

FOR LEASE

# BERNARDO VIEW

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16880 W. BERNARDO DRIVE  
11590 W. BERNARDO COURT  
SAN DIEGO, CA 92127

11590

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Colliers

# BERNARDO VIEW

16880 W. Bernardo Drive  
11590 W. Bernardo Court  
San Diego, CA 92127

## Property Details:

- High identity at light intersection, corner location
- Tremendous visibility along West Bernardo Drive
- Immediate access to Interstate 15
- Panoramic mountain views to the east
- Responsive, local ownership

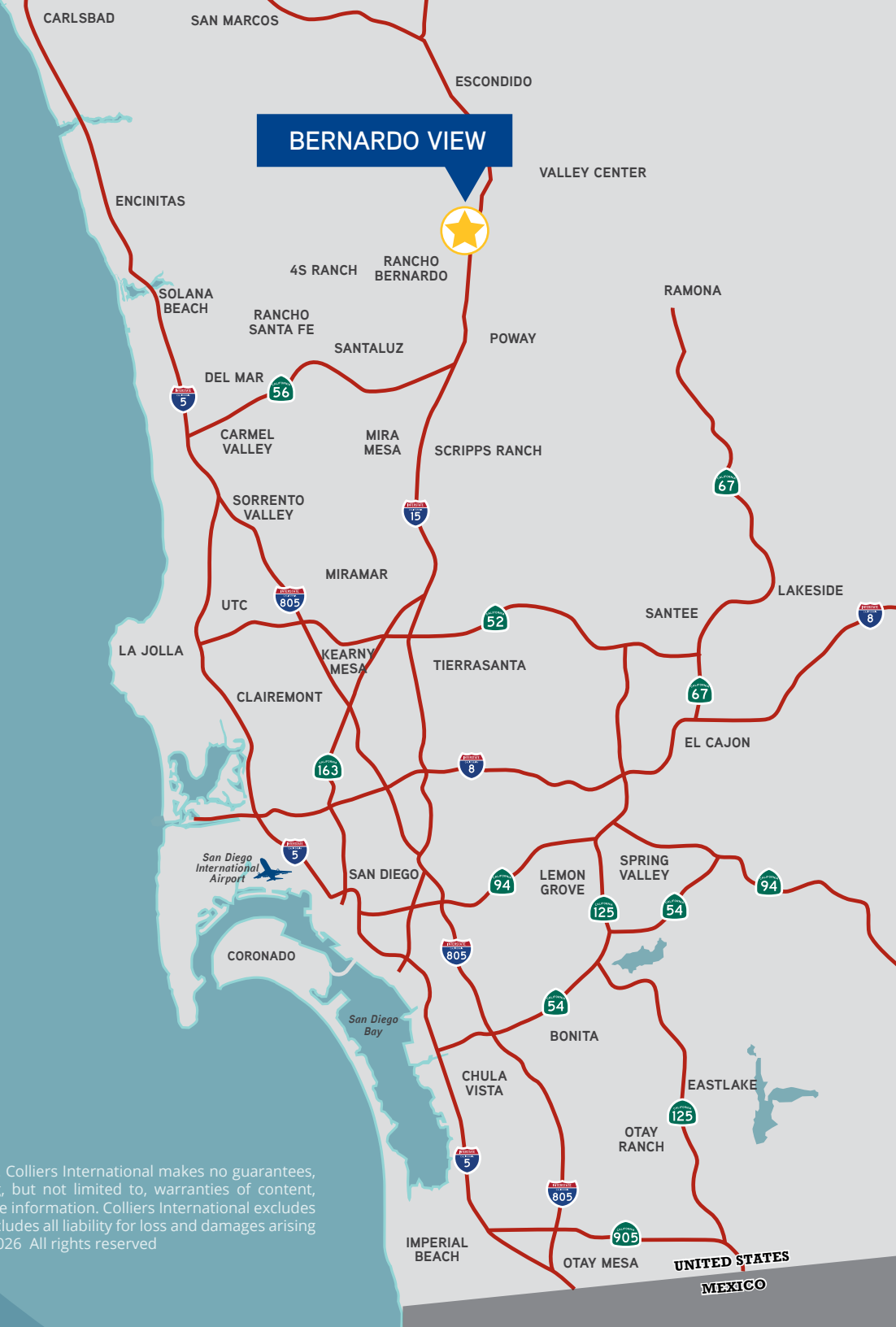
## Availability:

11590 W. Bernardo Court

- › Suite 100: 2,806 SF
- › Suite 130: 1,836 SF

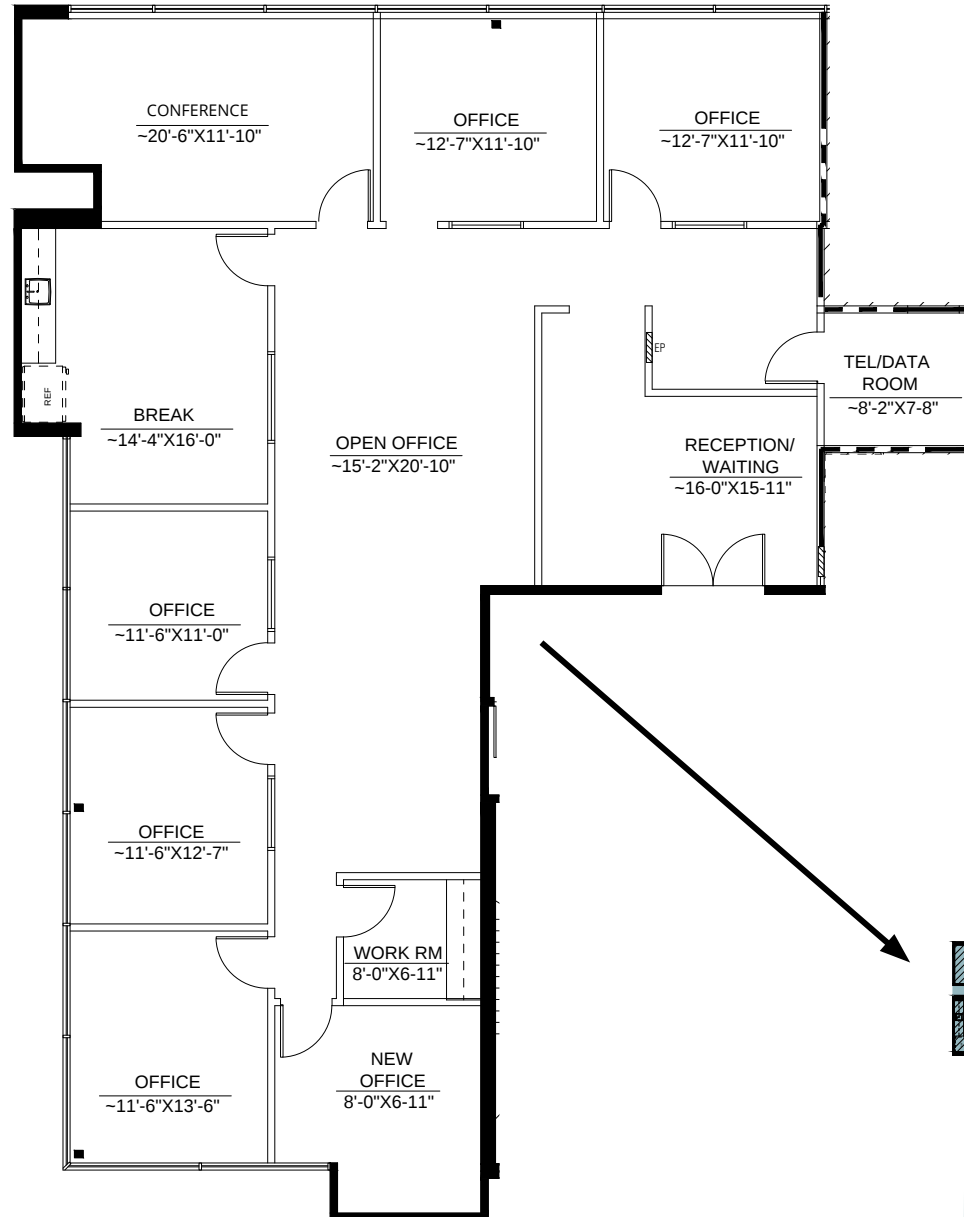
\*Lease Rate: \$2.45/SF, plus electric

*\*(subject to improvements and other lease terms)*





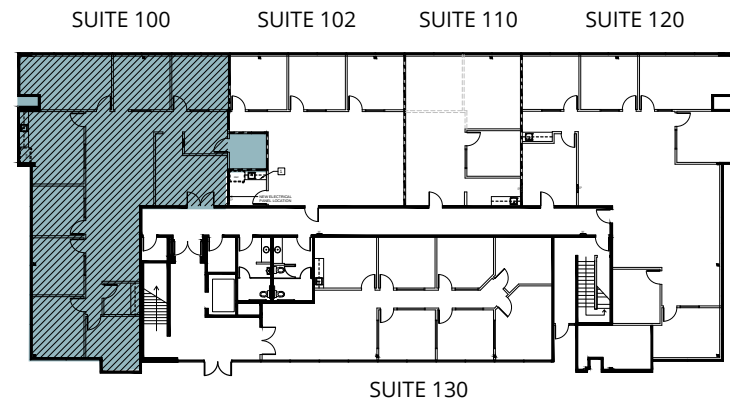
## FLOOR PLAN



11590 W. Bernardo Court Suite 100

Approximately 2,806 SF

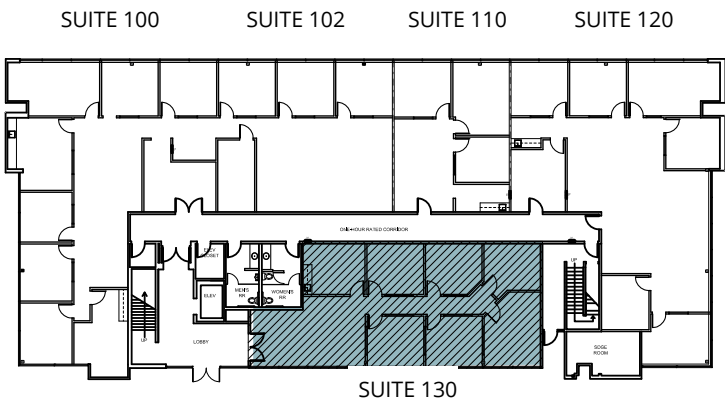
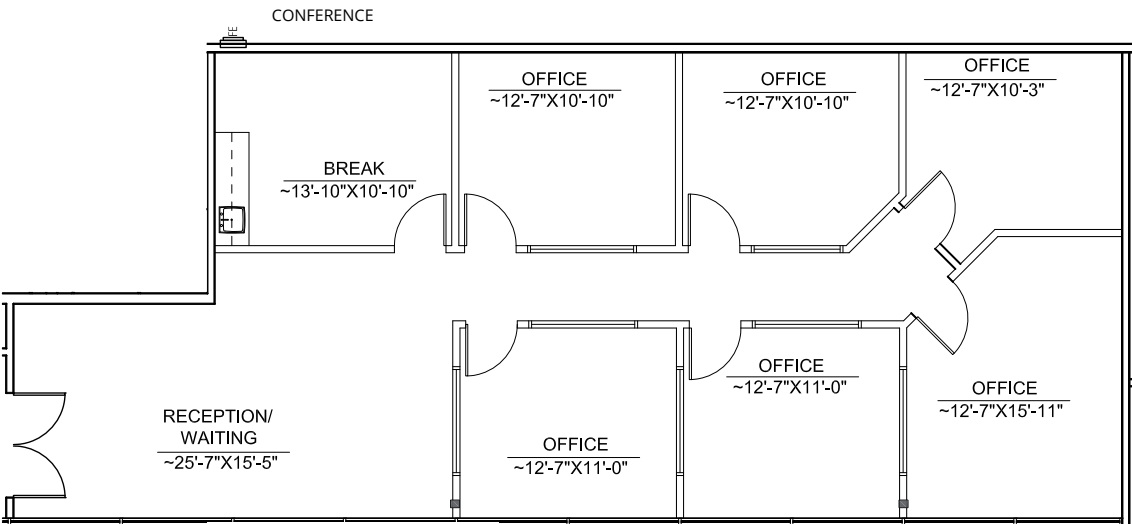
6 offices on window line, conference room, IT room, open space, and breakroom.



11590 W. Bernardo Court Suite 130

Approximately 1,836 SF

Double door off the lobby with floor to ceiling glass on reception, 3 offices, 3 interior offices, and kitchen.



**1 4S Commons Town Center**  
Jimbo's, Ralphs, Ulta Beauty, CVS,  
Ace Hardware, The UPS Store,  
Bank of America, Miguel's Cocina,  
Wells Fargo, Wendy's, Chipotle, Panera,  
Karl Strauss Brewery, Capri Blu

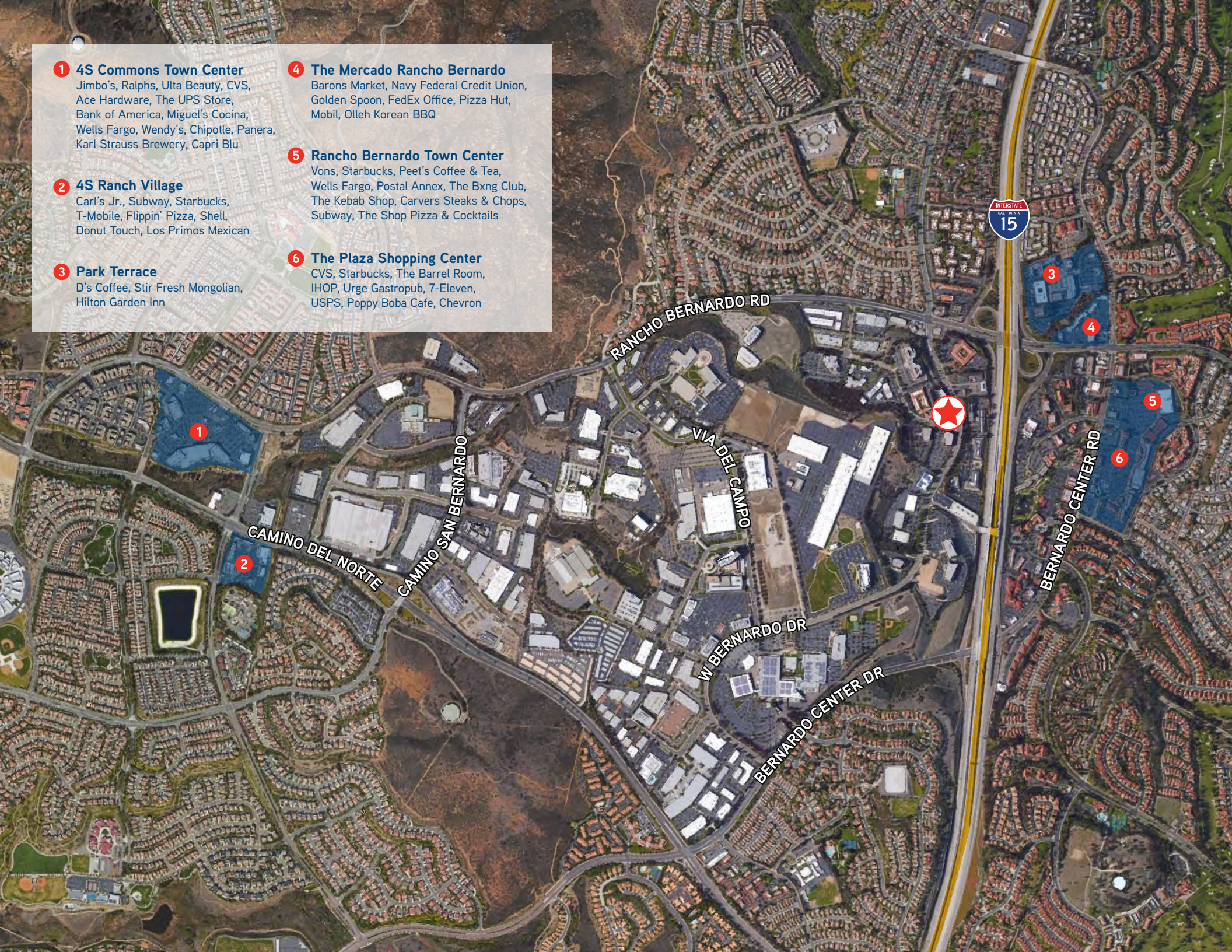
**2 4S Ranch Village**  
Carl's Jr., Subway, Starbucks,  
T-Mobile, Flippin' Pizza, Shell,  
Donut Touch, Los Primos Mexican

**3 Park Terrace**  
D's Coffee, Stir Fresh Mongolian,  
Hilton Garden Inn

**4 The Mercado Rancho Bernardo**  
Barons Market, Navy Federal Credit Union,  
Golden Spoon, FedEx Office, Pizza Hut,  
Mobil, Olleh Korean BBQ

**5 Rancho Bernardo Town Center**  
Vons, Starbucks, Peet's Coffee & Tea,  
Wells Fargo, Postal Annex, The Bxng Club,  
The Kebab Shop, Carvers Steaks & Chops,  
Subway, The Shop Pizza & Cocktails

**6 The Plaza Shopping Center**  
CVS, Starbucks, The Barrel Room,  
IHOP, Urge Gastropub, 7-Eleven,  
USPS, Poppy Boba Cafe, Chevron





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