

11611 Rancho Bernardo Rd

RI

Leasing Brochure | San Diego



The Opportunity

Located at the signalized intersection of Rancho Bernardo Road and Bernardo Center Drive, the Property offers outstanding visibility and access with immediate proximity to Interstate 15. Situated within the heart of Rancho Bernardo, the site benefits from a strong daytime population driven by over 6 million SF of nearby office space and

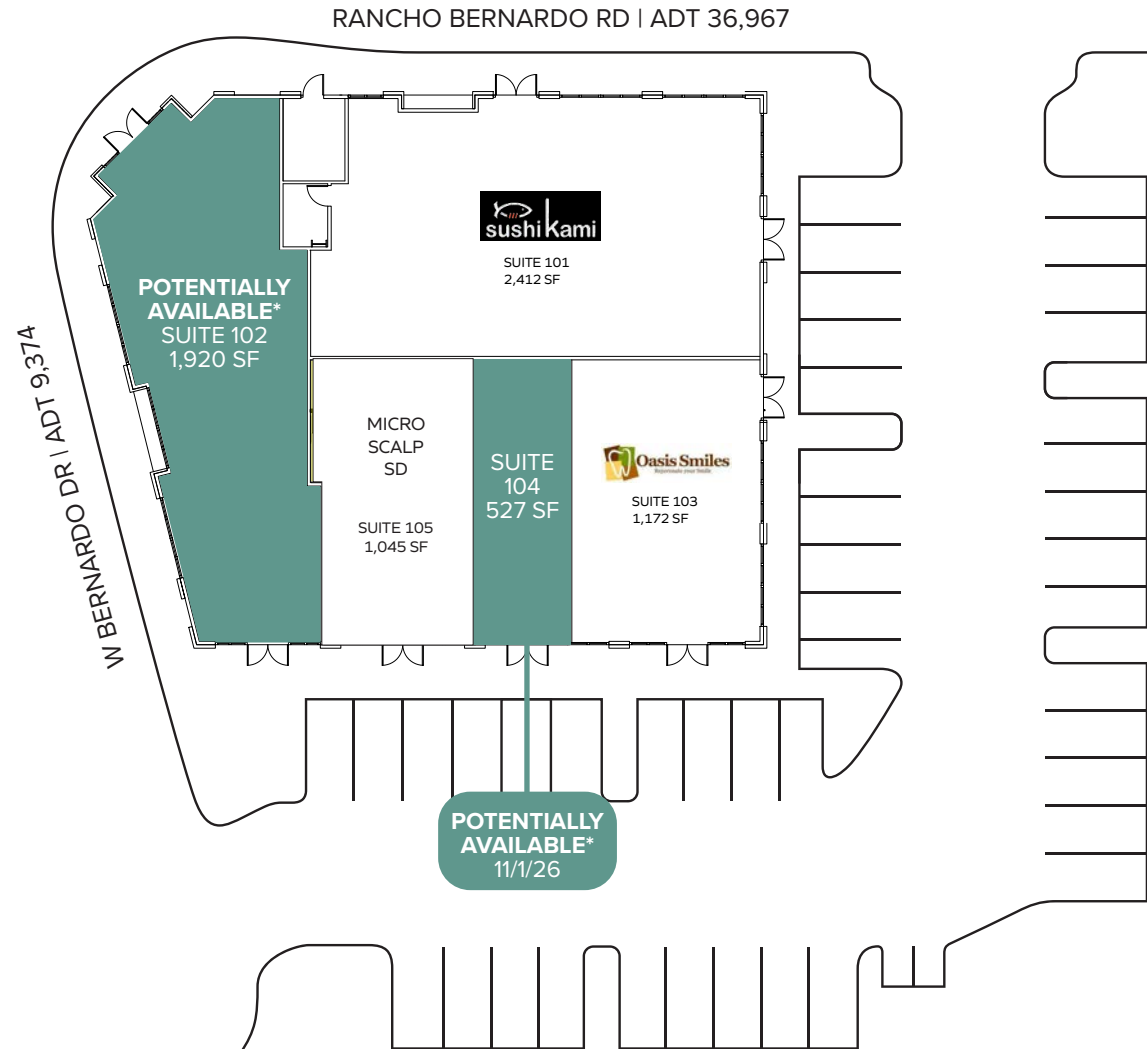
major corporate employers throughout the Rancho Bernardo/Carmel Mountain Ranch corridor. The trade area is further supported by affluent surrounding neighborhoods and close proximity to established shopping centers, restaurants, and daily-needs retail that generate consistent traffic throughout the day and evening.



Number of Employees	
1m radius	16,954
3m radius	43,288
5m radius	68,537

Site Plan

- **Suite 102:**
 - Potentially Available* 1/1/27
 - *Do Not Disturb Tenant*
 - 1,920 SF restaurant endcap with exclusive patio
- **Suite 104:**
 - Potentially Available* 11/1/26
 - *Do Not Disturb Tenant*
 - 527 SF
- Ample signage
- Off-street parking
- Easy highway access



Site Photos



Site Aerial



Hilton Garden Inn

KAISER PERMANENTE

Holiday Inn EXPRESS

Phil's B.B.Q.



ADT 297,384

Rancho Bernardo Courtyard



W BERNARDO DR | ADT 9,374

RANCHO BERNARDO RD | ADT 36,967

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Trade Aerial



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DICK'S SPORTING GOODS SPR UTS FARMERS MARKET BARNES & NOBLE
ROSS DRESS FOR LESS Michaels Total Wine & MORE
at home RACK Marshalls

WHOLE FOODS MARKET TJ-maxx Staples petco

TRADER JOE'S ROSS DRESS FOR LESS
HomeGoods five BELOW

Demographics



	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	13,496	78,905	156,723
EMPLOYEE POPULATION	18,592	46,651	67,297
AVG HOUSEHOLD INCOME	\$174,464	\$210,144	\$214,457
MED HOUSEHOLD INCOME	\$145,710	\$166,074	\$165,369
MEDIAN AGE	43.0	43.3	42.7



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

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