



For Sale

12395 World Trade | San Diego, CA

±35,253 SF Freestanding Flex Building Investment / Owner User Opportunity



For Sale

12395 World Trade
San Diego, CA

Property Specifications

BUILDING SIZE	35,253 SF
LOT SIZE	3.14 AC
PARKING RATIO	3/1,000
LOADING	3 Grade Level Doors
SALE PRICE	Contact Brokers
FINANCING	Seller Financing Available Contact Brokers
OCCUPANCY	1st Floor: 71% Leased to One tenant 2nd Floor: 29% Owner Leaseback*

*Owner is willing to vacate for an owner/user buyer.

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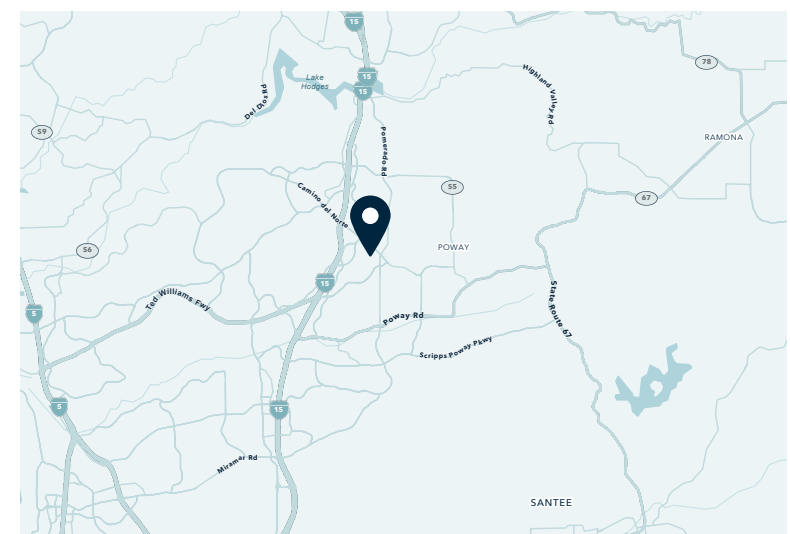
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Investment Summary

12395 World Trade Drive is a high image 35,253 SF freestanding flex building located less than one mile from the I-15 in one of San Diego County's most sought-after markets. Rancho Bernardo is home to many defense, technology and life science companies including Apple, Northrop Grumman, General Atomics and Sony. The property is in close proximity to over 1.2 million SF of retail amenities.

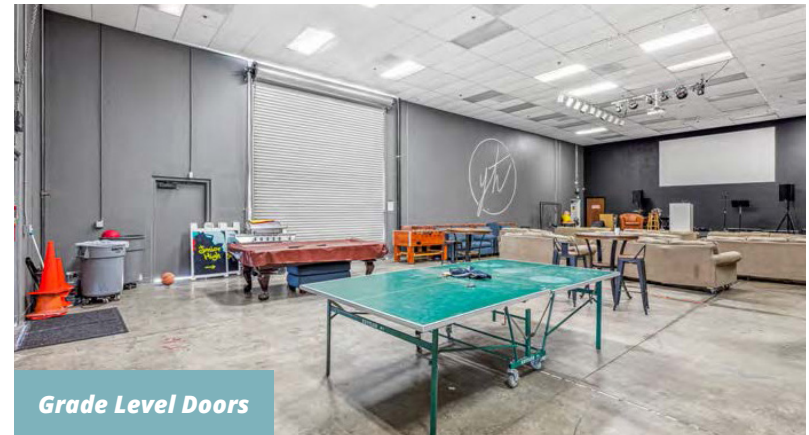




Open Areas



Entrance



Grade Level Doors



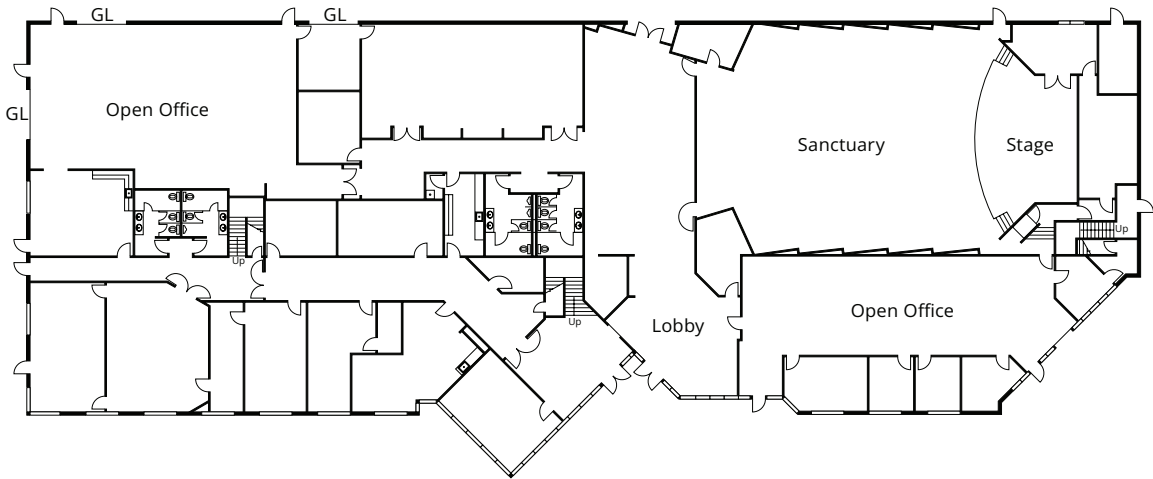
Sanctuary/Stage



Conference Room

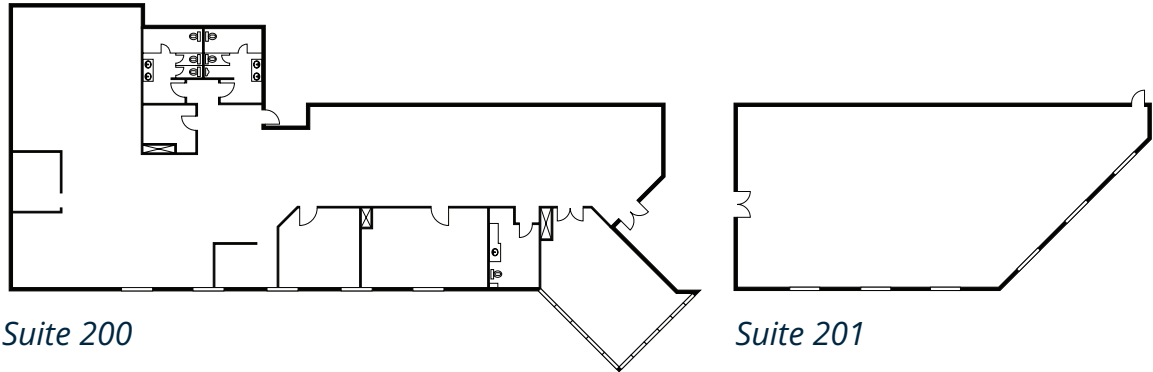


1st Floor



Entrance

2nd Floor



Suite 200

Suite 201

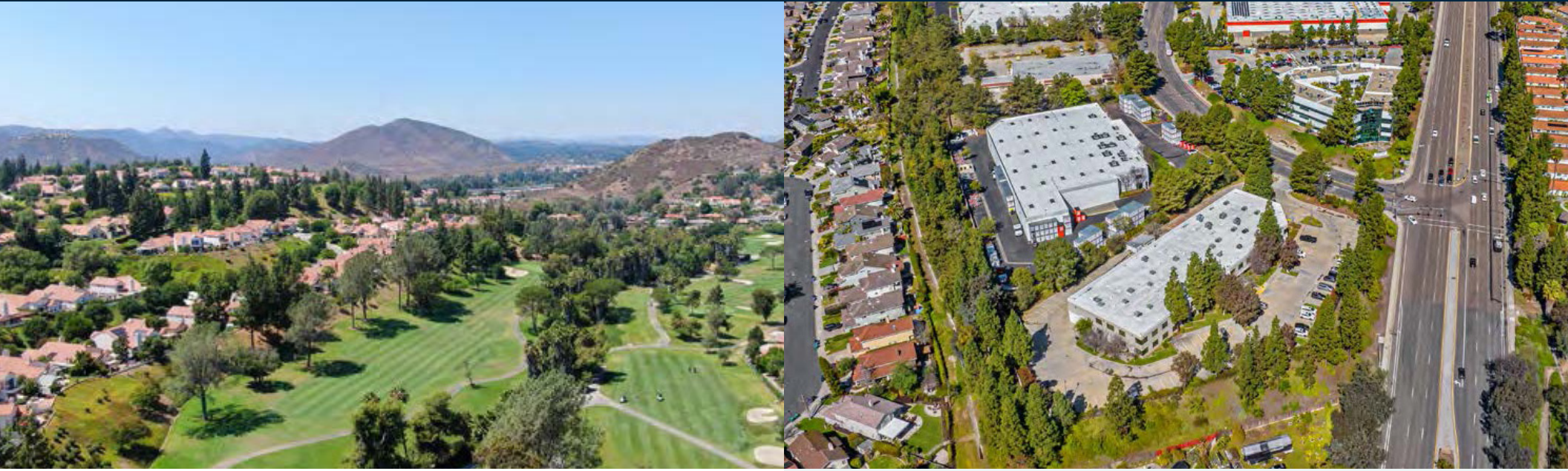


2nd Floor Lobby



2nd Floor Office

- 10,000 SF of High-End Office
- Available Now



Rancho Bernardo

Rancho Bernardo is nestled within the picturesque landscape of northeast San Diego County, offering a vibrant community defined by a tranquil suburban character. Home to an affluent population and a diverse residential mix ranging from well-appointed single-family neighborhoods to luxury estates, the area remains highly supply constrained for industrial users. These factors reinforce Rancho Bernardo's appeal for businesses seeking stability, access to urban amenities, and long-term positioning in a tightly constrained submarket.

Employers



amazon



GENERAL ATOMICS



CYMER.

NORTHROP GRUMMAN

BAE SYSTEMS

SONY

Rancho Bernardo by the Numbers

101.8K
POPULATION

\$209,300
AVERAGE HH INCOME

42.8
MEDIAN AGE

0.4%
POPULATION GROWTH
2025 - 2030

\$1.69
ASKING RATES
(Q4 2025)

2.5 MSF
INDUSTRIAL BASE
(Q4 2025)



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