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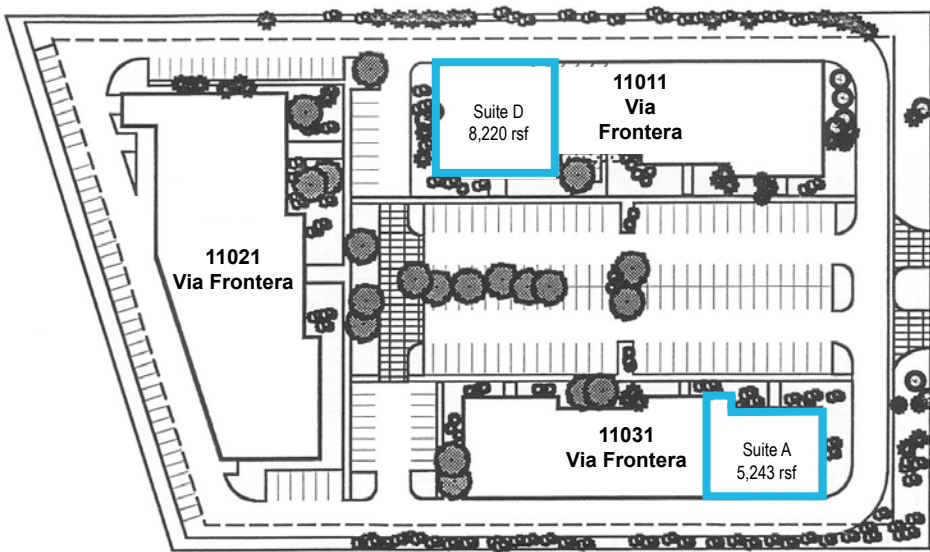
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R. B. TECH CENTER

11031

# 11011 - 11031

VIA FRONTERA



## PROJECT HIGHLIGHTS

- Ready-to-go improvements
- Nearby retail amenities
- Easy access to I-15
- Parking 3/1,000
- Grade level roll-up doors
- Fiber providers are SMS Datacenter, Spectrum and AT&T

## AVAILABILITIES

### 11011 Via Frontera, Suite D

- 8,220 rsf
- 6 private offices
- 6 conference/meeting rooms
- 1,000 sf manufacturing lab
- R&D lab
- Kitchen/lunch room

### 11031 Via Frontera, Suite A

(Potential for Flex/Lab unit with grade-level loading)

- 5,243 rsf
- 100% HVAC
- 5 private offices
- Conference room
- Break room
- Shop sink
- Storage room
- Warehouse/HVAC lab
- ± 16' clear height *(to be further verified)*

## ASKING RENT

- Negotiable Rate - NNNs approximately \$0.398/sf

Close proximity to retail

RB  
TECH CENTER



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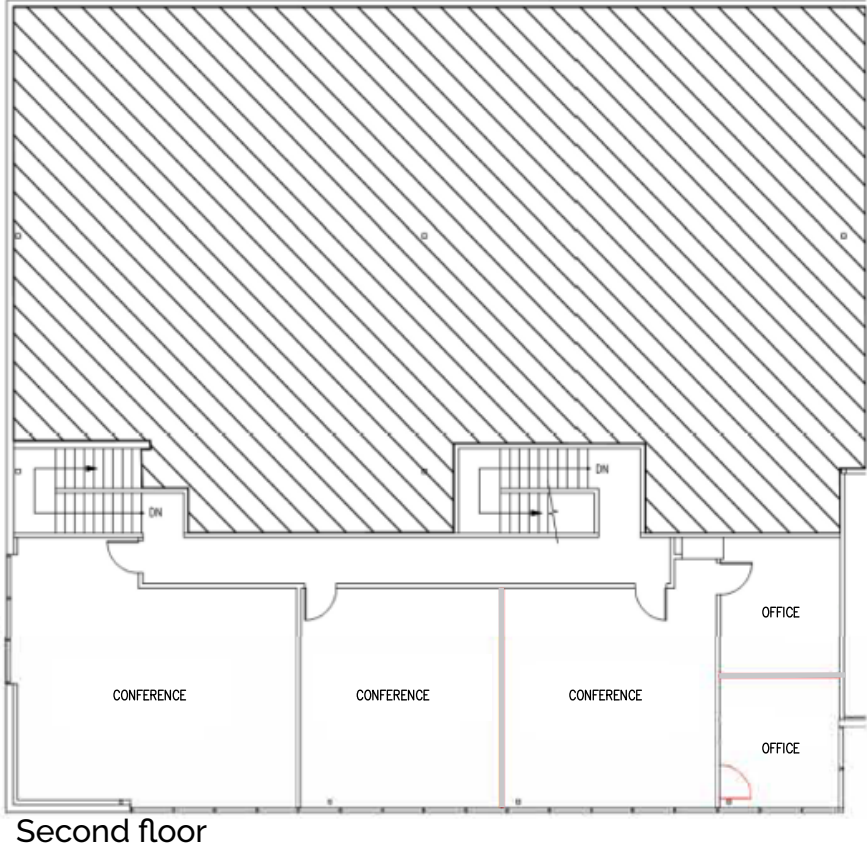
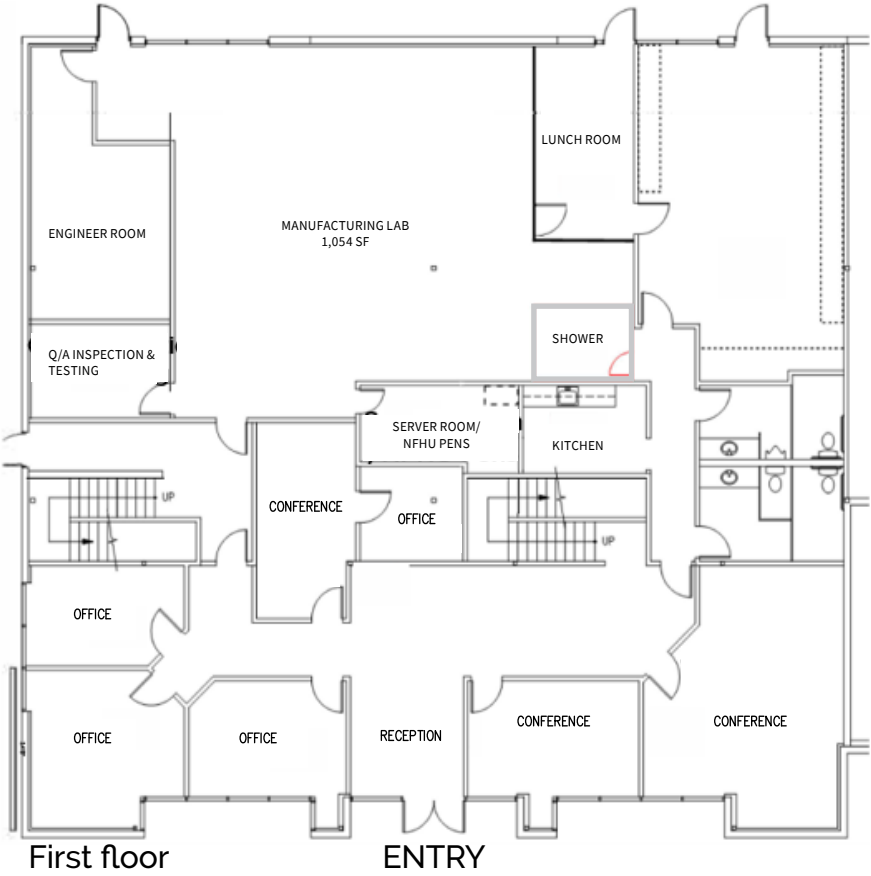
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## NEARBY AMENITIES

- 1 Holiday Inn**
- 2 Starbuck's Coffee**
- 3 Radisson Inn and Suites**
- 4 National University**
- 5 Courtyard San Diego Rancho Bernardo**
- 6 Park Terrace**  
Rancho Bernardo Public Library, Hilton Garden Inn, 24-Hour Fitness, Souplantation, Stir Fresh Mongolian grill
- 7 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
- 8 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
- 9 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 Sporting Goods, Aaron Brothers Art & Framing, Round Table Pizza, Nextel, Bonelli's Pizza and Pasta, Rubio's, Bruegger's Bagels, Chevron, Draper's & Damon's
- 10 Bernardo Center**  
Pacific Western Bank, Little Caesars Pizza, Spices Thai Cafe, Pho Hoang Express, RB Sushi Japanese, Pro Barber

# Floorplan - 11011 Via Frontera





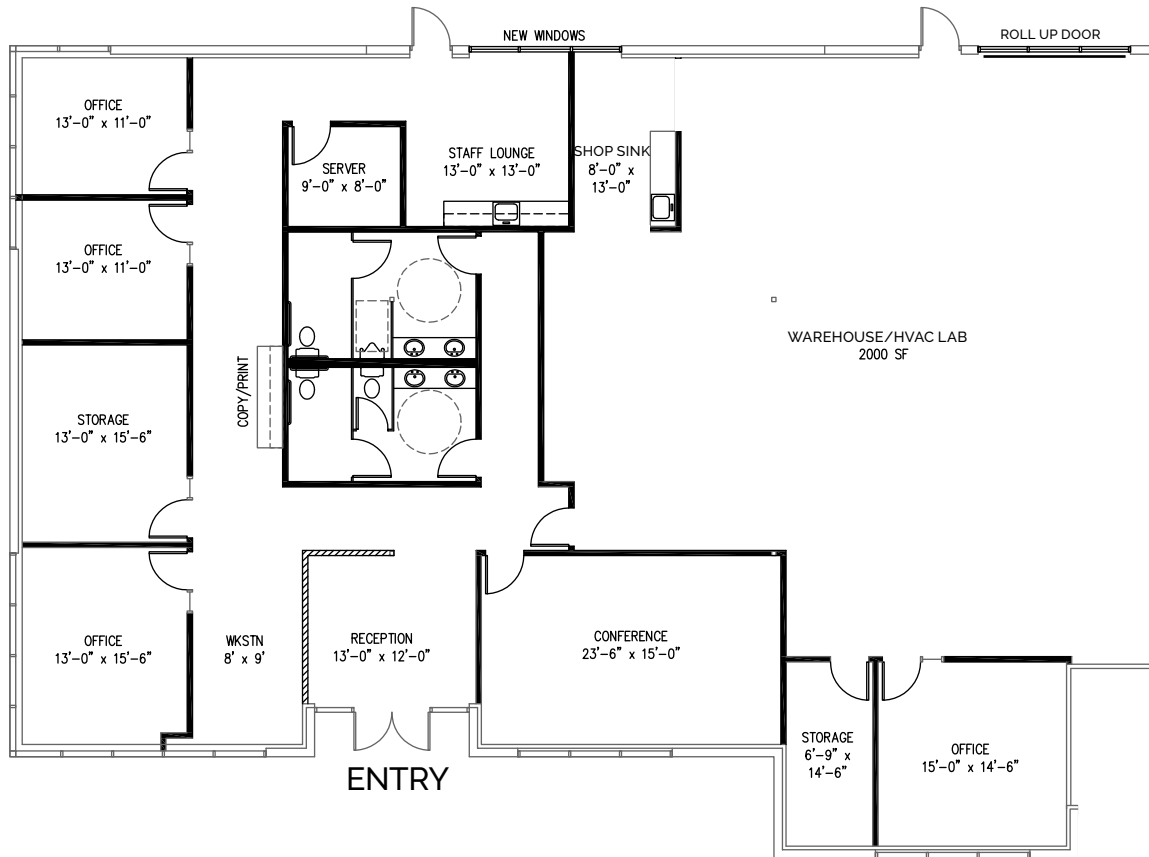
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11011 - 11031

## Floorplan - 11031 Via Frontera

VIA FRONTERA

Suite A - 5,243 rsf



# Floorplan - 11031 Via Frontera

Suite A - 5,243 rsf | Hypothetical Spec Plan

