

# SCENIC VIEW BUSINESS PARK

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



12556

**RYAN DOWNING**, SIOR  
858.546.5416  
ryan.downing@cushwake.com  
CA Lic 01955032

**JACK TICE**  
619.500.7626  
jack.tice@cushwake.com  
CA Lic 02161178

**BRANT ABERG**, SIOR  
858.546.5464  
brant.aberg@cushwake.com  
CA Lic 01773573

 **CUSHMAN &  
WAKEFIELD**

 **Schnitzer  
PROPERTIES**

# SCENIC VIEW BUSINESS PARK

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- 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

12528 KIRKHAM CT

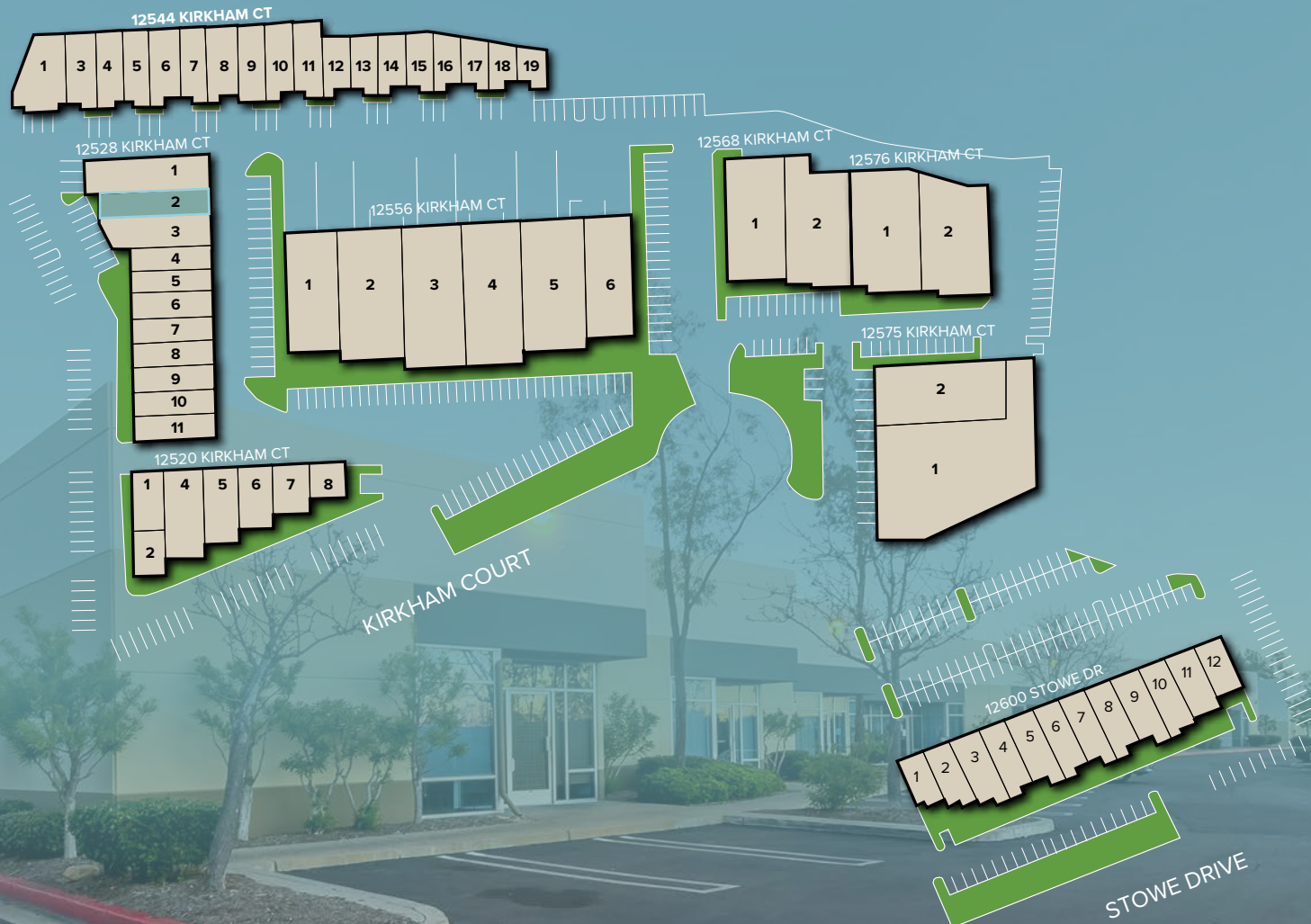
SUITE 2

2,308 SF

\$1.60 NNN

Reception, open office area, 1 restroom, balance warehouse. 1 grade level loading door.

\*Floor plans available by request  
NNN = \$0.42 PSF



# 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

**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

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

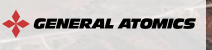
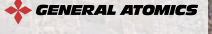
**STOWE PLAZA**  
CARL'S JR., SUBWAY, SAN DIEGO COUNTY CREDIT UNION

**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

**SCENIC VIEW BUSINESS PARK**



**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



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