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SEVILLEPLAZAOFFICE.COM

SEVILLE PLAZA

5469, 5471 & 5473 KEARNY VILLA RD, SAN DIEGO, CA

KEARNY MESA'S
PREMIER OFFICE
CAMPUS

5469, 5471 & 5473 KEARNY VILLA ROAD

PROPERTY FEATURES

- San Diego's most centrally located office project
- Easy access to Hwy 163, I-805, I-15 and Hwy 52
- Building signage opportunities
- Newly renovated lobby and corridors
- Upgraded landscaping
- Campus environment in park-like setting
- Excellent corporate identity
- Zoned to accommodate a variety of office and medical uses



KEARNY MESA'S PREMIER OFFICE/MEDICAL CAMPUS

RESTAURANTS

- 1 Good On Ya Diner
- 2 Sky Park Cafe
- 3 Bud's Louisiana Cafe
- 4 Corner Deli and Cafe
- 5 Deli Mart
- 6 Studio Diner
- 7 94th Aero Squadron Restaurant
- 8 Shogun Kobe Restaurant
- 9 Butcher Shop Restaurant
- 10 Pampa's Argentine Grill
- 11 Emerald Restaurant
- 12 Original Pancake House
- 13 Jasmine Seafood Restaurant
- 14 The Godfather Restaurant
- 15 Stonecrest Plaza
 - Vons
 - Baja Fresh
 - Walmart
 - Chevron
 - Fry's
 - Quiznos
 - Starbucks
 - Panda Express
 - Verizon
 - Petsmart
 - Einstein Bros.
 - Payless ShoeSource
 - McDonalds
 - Taco Bell
 - Papa John's Pizza
- 16 Daley Square
 - FedEx Kinko's
 - Jack in the Box
 - Submarina
- 17 Rubios
- 18 Panda Express
- 19 Starbucks
- 20 Quiznos
- 21 LaSalsa
- 22 Togos

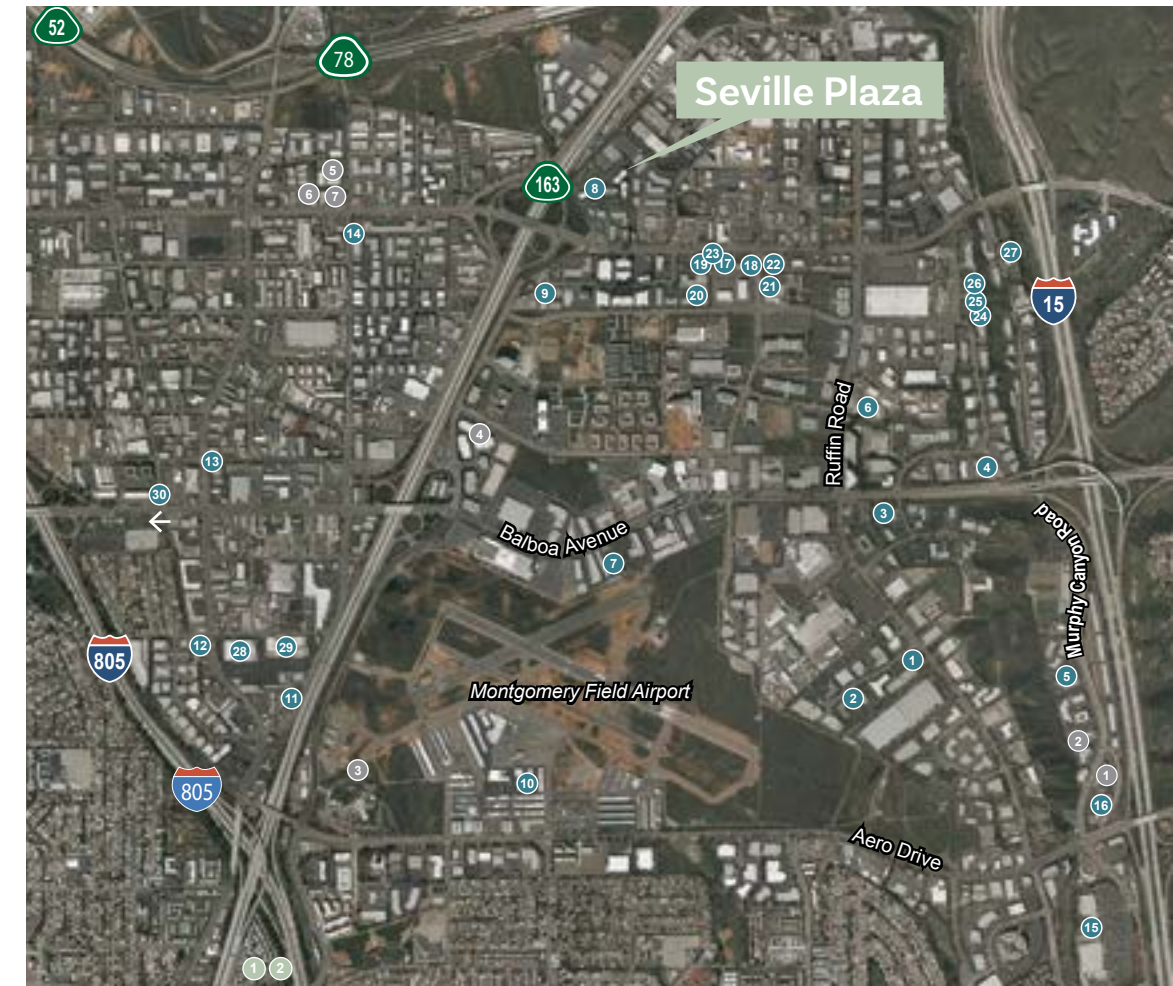
- 23 Sprint
- 24 The Coffee Bean
- 25 FedEx
- 26 Subway
- 27 Carl's Jr.
- 28 Costco
- 29 Target
- 30 24 Hour Fitness

HOTELS

- 1 Holiday Inn
- 2 Extended Stay America
- 3 Four Points Sheraton
- 4 Courtyard Marriott
- 5 Hampton Inn
- 6 Residence Inn Marriott
- 7 Ramada Inn

HOSPITALS

- 1 Sharp Hospital
- 2 Rady's Children's Hospital



AVAILABILITY

5471 KEARNY VILLA ROAD

Suite #	Size (s.f.)	Lease rate (p.s.f.)	Comments
305	2,331	\$2.55 FS	3 offices, conference room, break room and open area.

5473 KEARNY VILLA ROAD

Suite #	Size (s.f.)	Lease rate (p.s.f.)	Comments
130	2,436	\$2.55 FS	2 offices, conference room, break room and open area.
200	8,397	\$2.55 FS	Reception, conference, 9 offices, break room, copy/workroom, storage/IT.
255*	2,163	\$2.55 FS	Reception, 4 offices, break room and open area.
257*	1,000	\$2.55 FS	Available

*Continuous for up to 3,163 sf

PROPERTY

Seville Plaza is San Diego's most centrally located office project, consisting of three, three-story buildings totaling approximately 139,568 square feet.

AMENITIES

Seville Plaza offers a variety of amenities which include a campus environment, excellent corporate identity, zoned to accommodate a variety of office and medical users, an abundance of parking, signage opportunities, expansion opportunities and close proximity to public transportation and retail amenities.

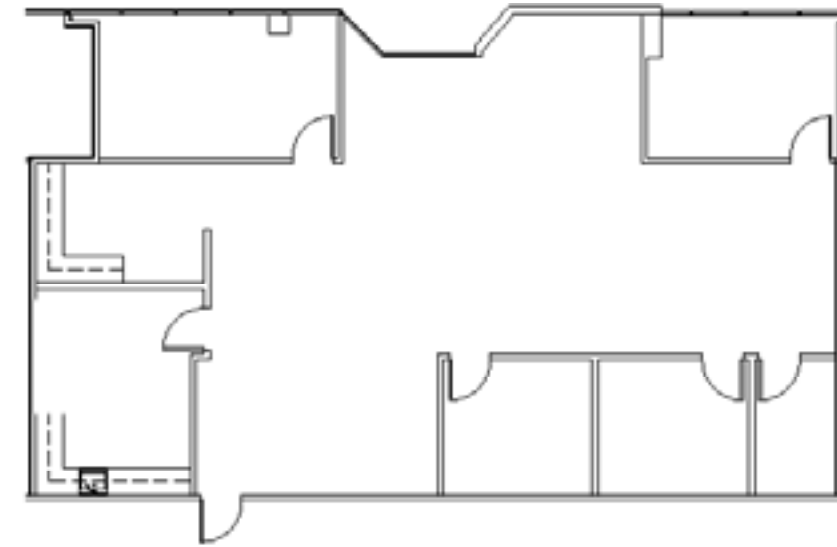
LOCATION

Seville Plaza is located at the northeast corner of Hwy 163 and Clairemont Mesa Boulevard. This prominent location provides immediate access to all of San Diego's main freeways including Hwy 163, Hwy 52, I-5, I-805, I-15 and I-8.

PARKING

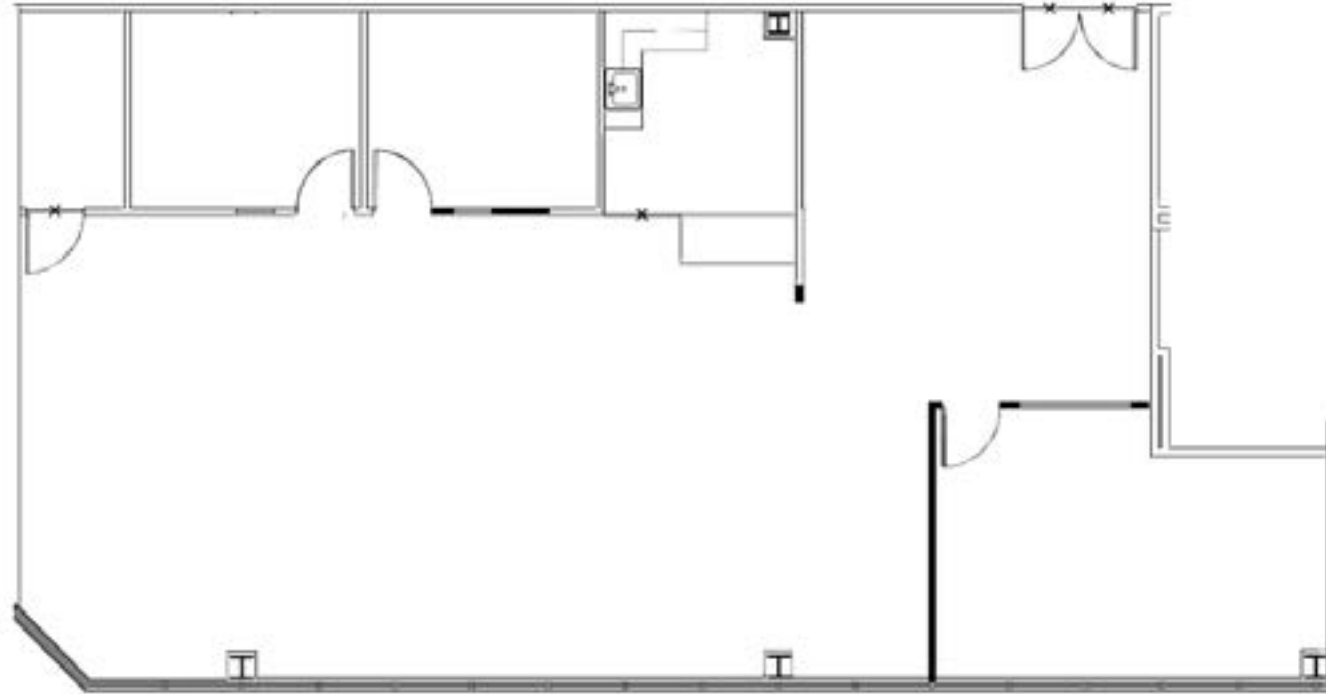
There are reserved and unreserved spaces providing a parking ratio of 4.00 per 1,000 square feet.

5471 KEARNY VILLA ROAD



Suite #	Size (s.f.)	Lease rate (p.s.f.)	Comments
305	2,331	\$2.55 FS	3 offices, conference room, break room and open area

5473 KEARNY VILLA ROAD



Suite #	Size (s.f.)	Lease rate (p.s.f.)	Comments
130	2,436	\$2.55 FS	2 offices, conference room, break room and open area



Virtual Tour #130

5473 KEARNY VILLA ROAD



Suite #	Size (s.f.)	Lease rate (p.s.f.)	Comments
200	8,397	\$2.55 FS	Available
255*	2,163	\$2.55 FS	Available
257*	1,000	\$2.55 FS	Available

*Continuous for up to 3,163 sf



Virtual Tour #200



5471

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FOR MORE INFORMATION, PLEASE CONTACT:

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