

# RANCHO VISTA | CORPORATE CENTER



**AVAILABLE NOW – 2 LEVELS, 132,000 SQUARE FEET**  
16397 WEST BERNARDO DR. | RANCHO BERNARDO  
**AMENITIZED CAMPUS | BUILD-TO-SUIT OPPORTUNITIES**

**CBRE**



# The Campus

## LEGEND

- 1** MAIN ENTRY LANDSCAPE ENHANCEMENTS
- 2** SIGNALIZED ENTRY LANDSCAPE ENHANCEMENTS
- 3** 14,000 SF FULLY RENOVATED CAFE, FITNESS CENTER AND CONFERENCE FACILITIES
- 4** COURTYARD LANDSCAPE ENHANCEMENTS
- 5** BASKETBALL COURT
- 6** VOLLEYBALL COURT

POTENTIAL BUILD-TO-SUIT SITE



[▶ SEE THE TRANSFORMATION](#)



FITNESS CENTER



CONTEMPORARY CAFE & CONFERENCE CENTER



SPORT COURTS & GAME AREAS



EVENT / YOGA LAWN



OUTDOOR MEETING ROOMS & COLLABORATION SPACES

■ = Available

830,000 SF campus on over 67 acres

# Stimulating or Relaxing



# Nearby Community Amenities



## Great Dining

PHIL'S BBQ, KARL STRAUSS BREWING COMPANY, MIGUEL'S COCINA, THE CORK AND CRAFT, VERANDA FIRESIDE LOUNGE, CARVER'S STEAK AND CHOPS, PAMIR KABOB HOUSE, THE BARREL ROOM, BROTHERS PROVISIONS, URGE AMERICAN CAFÉ, AND YOUR FAVORITE QUICK EATS SPOTS AS WELL



## Hospitality Options

RANCHO BERNARDO INN, COURTYARD BY MARRIOTT, HILTON GARDEN INN, HOLIDAY INN EXPRESS, RADISSON HOTEL, AND OTHERS



## Health, Fitness, and Recreation

MULTIPLE LOCAL GOLF COURSES, NUMEROUS SURROUNDING FITNESS CENTERS, AND MASSAGE THERAPY



## Life's Conveniences

BANKING, GAS AND CAR WASHES, SHIPPING/MAIL SERVICES, AND A WIDE ARRAY OF SHOPPING CHOICES



# Neighbors Supporting Neighbors

## Corporate Neighbors

RENOVATE  
AMERICA™

NORTHROP GRUMMAN

SONY

GENERAL ATOMICS  
AND AFFILIATED COMPANIES

CYMER.

BROADCOM.

Scripps

BAE SYSTEMS

SHARP

## Household Neighbors\*



POPULATION  
196,000



COLLEGE DEGREE  
59.6%



GRADUATE OR PROF. DEGREE  
25.2%



WHITE COLLAR EMPLOYEES  
79.8%



MEDIAN HOUSEHOLD INCOME  
\$106,324



MEDIAN VALUE OF  
OWNER OCCUPIED HOUSING  
\$632,192

\*2017 STATISTICS WITHIN 5-MILE RADIUS



# 16397 West Bernardo Dr.

Rancho Bernardo



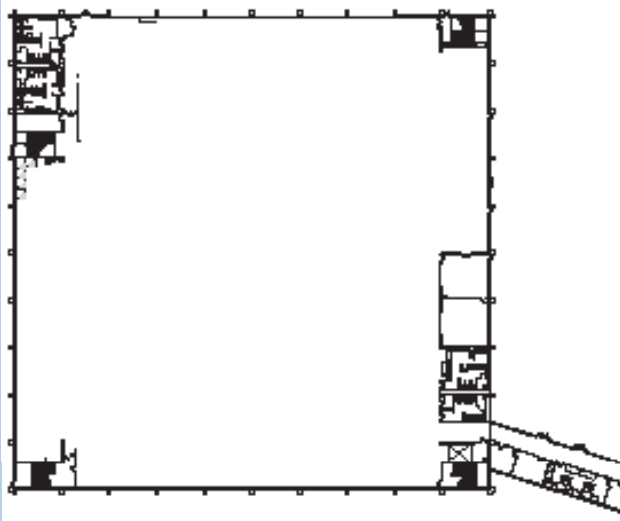
## SITE PLAN



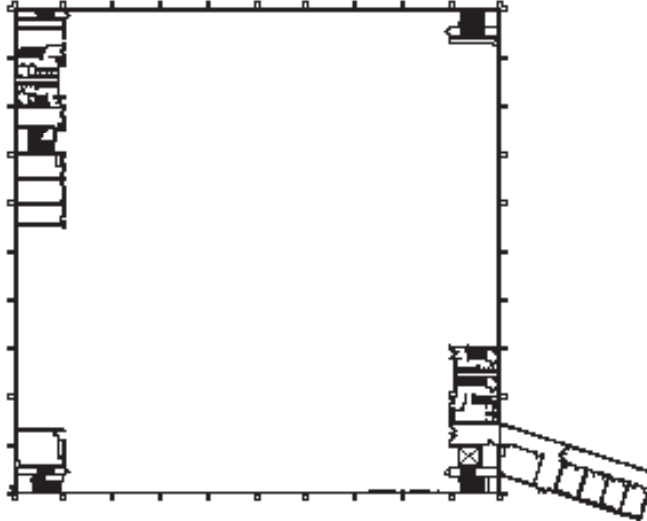
■ = Available

## FLOOR PLANS

Level 1



Level 2



- EXTREMELY EFFICIENT FLOOR PLATES
- HIGHLY ADAPTIVE FOR ANY COMBINATION OF OFFICE AND FLEX USES
- 14 FOOT WINDOW LINE COMPLEMENTING LARGE FLOOR PLATES
- NEW BUILDING SYSTEMS
- IMPRESSIVE IDENTITY POTENTIAL
- EXPANDABLE PARKING
- REMODEL-TO-SUIT/ENDLESS POSSIBILITIES



SEE THE TRANSFORMATION

Year Built	Size (SF) # of Floors	Parking	Deck-to-Deck Height	Primary Structure	Loading Grade	Electricity
1981	132,000 2-Story	4.0:1,000	18'	Steel framed with concrete tilt-up and cast-in-place concrete	2	3,000 amps One (1) Load Center

# Build-to-Suit Options

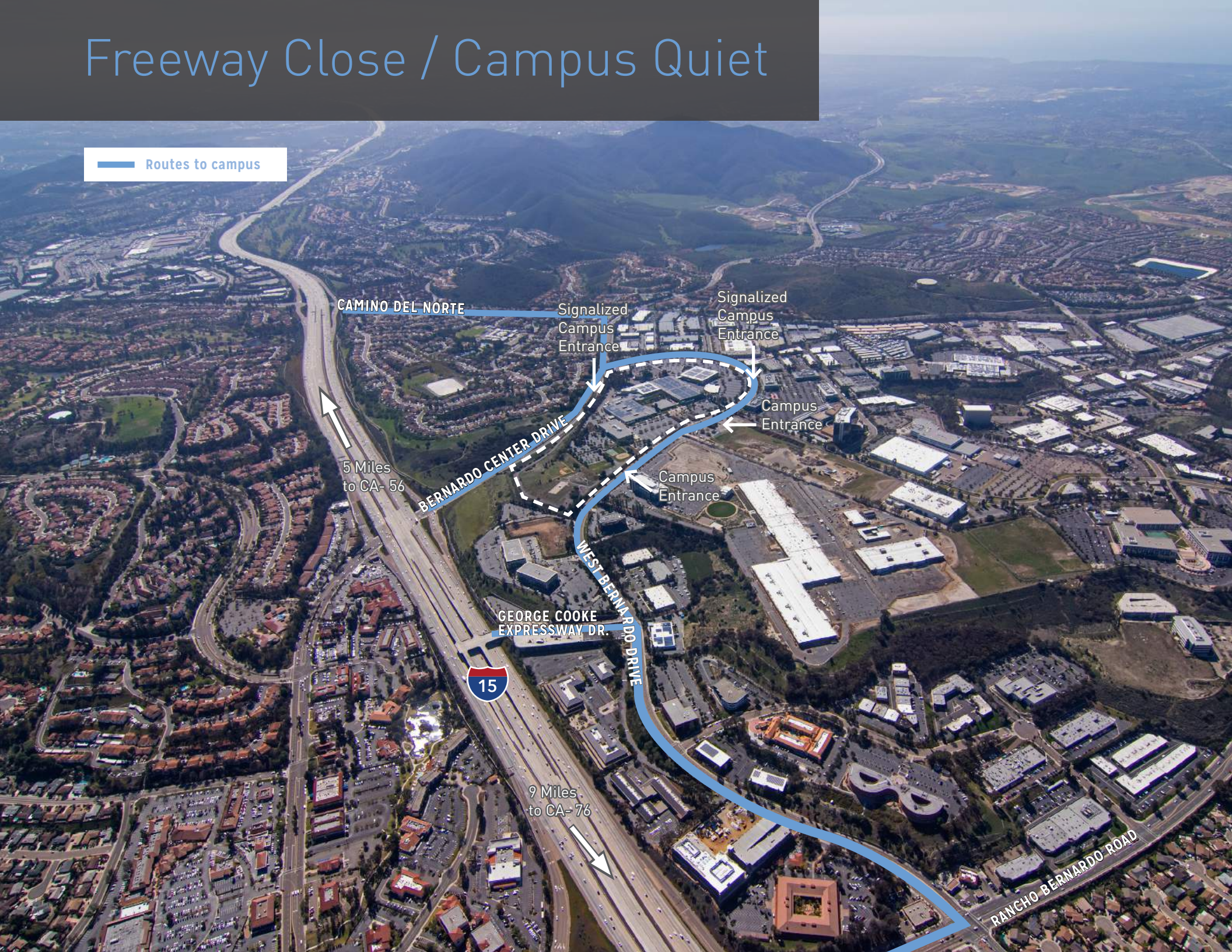


## 110,000 SF Build-to-Suit

- 4 STORY, CLASS A, STEEL FRAME OFFICE BUILDING
- HIGHLY AMENITIZED PRIVATE EXTERIOR MEETING AND GATHERING AREAS
- UNSURPASSED I-15 FREEWAY IDENTITY
- PARKING – 4 SPACES PER 1,000 SF (POTENTIALLY EXPANDABLE)
- BEAUTIFUL PANORAMIC VIEWS
- SITE CAN BE REDESIGNED FOR UP TO 220,000 SF

# Freeway Close / Campus Quiet

Routes to campus



CAMINO DEL NORTE

Signalized Campus Entrance

Signalized Campus Entrance

Campus Entrance

Campus Entrance

BERNARDO CENTER DRIVE

WEST BERNARDO DRIVE

GEORGE COOKE EXPRESSWAY DR.

15

RANCHO BERNARDO ROAD

5 Miles to CA- 56

9 Miles to CA- 76



# About Swift Real Estate Partners

Headquartered in San Francisco, Swift Real Estate Partners ("Swift") is a vertically integrated real estate investment firm which seeks to generate attractive risk-adjusted returns for its investors. Swift acquires and repositions office and industrial assets in select West Coast markets, identifying unique opportunities and executing well-defined business plans while providing real-time, day-to-day oversight for each investment, which result in exceptional corporate environments and a positive tenant experience. Since inception, Swift has owned and operated real estate valued in excess of \$3 billion across more than 8 million square feet. Swift's professionals bring experience encompassing all aspects of real estate investment and management, including acquisition, financing, leasing, disposition, construction management, property management and creative and marketing services. Swift was founded in 2010 by Christopher Peatross.

**Brad Black**

Lic. 00837099

+1 858 546 4687

brad.black@cbre.com



CBRE, INC

Broker Lic. 00409987

© 2018 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

