

Maximum Flexibility for Growing and Adapting Businesses

1650

Hotel Circle North
San Diego, CA 92108

\$1.00/SF + Elec

MISSION VALLEY'S BEST DEAL

±1,500 - 8,063 SF Office Space in the Heart of Western Mission Valley

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PROPERTY FEATURES



Approx. 1,500 SF—8,063 SF professional office suites with golf course views



Approx. 29,045 SF Multi-Tenant Building



Prime Mission Valley location with immediate access to I-8, I-5, I-805, and SR-163



Flexible floor plans suitable for a multitude of office users



Central San Diego location minutes from Downtown, the airport, and major amenities



Close to top retail destinations such as Fashion Valley Mall, Hazard Center, and Mission Valley Mall



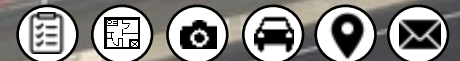
± 5/1,000 SF parking ratio with covered parking available



Prominent monument signage opportunity



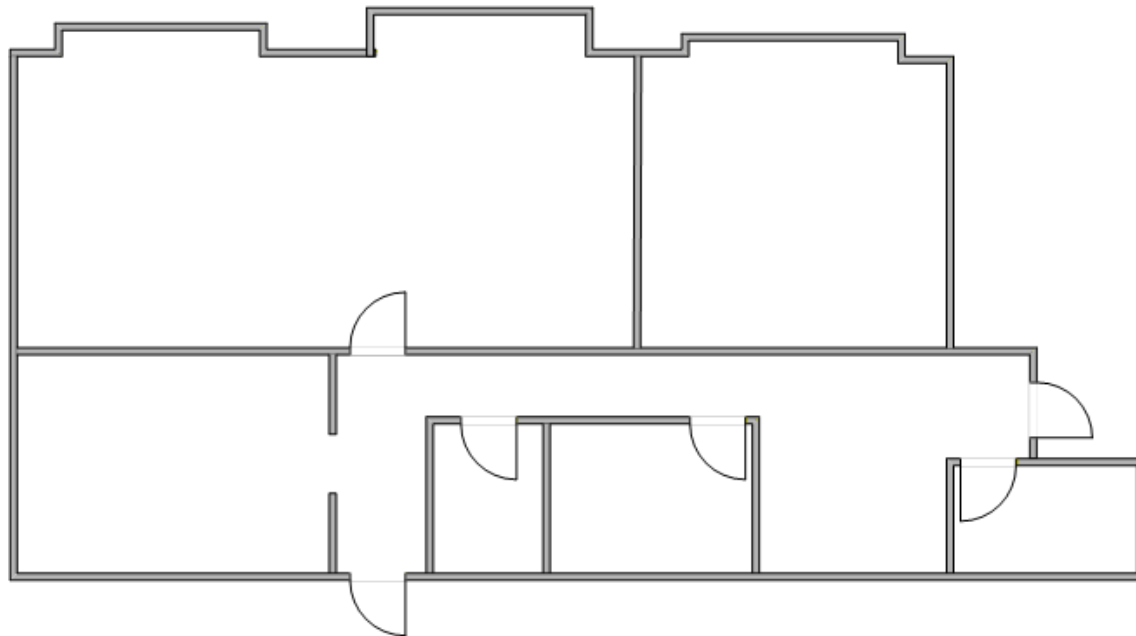
\$1.00 + Electric
FLEXIBLE LEASE TERMS AT BEST RATE
IN MISSION VALLEY



FLOOR PLAN



Suite 105	± 1,500 SF
Features	Multiple private offices, conference/huddle rooms, storage, admin areas
Rate & Term	\$1.00/SF + Electric Ownership will consider month-to-month or one year leases
Highest & Best Use	Professional office, financial services, tech/creative firms, start-ups and other uses seeking a central, high demand corridor



Floor plan not fit to scale; for reference purposes only.



FLOOR PLAN



Suite 110	± 8,063 SF
Features	24 private offices, conference room, storage, admin areas, break room
Rate & Term	\$1.00/SF + Electric Ownership will consider month-to-month or one year leases
Highest & Best Use	Professional office, financial services, tech/creative firms, start-ups and other uses seeking a central, high demand corridor

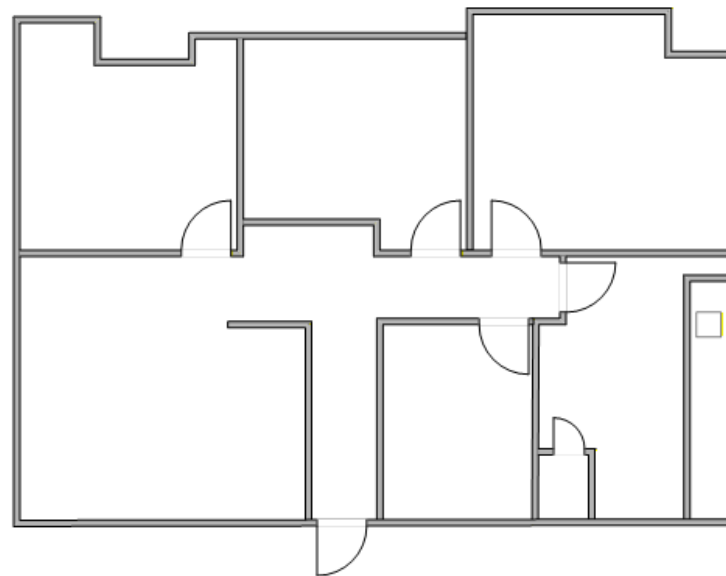


Floor plan not fit to scale; for reference purposes only.





Suite 125	± 1,525 SF
Features	Three private offices, break room/storage area, open office, sever room
Rate & Term	\$1.00/SF + Electric Ownership will consider month-to-month or one year leases
Highest & Best Use	Professional office, financial services, tech/creative firms, start-ups and other uses seeking a central, high demand corridor

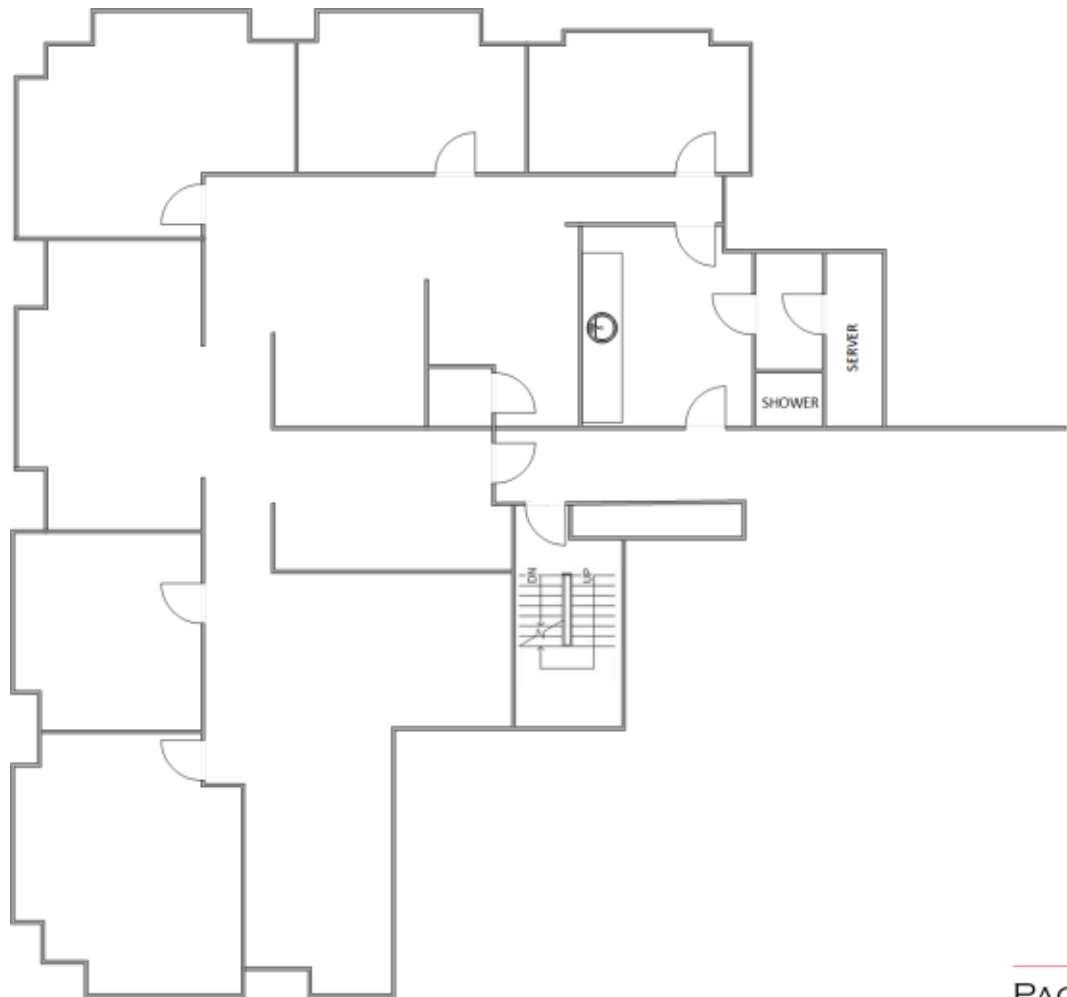


Floor plan not fit to scale; for reference purposes only.



2
Floor

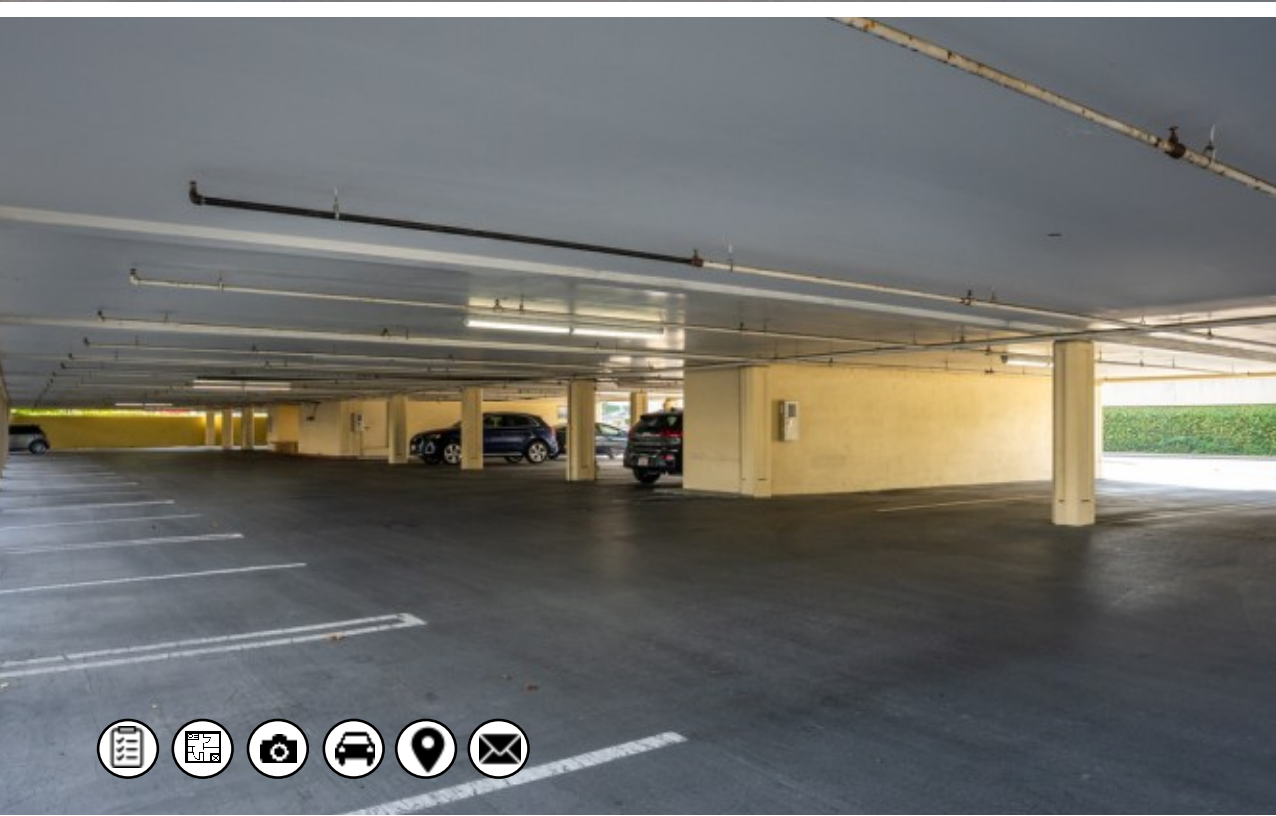
Suite 200	± 4,031 SF
Features	Numerous offices with golf course views, break room, admin areas, shower, storage/IT
Rate & Term	\$1.00/SF + Electric Ownership will consider month-to-month or one year leases
Highest & Best Use	Professional office, financial services, tech/creative firms, start-ups and other uses seeking a central, high demand corridor



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PROPERTY PHOTOS



DRIVE TIMES

1

9 MIN
DOWNTOWN

2

12 MIN
SD INTL. AIRPORT

3

14 MIN
EAST COUNTY

4

14 MIN
LA JOLLA UTC

5

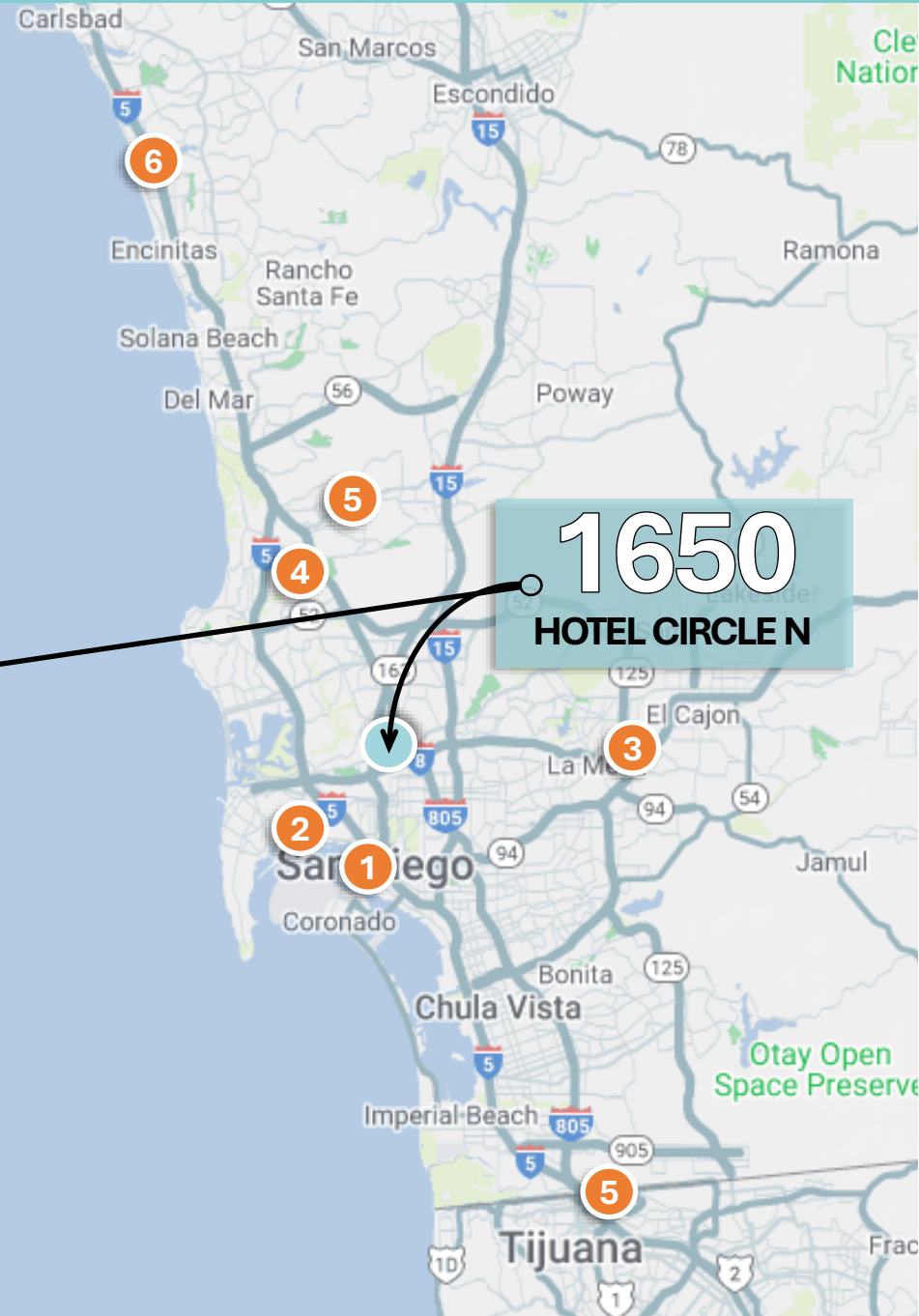
24 MIN
U.S.—MEXICO BORDER

6

30 MIN
NORTH COUNTY



HIGHLY VISIBLE OFFICE FROM THE I-8
WITH 206,500 VEHICLES PER DAY



NEARBY AMENITIES



FASHION VALLEY
A SIMON MALL

bløomingdales FOREVER 21
BANANA REPUBLIC. LUIS VITTON MK Neiman Marcus
NORDSTROM THE CHEESECAKE FACTORY
P.F. CHANG'S WHITE HOUSE BLACK MARKET WILLIAMS SONOMA GUCCI
JCPenney ZARA macy's

HAZARD CENTER
WOOD RANCH
WHICH WICH
Yogurtland
smashburger
BARNES & NOBLE

SDSU CAMPUS WEST

sears outlet petco
Jerome's ELEVEN Samba Juice
FedEx Pita Pit

University of San Diego

SeaWorld PECHANGA ARENA

SPORTS ARENA SHOPPING CENTER
Round Table Ralph's DICK'S Sporting Goods petco ROSS DRESS FOR LESS
CVS Health Walgreens THE HOME DEPOT TARGET TACO BELL

Westfield MISSION VALLEY
TRADER JOE'S Lazy DOG KING'S THE BUCKLE GOLF GALAXY
Marshalls BevMo! west elm DSW

MISSION VALLEY
ZALES OUTBACK
Papaya Michaels
GameStop Yard House TILLYS
VICTORIAS SECRET rack macy's TARGET

1650
HOTEL CIRCLE N

WHOLE FOODS MARKET GREAT MAPLE
SAM Bally SPROUTS

LOMA SQUARE
SPROUTS Smart & Final Michaels TJ-maxx
CVS Health DOLLAR TREE HomeGoods ULTA corepower YOGA GameStop

SAN DIEGO INTERNATIONAL AIRPORT

SAN DIEGO 20





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