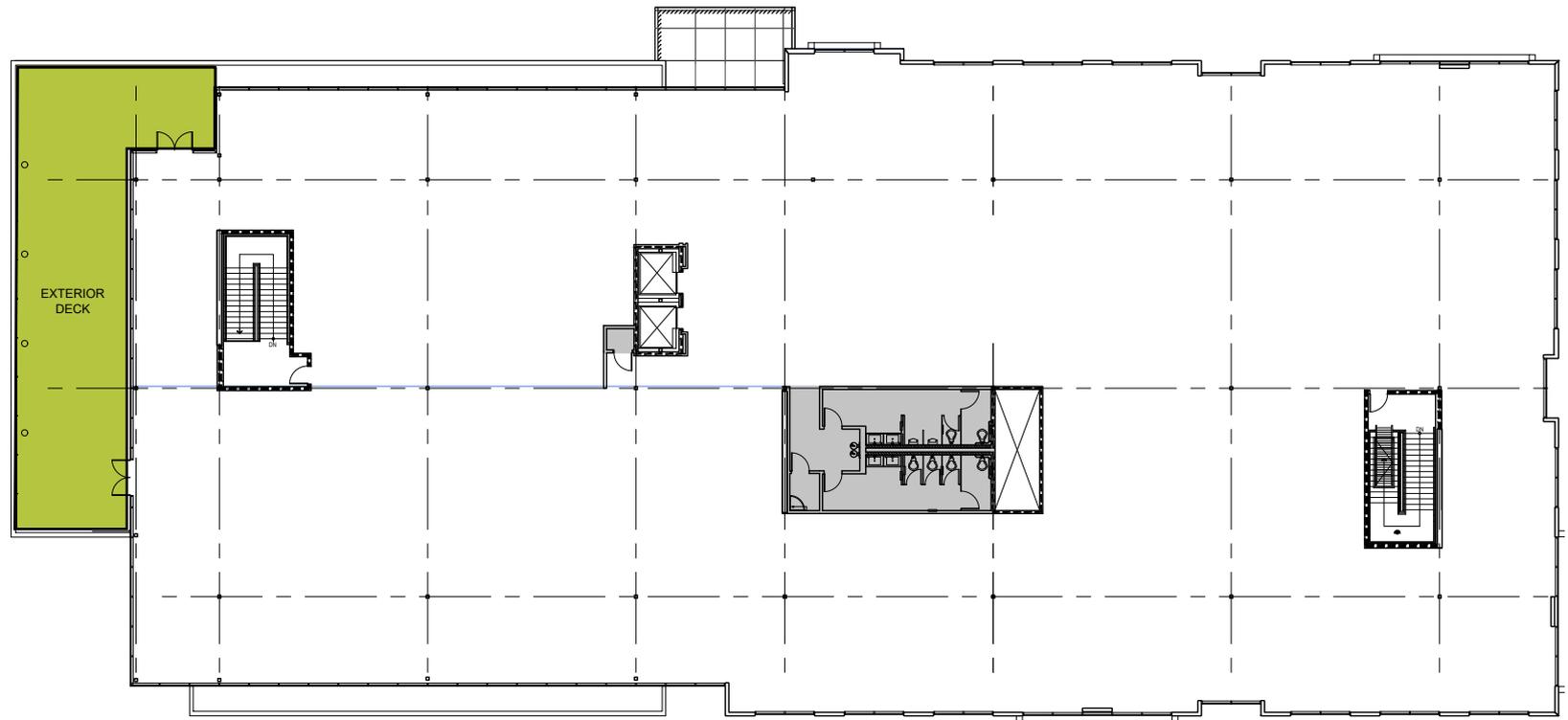
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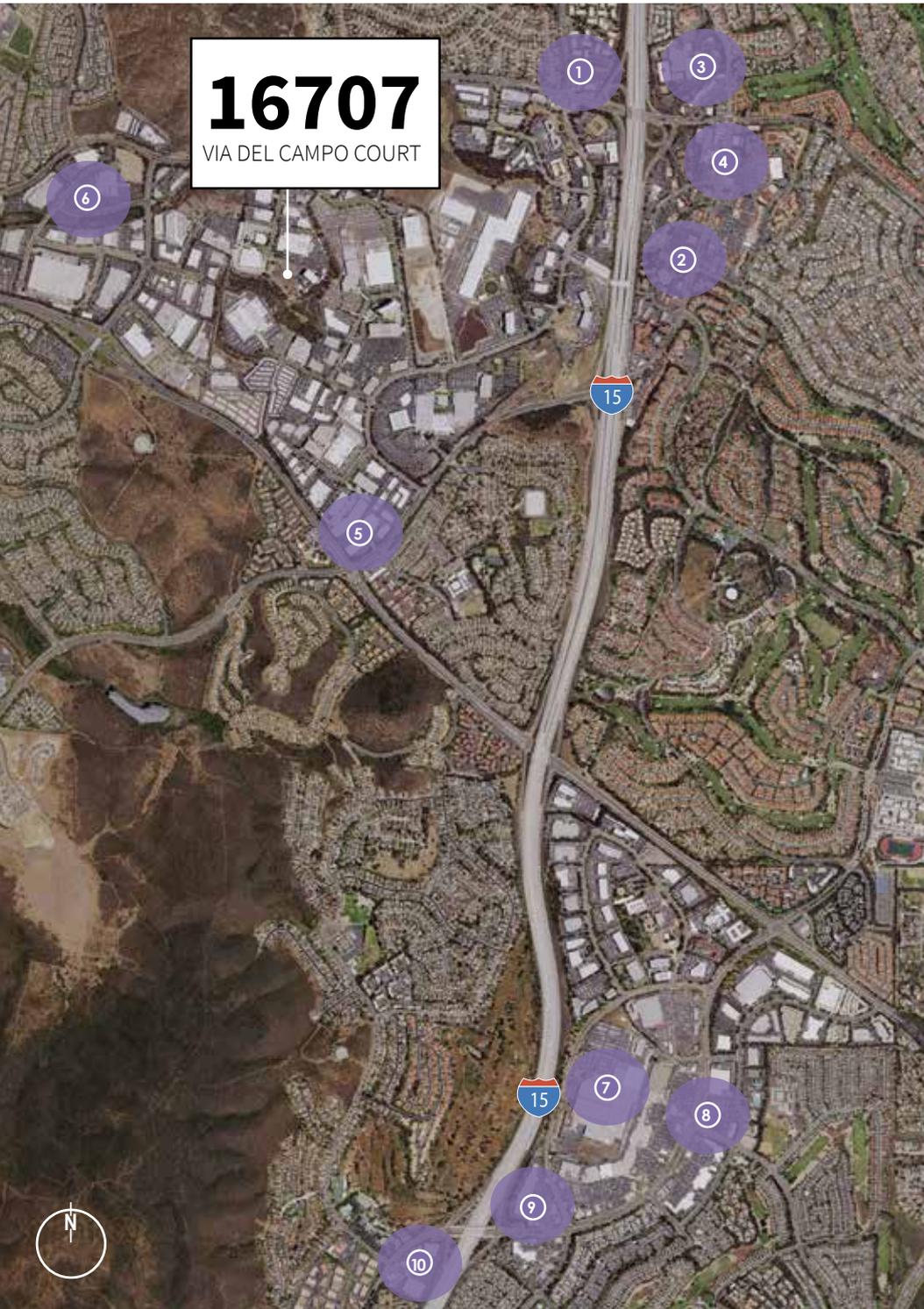
3rd Floor | 27,046 SF



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1. Holiday Inn Express
Radisson Hotel
Starbucks Coffee
Phil's BBQ

2. 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

3. 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

4. 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

5. Bernardo Center
Pacific Western Bank, Little Caesars
Pizza, Spices Thai Cafe, Pho Hoang Express,
RB Sushi Japanese, Pro Barber

6. 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

7. 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

8. 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

9. 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

10. Albertonson's, Big Tires, Chevron, Great
Clips, Jack In The Box, Office Depot,
Starbucks, University Cleaners

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The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.