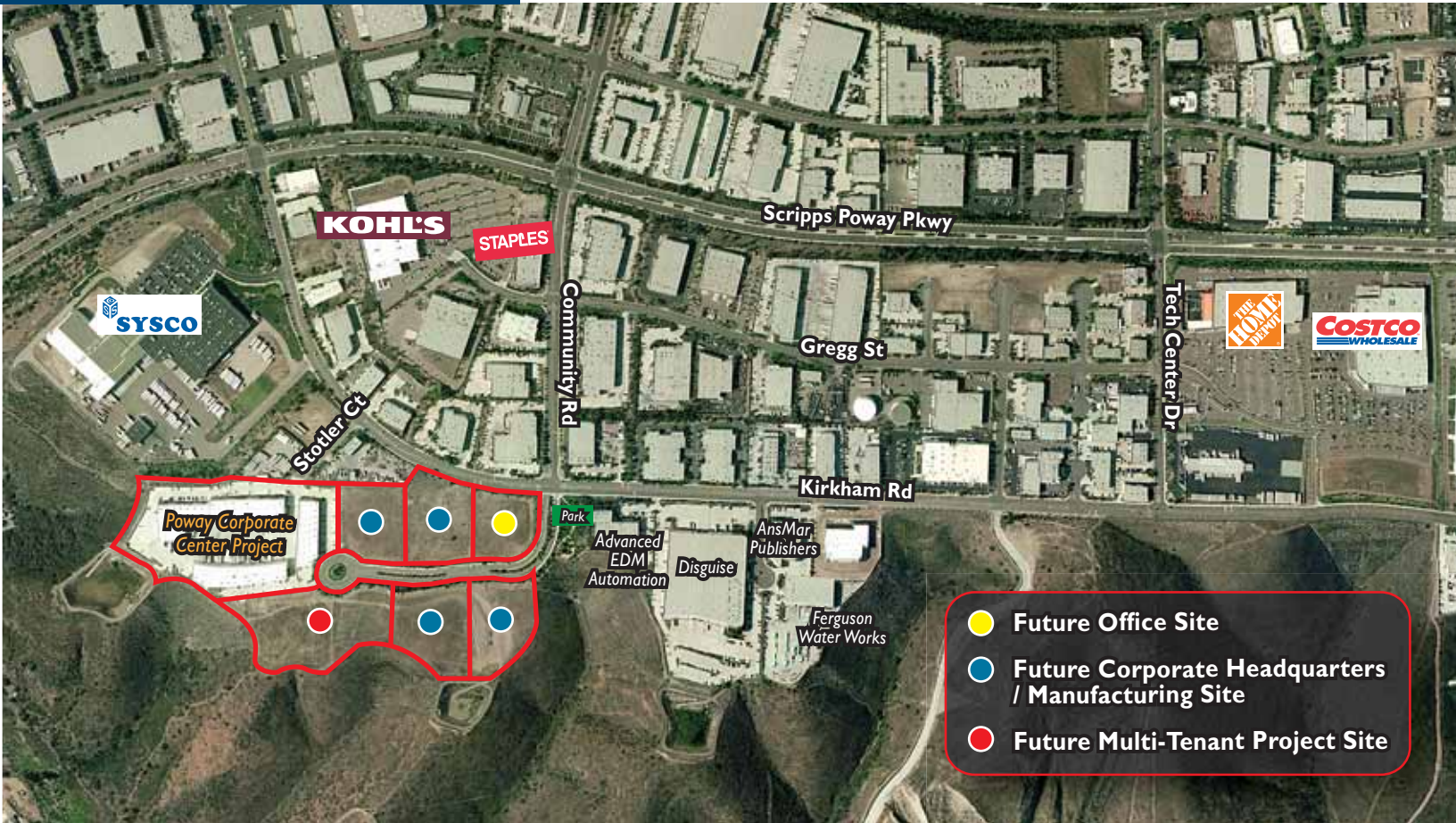


POWAY CORPORATE CENTER

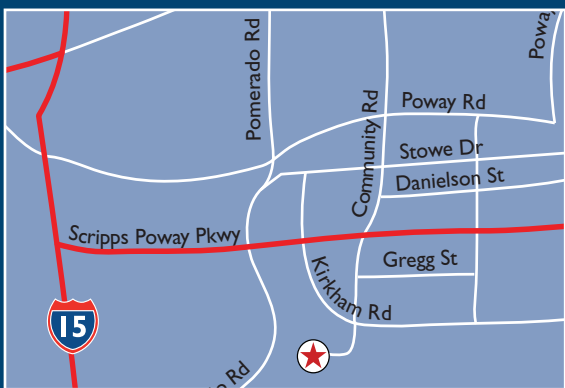
Build-to-Suit Opportunities

Master-Planned Business Park

Phase III



- Future Office Site
- Future Corporate Headquarters / Manufacturing Site
- Future Multi-Tenant Project Site



FEATURES

- ▶ Master-planned business park owned by Techbilt Companies, a San Diego-based real estate development company
- ▶ Build-to-suit opportunities for office, R&D and manufacturing users of up to 100,000 SF
- ▶ Attractive campus setting in immediate proximity of a 1.5 acre public park
- ▶ Panoramic views
- ▶ City of Poway IP - industrial park zoning allowing for a variety of uses
- ▶ No Mello-Roos Bonds

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POWAY CORPORATE CENTER

Build-to-Suit Opportunities

Master-Planned Business Park

Phase III



PROJECT OVERVIEW

▶ Lot #	▶ Address	▶ Building SF	▶ Building Type
6	11905 Community Rd	54,700 SF	Corporate HQ / Manufacturing
7	11897 Community Rd	39,600 SF	Corporate HQ / Manufacturing
6 + 7	TBD	94,400 SF	Corporate HQ / Manufacturing
8	11881 Community Rd	70,000 SF	Multi-Tenant / Distribution
10	11886 Community Rd	48,200 SF	Corporate HQ / Manufacturing
11	11900 Community Rd	48,500 SF	Corporate HQ / Manufacturing
12	11908 Community Rd	40,570 SF	Office

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Phase III



LOCATION BENEFITS

- ▶ Convenient access to Interstate 15 and State Highway 67 at both Scripps Poway Parkway and Poway Road and alternative access to Interstate 15 at Camino Del Norte
- ▶ Convenient access to Interstate 5 and coastal communities via Highway 56 (accessible via Poway Rd / Rancho Penasquitos Blvd)
- ▶ Close proximity to retail services, financial institutions and recreational amenities on both Poway Road and Scripps Poway Parkway
- ▶ Close proximity and surface street access to the residential communities of Scripps Ranch, Poway and greater Rancho Bernardo

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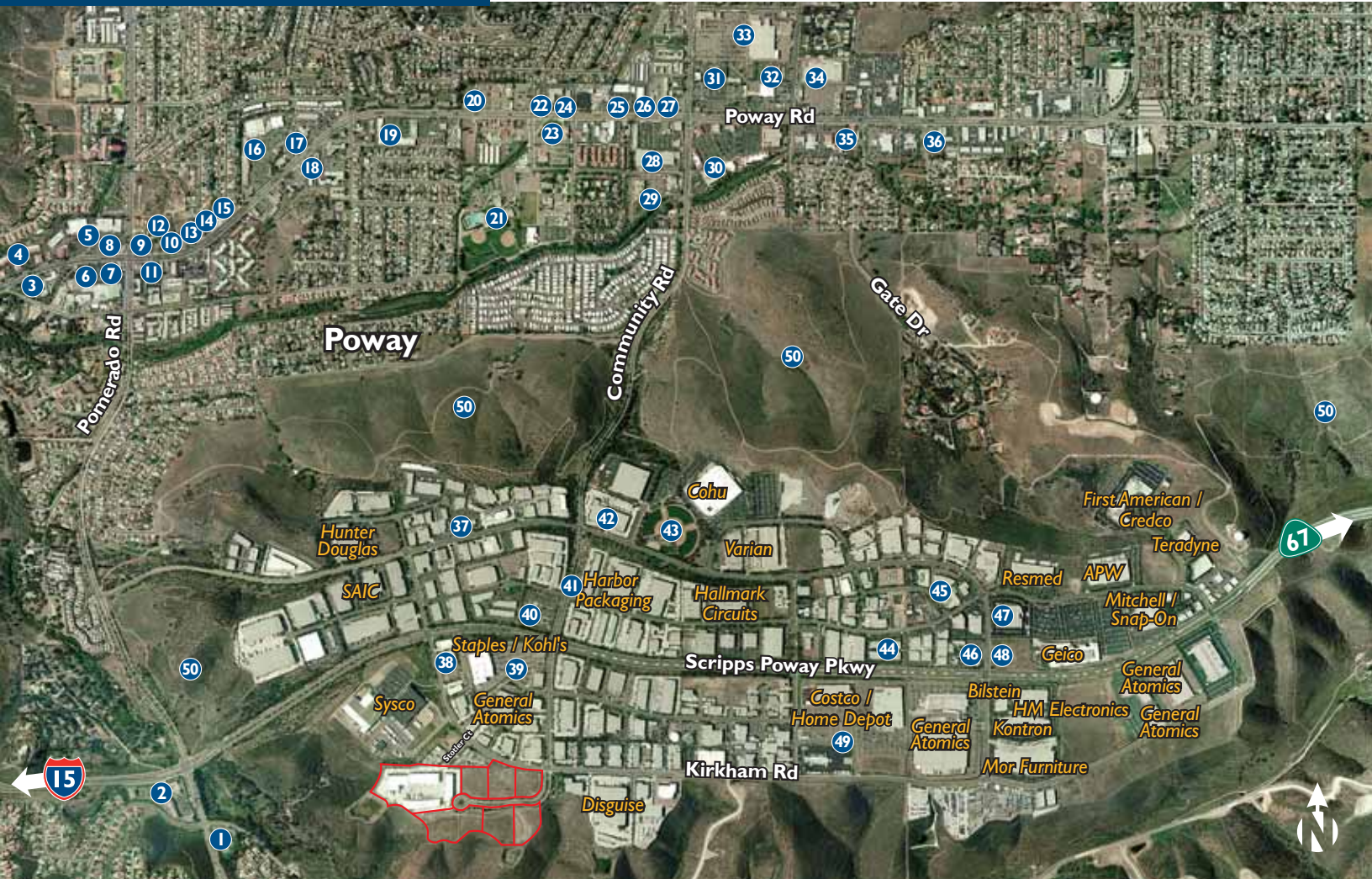
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Build-to-Suit Opportunities

Master-Planned Business Park

Phase III



LOCATION AMENITIES

1. Discovery Isle Daycare
2. Scripps Trident Plaza: US Bank, Postal Annex, Domino's Pizza, Japan Bowl, Yanni's Bistro, Gas Station
3. Oak Knoll Plaza: Mexicocina Restaurant, Poway Animal Hospital, Denny's, Submarina
4. Pomeroado Plaza: Jenny Craig, Retro Sports, 4 women Only Fitness
5. Poway Sav-On Center: Sav-On Drugs, Big Lots!, North Park Produce, Union Bank, Washington Mutual, Del Taco, Fratello Restaurant
6. Poway Promenade: Millers Outpost, Michaels, Ortho Mattress, Jo Ann Fabrics
7. Gas Station
8. Gas Station
9. Gas Station
10. Jack in the Box
11. Burger King
12. House on the Hill Restaurant
13. Ramada Limited
14. Gas Station
15. McDonalds
16. Poway Rite-Aid Plaza
17. Bank of America
18. Domenic's Italian Restaurant, Dad's Café and Steakhouse, Alberto's Taco Shop
19. Carriage Center: Children's Hospital, Thrift Store, Cully's Restaurant
20. Wendy's
21. Poway Community Park
22. Taco Bell
23. Poway Library
24. Poway Library Plaza: Children's Preschool Learning Center, Vineyard's Restaurant, Curves for Women
25. Lively Center: Performing Arts Center, Poway Printing, 3 Potrillos Mexican, Music Trader, Kragen Autoparts, Car Wash, Molcasalsa Mexican Food
26. Poway Valley Center: Tom's Rosaria Pizza, Patrick's Irish Pub, Vega's Taylor Shop & Cleaners, Churches Chicken
27. Gas Station & Car Wash
28. Poway Plaza: Dixieline Lumber, Petco, Le Peep Grill, Auto Zone, Hollywood Video, DMV, El Maguey Taco Shop, Gas Station, Poway Chamber of Commerce, Print & Copy
29. City of Poway Complex
30. Creekside Plaza: Stater Brothers Grocery Store, Ultrastar Cinema, The Brigantine Restaurant, Boll Weevil, Daphne's Greek Café, Café De Thai, Mission Federal Credit Union, Kinko's Copies, Blockbuster Video, Starbucks Coffee, Poor Boy Subs Sandwiches, Baskin Robbins, Ringo G's Mexican Café, Jiffy Lube
31. Poway Town & Country Shopping Center: Vons, Henry's Marketplace, Hallmark, Citibank, Postal Annex, Coco's Restaurant, Round Table Pizza, Quizno's, Gas Station
32. U. S. Post Office
33. WalMart Plaza: WalMart, China Bowl and Wraps, O'Harleys Irish Pub
34. SteinMart Center: SteinMart, Office Depot, Motorsports Warehouse
35. Kountry Kafe
36. Poway Country Inn
37. Eat Your Heart Out Deli
38. Poway Deli & Grill
39. Staples/Kohl's Shopping Center
40. Andersen's Nursery
41. The Wave Fitness Center
42. Solid Rock Gym-Indoor Rock Climbing
43. Poway Sports Center
44. Zip's Tummy Buster Deli
45. Poway Volleyball Club
46. Carl's Jr. Restaurant and Retail Center
47. San Diego Volleyball
48. Proposed Hotel
49. Costco and Home Depot
50. Open Space/Jogging Trails

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