

16969 MESAMINT STREET

Freestanding 164,050 SF corporate headquarters/R&D/manufacturing building for lease in San Diego



MICKEY MORERA
858.369.3030
mickey.morera@kidder.com
LIC N° 00950071

JAMES DUNCAN, SIOR
858.369.3015
james.duncan@kidder.com
LIC N° 01253770

KIDDER.COM

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PROPERTY HIGHLIGHTS

16969 Mesamint Street provides a unique leasing opportunity in San Diego with specialized industrial improvements

High security facility with fenced perimeter, video cameras and card entry system

ESFR fire suppression system

1500 KVA 12KV-480/277V electrical service

505 tons of HVAC infrastructure

591 parking spaces (±3.6/1000)

High bay warehouse with 26' min clear height

3 dock high loading doors (plus 2 glassed-in)

1 grade level loading door (plus 1 glassed-in)

10 EV charging stations

Four 15-ton bridge cranes

Full-service cafeteria with outdoor patio

High speed network data cabling

Clean rooms and specialty electronics labs

Zoned M-54 (County of San Diego) allows various uses

Centrally located in San Diego's high-tech submarket of Rancho Bernardo

Contact brokers for rental rate

Q1 2023

AVAILABLE

164,050

TOTAL SQUARE FEET

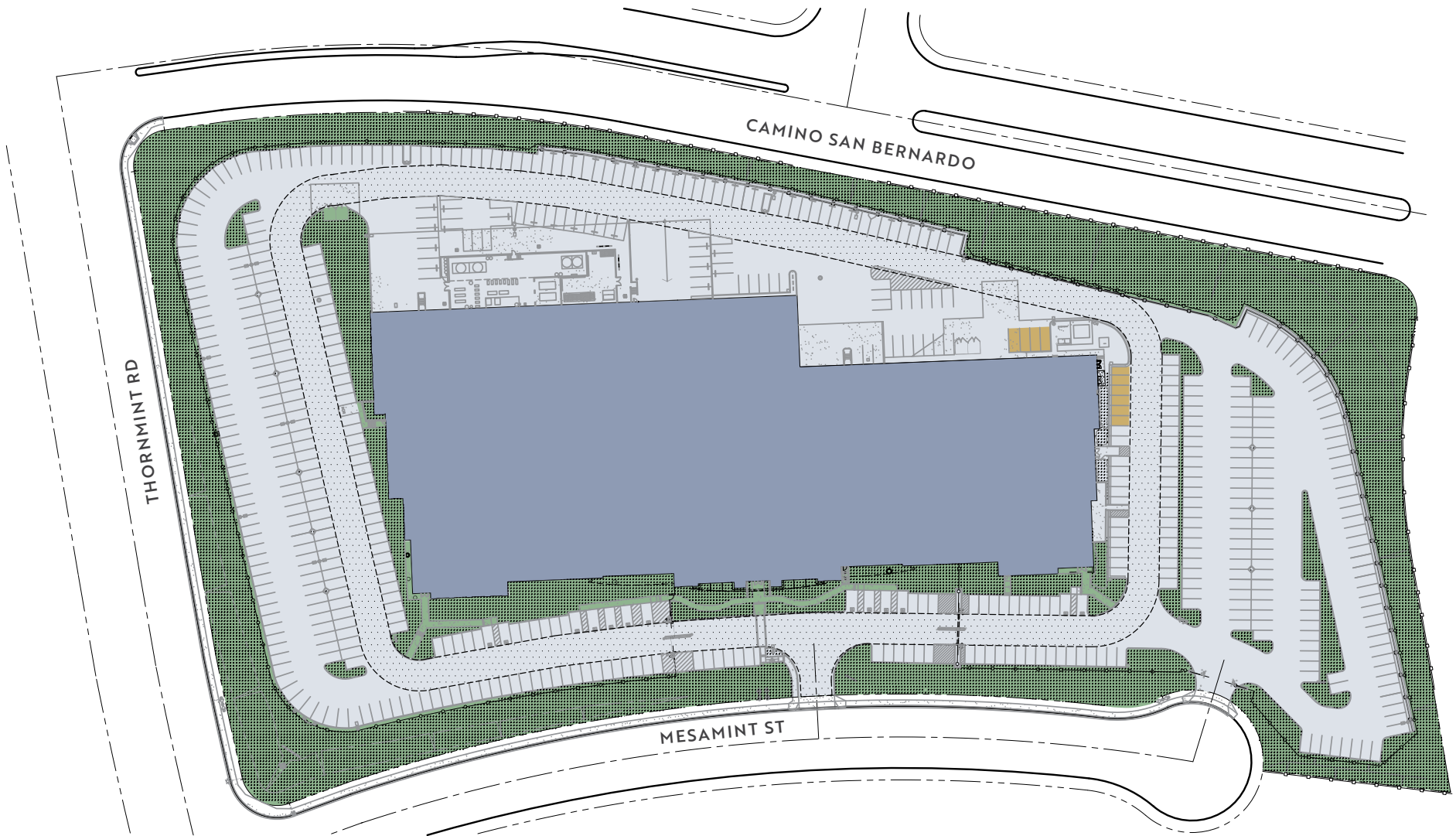
1500 KVA

ELECTRIC SERVICE

SITE PLAN

164,050

TOTAL SQUARE FEET

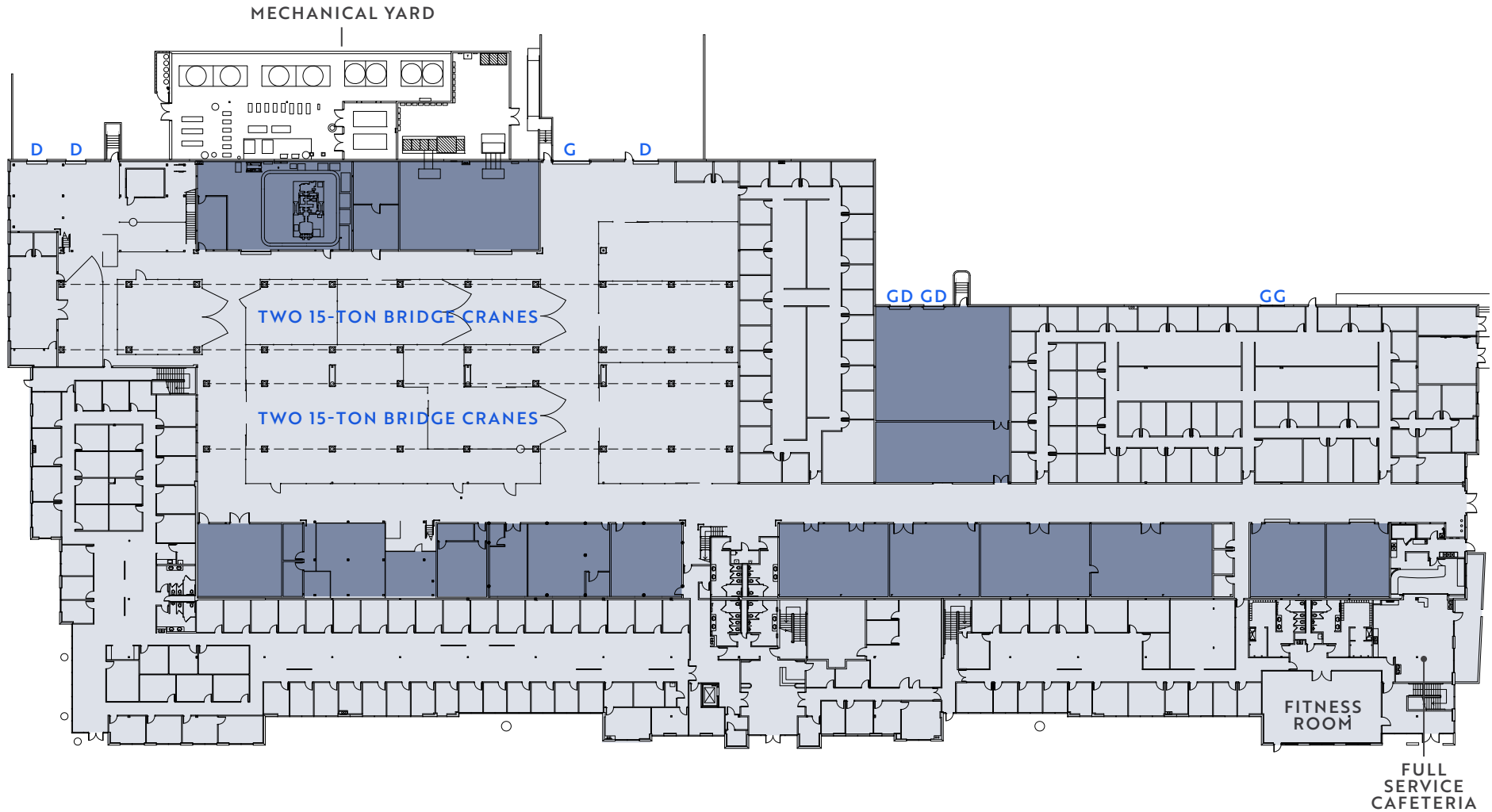


10 EV CHARGERS

LEVEL ONE

124,655

RENTABLE SQUARE FEET

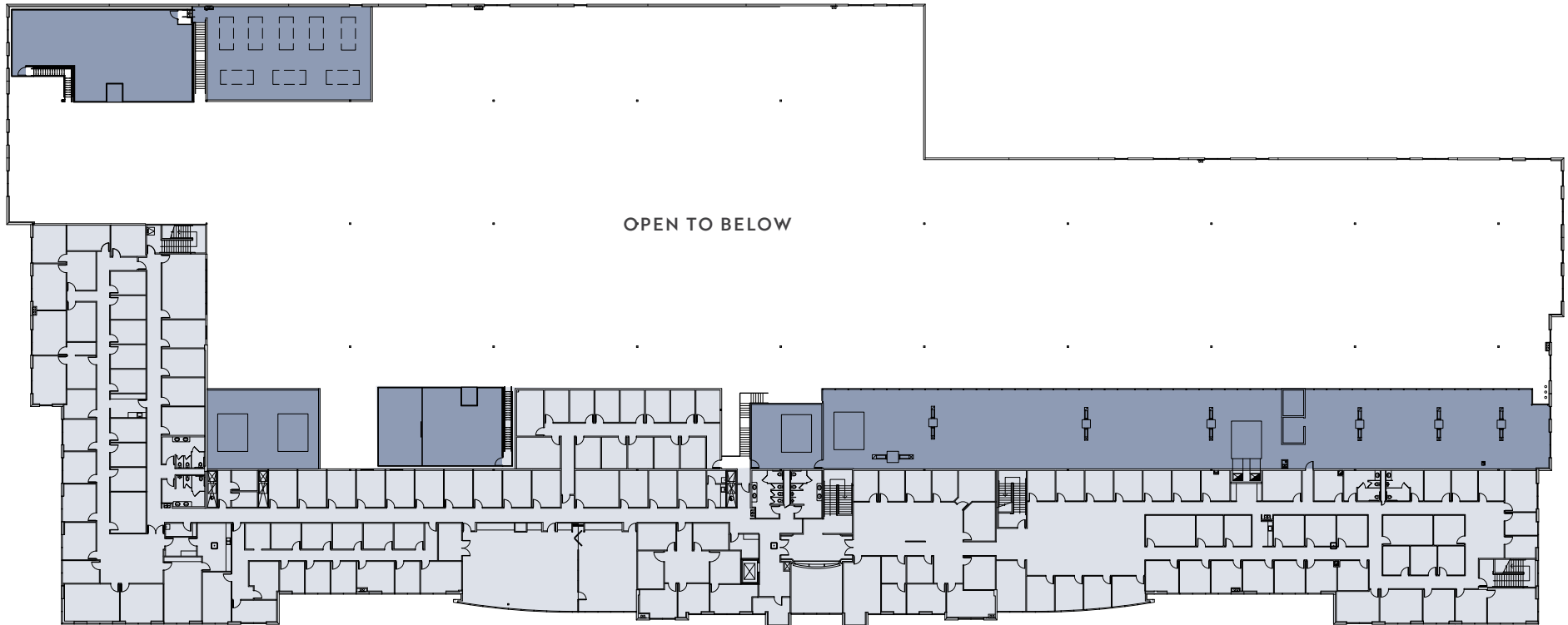


■ ELECTRONIC LABS D: DOCK DOOR G: GRADE DOOR GD: GLASSED IN DOCK DOOR GG: GLASSED IN GRADE DOOR

LEVEL TWO

39,395

RENTABLE SQUARE FEET



OPEN TO BELOW

MEZZANINE DECK WITH MECHANICAL EQUIPMENT



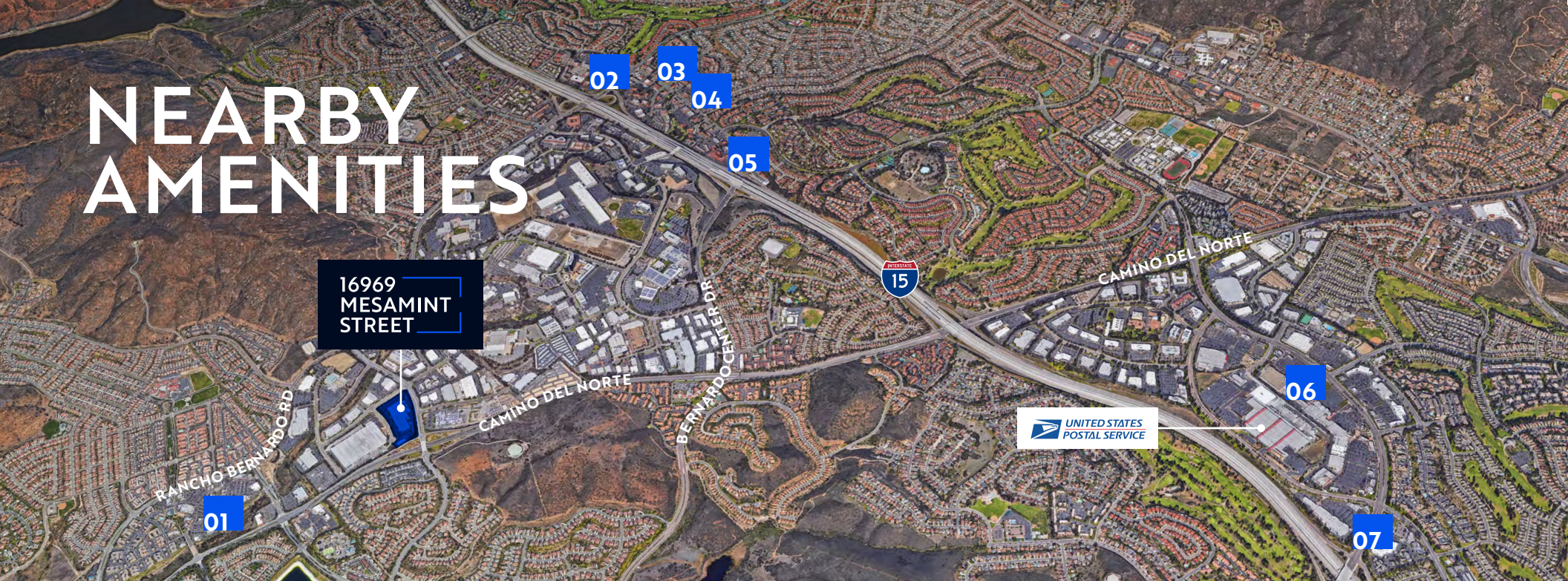


16969
MESAMINT
STREET

CORPORATE NEIGHBORS



NEARBY AMENITIES



16969 MESAMINT STREET

01 4S COMMONS TOWN CENTER

- Ralphs
- Bed Bath & Beyond
- Cost Plus World Market
- Jimbo's Naturally
- Ace Hardware
- CVS Pharmacy
- Unleashed by Petco
- UPS
- Wells Fargo
- Premiere Cleaners
- Panera Bread
- Capri Blu Bar
- Geppetto's Toy Store
- Chase Bank
- Ulta Beauty
- Karl Strauss Brewing Co.
- Miguel's Cocina
- Bank of America
- Wendy's
- Blowbunny Hair Extension Bar
- Jamba Juice
- Napizza 4S Commons
- Pei Wei
- Baskin Robbins AT&T

02 THE MERCADO RANCHO BERNARDO

- 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

03 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

04 THE PLAZA SHOPPING CENTER

- CVS Pharmacy
- San Diego National Bank
- New Panda Buffet
- Coco's Restaurant
- Urge American Gastropub
- Pegasus Cafe
- Ginza
- Hunan
- Jack in the Box
- Akai Hana
- Kabob House
- Barrel Room
- Los Primos Big 5
- Round Table
- Nextel
- Borelli's Pizza & Pasta
- Rubio's
- Brueger's Bagels
- Chevron
- Draper's & Damon's

05 BERNARDO CENTER

- Pacific Western Bank
- Little Caesars
- Spice Thai Cafe
- Pho Hoan Express
- RB Sushi
- Pro Barber

06 CARMEL MOUNTAIN PLAZA

- Costco Wholesale
- Claim Jumper
- SDCCU
- Panda Express
- Islands Restaurant
- Shell Gas
- Panera Bread
- Michaels
- The Coffee Bean
- Habit Burger
- Fish District
- T-Mobile
- AT&T
- Jared
- Nordstrom Rack
- Banana Republic
- Bath & Body Works
- In-N-Out
- Ross
- Barnes & Noble
- Mattress Firm
- Sprouts
- DICKS Sporting Goods
- Taco Bell
- Chick-Fil-A
- The Broken Yolk Cafe
- Comerica Bank
- Angelika Film Center
- California Pizza Kitchen

07 THE COURTYARD SHOPPING MALL

- Best Buy
- Starbucks
- Chipotle
- Staples
- Petco
- Olive Garden
- Krispy Kreme
- Party City
- Baskin Robbins
- BevMo
- Ulta Beauty
- Urban Thai Kitchen
- Best Pizza & Brew
- Cafe Luna
- Sombrero
- Mexican Food
- Conway's Irish Pub
- Chevron
- Kung Fu Tea

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SAN DIEGO, CA

FOR LEASING INFORMATION, CONTACT

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