

Cabrillo Plaza

3990 Old Town Avenue, San Diego, CA



FOR LEASE

Spanish-style office building with convenient access to Interstate-5 and Interstate-8

Jack Kruger
858.369.3050
jkruger@kiddermathews.com
LIC #00883772

Jeff Gilbert
858.369.3045
jgilbert@kiddermathews.com
LIC #01849738

kiddermathews.com

km Kidder
Mathews

Cabrillo Plaza

3990 Old Town Avenue, San Diego, CA

Features

AVAILABLE	±549 SF - 3,541 SF
SERVICES	High-speed internet and fiber optic provided by AT&T and Cox
PARKING	4.0/1,000 - underground parking
UPGRADES	All common area amenities have been completely upgraded with Class A finishes and details
LEASE RATE	\$2.15 + utilities

Availabilities

A-101	±3,541 SF	Available Now
A-104	±927 SF	Available Now
A-105	±1,928 SF	Available Now
A-109	±549 SF	Available Now
C-101	±1,197 SF	Available Now
C-107	±2,121 SF	Available Now
C-207	±2,160 SF	Available Now



Jack Kruger
858.369.3050
jkruger@kiddermathews.com
LIC #00883772

Jeff Gilbert
858.369.3045
jgilbert@kiddermathews.com
LIC #01849738

kiddermathews.com

km Kidder Mathews

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Cabrillo Plaza

3990 Old Town Avenue, San Diego, CA



Cabrillo Plaza is centrally located in San Diego with convenient access to the I-5 and the I-8 freeway

LOCATION HIGHLIGHTS

Spanish style-buildings with operable windows and balconies along with a courtyard with water fountains and a gazebo

Close proximity to San Diego International Airport and Downtown San Diego

Walking distance to numerous restaurant and retail amenities in the Old Town area

Convenient access to the Old Town Transit Center, which is serviced by the San Diego city bus, the trolley, and the COASTER

Located in the HUBZone

Jack Kruger

858.369.3050

jkruger@kiddermathews.com

LIC #00883772

Jeff Gilbert

858.369.3045

jgilbert@kiddermathews.com

LIC #01849738

kiddermathews.com



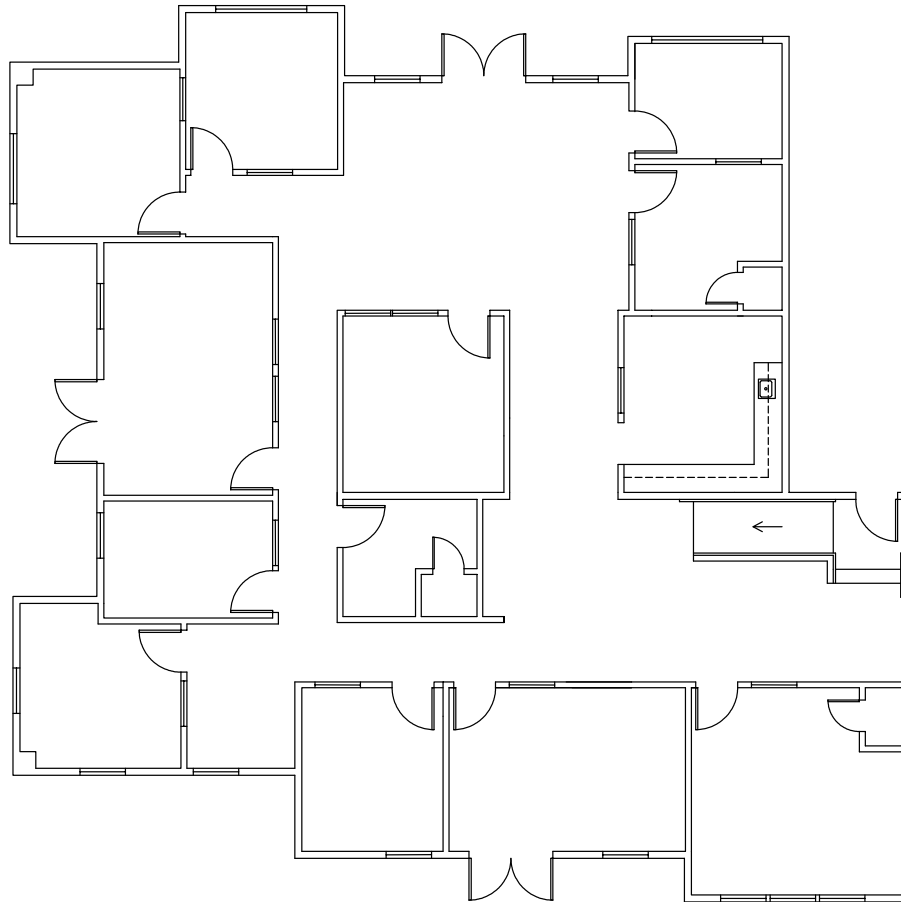
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Cabrillo Plaza

3990 Old Town Avenue, San Diego, CA

Floor Plans

BUILDING A FIRST FLOOR



SUITE A-101

±3,541 SF

*Reception, 10 offices, kitchen,
conference room, open areas, and
several balconies*

Jack Kruger

858.369.3050

jkruger@kiddermathews.com

LIC #00883772

Jeff Gilbert

858.369.3045

kgilbert@kiddermathews.com

LIC #01849738

kiddermathews.com

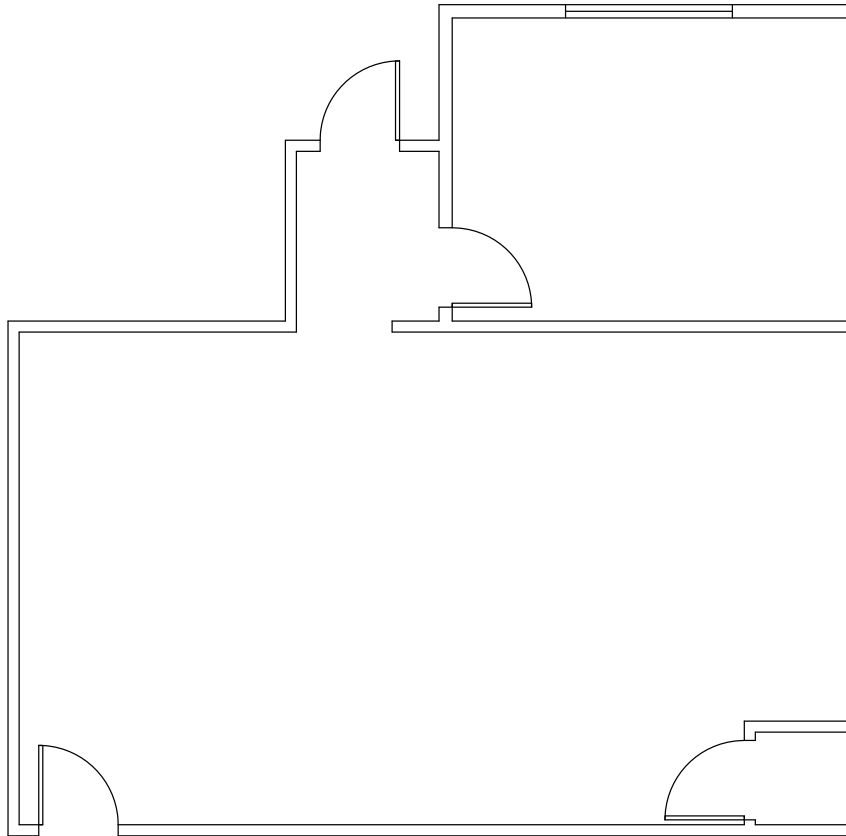


Cabrillo Plaza

3990 Old Town Avenue, San Diego, CA

Floor Plans

BUILDING A FIRST FLOOR



SUITE A-104

±927 SF

Open area with one office.

Jack Kruger

858.369.3050

jkruger@kiddermathews.com

LIC #00883772

Jeff Gilbert

858.369.3045

jgilbert@kiddermathews.com

LIC #01849738

kiddermathews.com



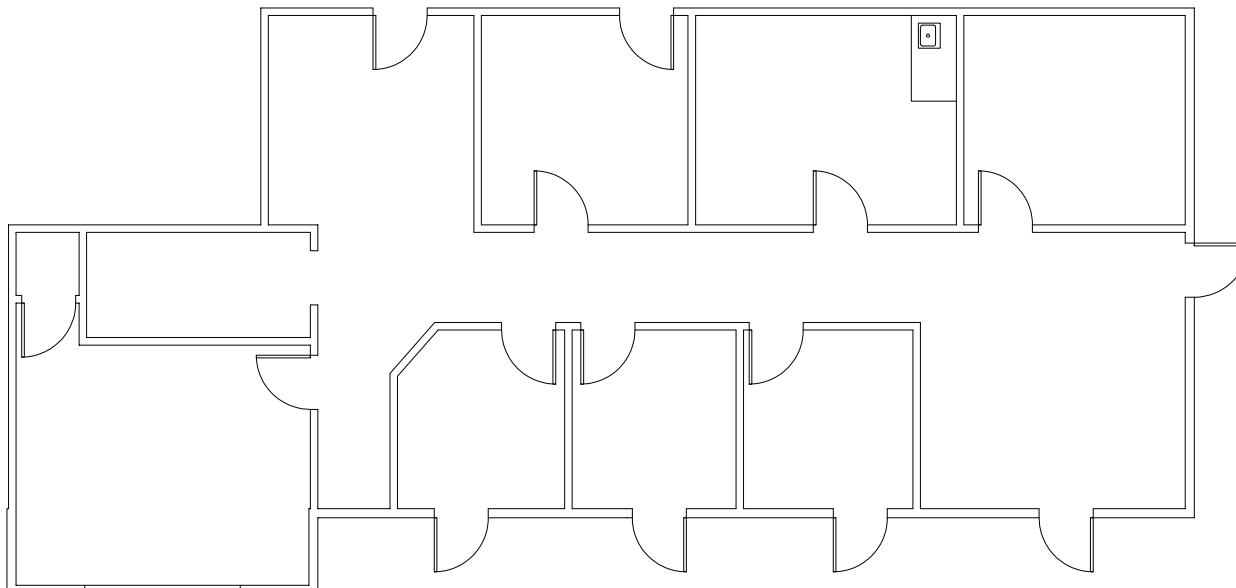
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Cabrillo Plaza

3990 Old Town Avenue, San Diego, CA

Floor Plans

BUILDING A FIRST FLOOR



SUITE A-105

±1,928 SF

*Reception, 6 offices, kitchen, storage
and private balcony.*

Jack Kruger

858.369.3050

jkruger@kiddermathews.com

LIC #00883772

Jeff Gilbert

858.369.3045

jgilbert@kiddermathews.com

LIC #01849738

kiddermathews.com

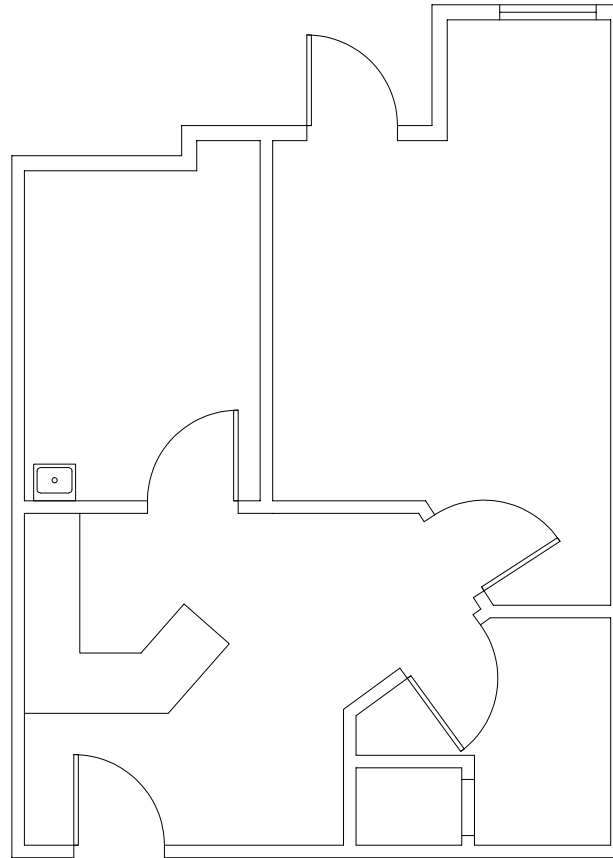


Cabrillo Plaza

3990 Old Town Avenue, San Diego, CA

Floor Plans

BUILDING A FIRST FLOOR



SUITE A-109

±549 SF

*Reception, 2 offices, small
conference, and balcony*

Jack Kruger

858.369.3050

jkruger@kiddermathews.com

LIC #00883772

Jeff Gilbert

858.369.3045

jgilbert@kiddermathews.com

LIC #01849738

kiddermathews.com

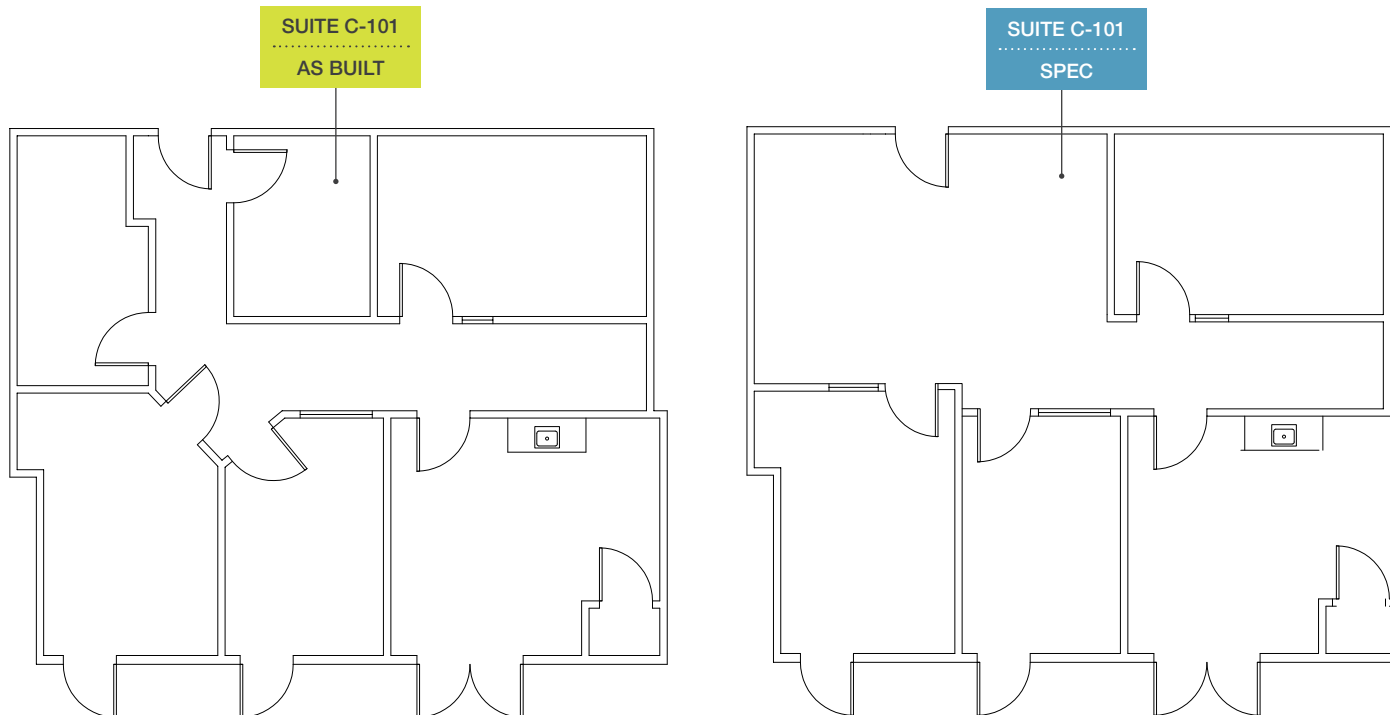


Cabrillo Plaza

3990 Old Town Avenue, San Diego, CA

Floor Plans

BUILDING C FIRST FLOOR



SUITE C-101

±1,197 SF

*3 offices, open area,
and kitchenette*

Jack Kruger

858.369.3050

jkruger@kiddermathews.com

LIC #00883772

Jeff Gilbert

858.369.3045

jgilbert@kiddermathews.com

LIC #01849738

kiddermathews.com



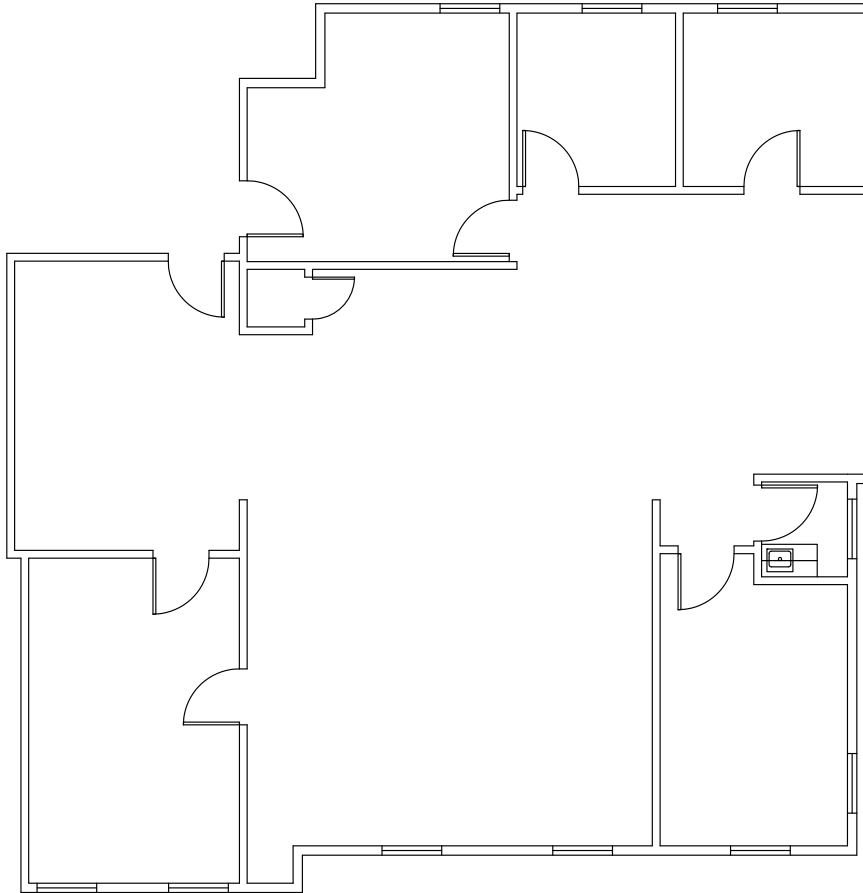
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Cabrillo Plaza

3990 Old Town Avenue, San Diego, CA

Floor Plans

BUILDING C FIRST FLOOR



SUITE C-107

±2,121 SF

*5 offices, open areas,
and kitchenette*

Jack Kruger

858.369.3050

jkruger@kiddermathews.com

LIC #00883772

Jeff Gilbert

858.369.3045

jgilbert@kiddermathews.com

LIC #01849738

kiddermathews.com



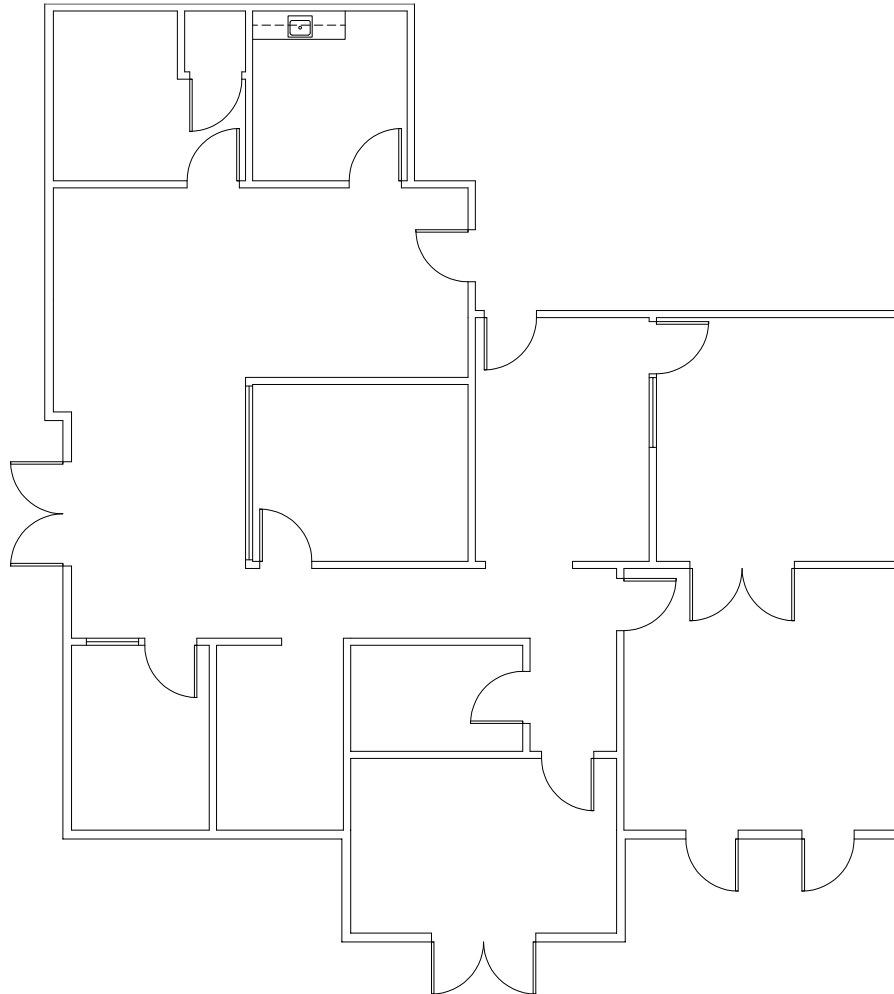
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

Cabrillo Plaza

3990 Old Town Avenue, San Diego, CA

Floor Plans

BUILDING C SECOND FLOOR



SUITE C-207

±2,160 SF

*Reception, 5 offices, conference room,
kitchen, open area and storage with
2 private balconies*

Jack Kruger

858.369.3050

jkruger@kiddermathews.com

LIC #00883772

Jeff Gilbert

858.369.3045

jgilbert@kiddermathews.com

LIC #01849738

kiddermathews.com

