

SCENIC VIEW BUSINESS PARK

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

4.5% BROKER COMMISSION

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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

AVAILABILITY

12520 KIRKHAM CT

SUITE 4	2,053 SF	\$1.60 NNN	Reception/office, (1) private office, (1) restroom, balance warehouse, (1) grade level loading door. Available now, make ready work in progress.
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12528 KIRKHAM CT

SUITE 7	1,443 SF	\$1.60 NNN	Reception/office, (1) restroom, balance warehouse, (1) grade level loading door. Available now.
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SUITE 10	1,443 SF	\$1.60 NNN	Reception/office, (1) private office, (1) restroom, balance warehouse, (1) grade level loading door. Available now.
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NNN = \$0.44 PSF

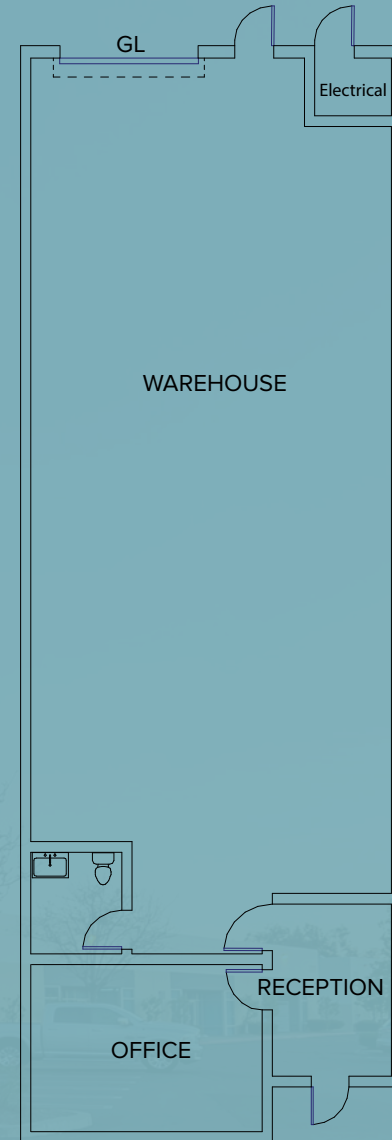
AVAILABILITY

12520 KIRKHAM CT

Suite 4 2,053 SF \$1.60 PSF/Month NNN

Reception, (1) office, (1) restroom, balance warehouse, (1) grade level loading door. Available now, make ready work in progress.

NNNs = \$0.44 PSF



* Floor plan to be verified

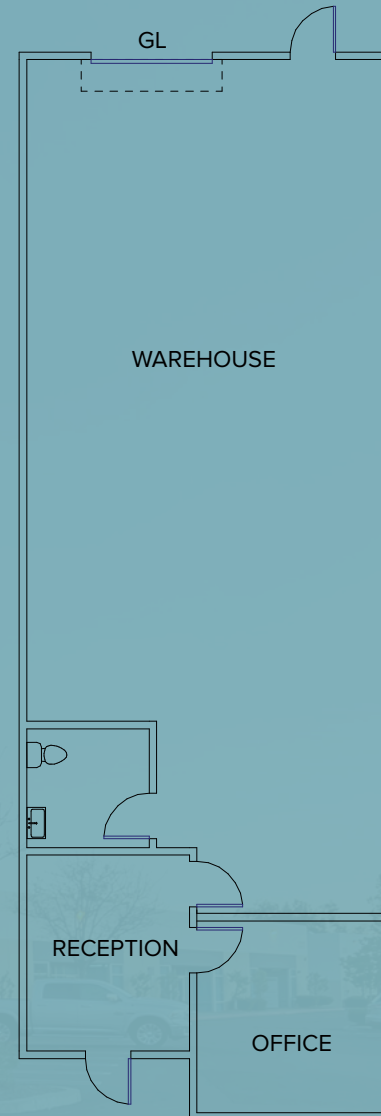
AVAILABILITY

12528 KIRKHAM CT

Suite 7 1,443 SF \$1.60 PSF/Month NNN

Reception, (1) office, (1) restroom, balance warehouse, (1) grade level loading door. Available now.

NNNs = \$0.44 PSF



* Floor plan to be verified

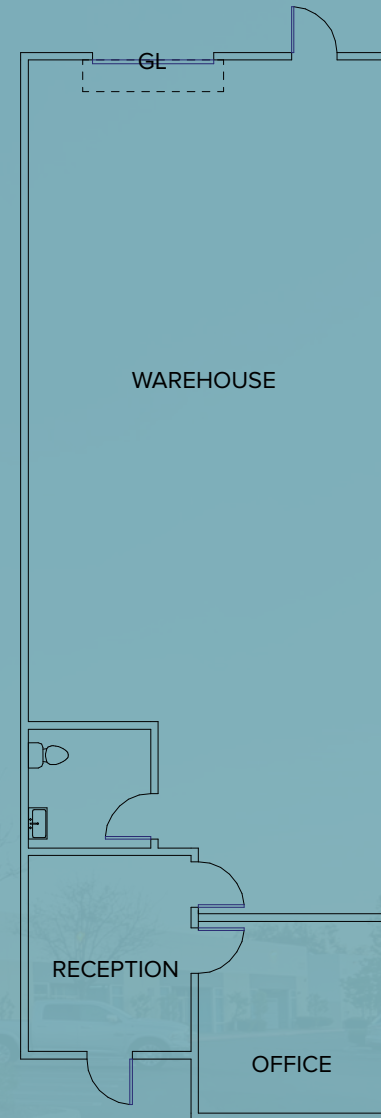
AVAILABILITY

12528 KIRKHAM CT

Suite 10 1,443 SF \$1.60 PSF/Month NNN

Reception, (1) office, (1) restroom, balance warehouse, (1) grade level loading door. Available now.

NNNs = \$0.44 PSF



* 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

CVS CENTER
BIG LOTS, SAVON, CVS PHARMACY, COFFEE BEEN AND TEAL LEAF

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

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

TWIN PEAKS PLAZA
TARGET, ORTHO MATTRESS, SUPERCUTS, COLD STONE CREAMERY, FAMOUS FOOTWEAR, GREEN BURRITO, JERSEY MIKE'S SUBS, OUTBACK STEAKHOUSE

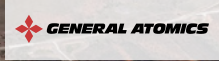
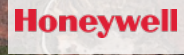
POWAY CROSSINGS
BIG 5 SPORTING GOODS, DOLLAR TREE, RITE AID, LA FITNESS, KFC, WIENERSCHNITZEL, BRUSKI BURGERS & BREW

CREEKSIDE PLAZA
STATER BRO'S, CHIPOTLE, BASKIN ROBINS, GNC, SUBWAY, THE BRIGANTINE, GAMESTOP, JAMBA JUICE, SPORTS CLIPS, DAPHNE'S GREEK CAFE, FED EX

STOWE PLAZA
CARL'S JR., SUBWAY, SAN DIEGO COUNTY CREDIT UNION



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