



**Multi-Tenant
Medical
Opportunity**

11717 BERNARDO PLAZA CT

SAN DIEGO, CA 92128

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CAST
CAPITAL PARTNERS

OFFERING SUMMARY

OFFERING

1,700 - 7,200 SF Multi-Tenant
Medical Investment
Opportunity

BUILDING ADDRESS

11717 Bernardo Plaza Court,
San Diego, CA 92128

LOT SIZE

1.37 AC

YEAR BUILT / RENOVATED

1983 / Renovated in 2012

PARKING

Ratio 5.5/1,000

ZONING

CC-2-3

DESCRIPTION

Single-story medical office
condominium

Suite 100 & 102

7,200 SF

Purchase: ~~\$4,320,000~~

\$3,700,000

ASKING PRICE

Suite 102

1,700 SF

Purchase: \$1,054,000

Lease: \$3.25/SF + NNN



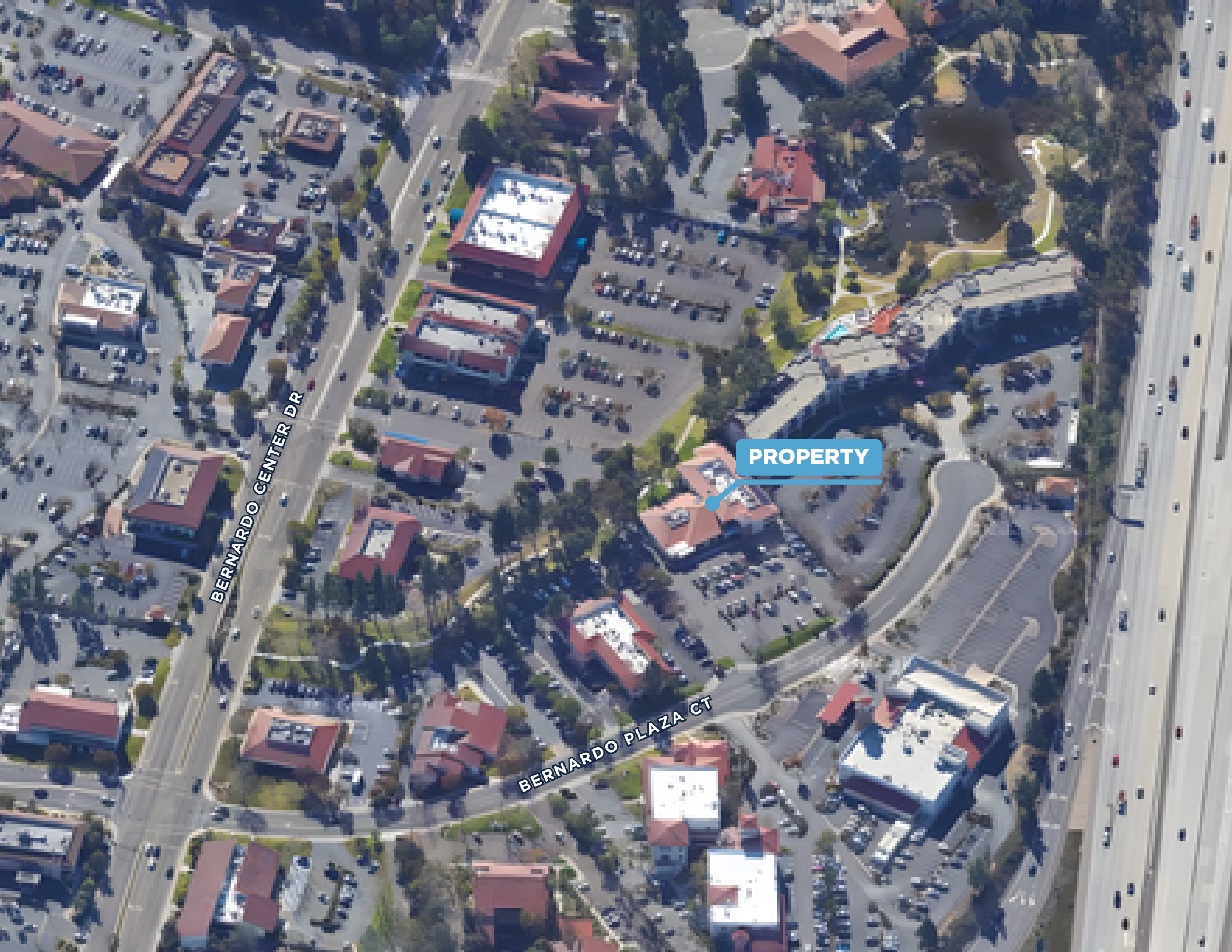
INVESTMENT HIGHLIGHTS

PROFORMA

11717 BERNARDO PLAZA CT		INCOME
SUITE 100 TOTAL VISION		\$211,200
SUITE 102 VACANT (PROFORMA)		\$84,660
GROSS INCOME		\$295,860
EXPENSE		AMOUNT
TAXES		-\$40,700
ASSOCIATION FEES		-\$36,720
TOTAL EXPENSES		-\$77,420
NOI		\$218,440
CAP RATE		6.0%



Total Vision is a private equity-backed optometry group with over 50 locations throughout California. The tenant recently renewed their lease for their Rancho Bernardo location.

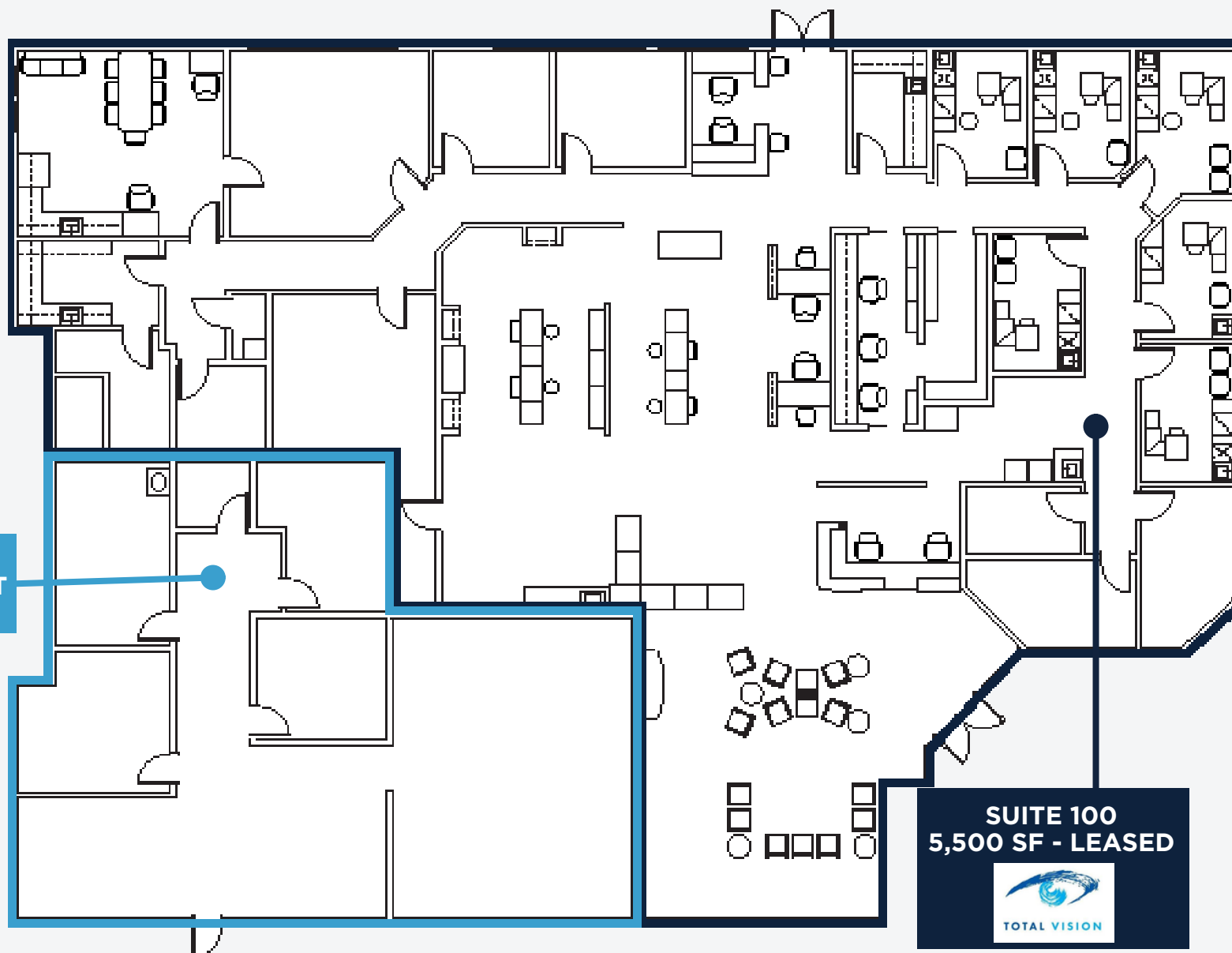


BERNARDO CENTER DR

BERNARDO PLAZA CT

PROPERTY

FLOOR PLAN



SUITE 102
1,700 SF - VACANT
FOR SALE OR LEASE

SUITE 100
5,500 SF - LEASED



RANCHO BERNARDO AT A GLANCE



171,047
POPULATION



\$141,409
AVE. HH INCOME



\$789,000
MEDIAN
PROPERTY VALUE



66,391
OF EMPLOYEES

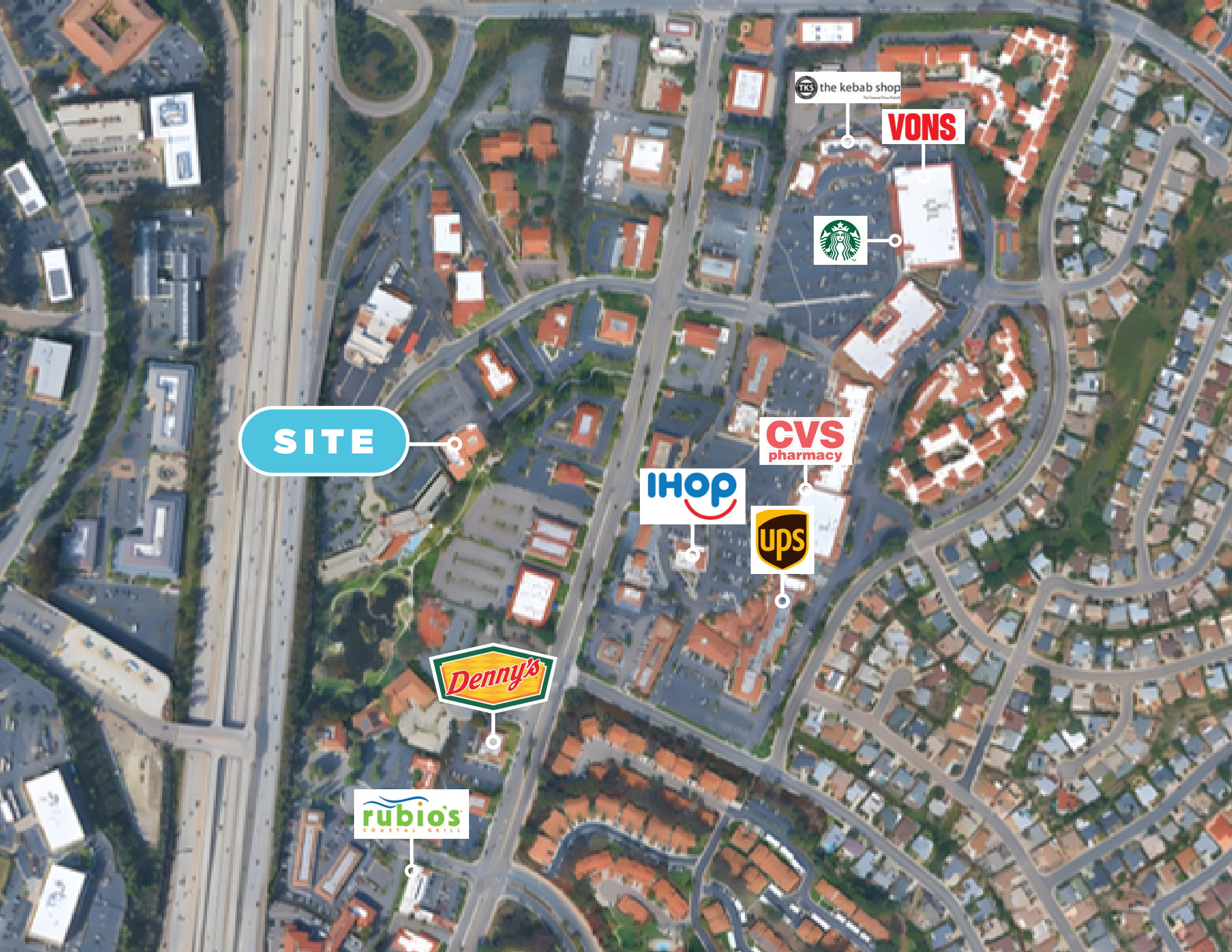


65
WALK SCORE



0.5
MILES TO I-15





SITE

TKS the kebab shop
The Original Kebab Shop

VONS



CVS
pharmacy

ihop



Denny's

rubio's
COASTAL GRILL

SALE COMPARABLES



KEARNY MESA SUBMARKET

7695 Cardinal Ct, San Diego, CA 92123

1,518 SF | \$1,029,000 | \$678/SF



DEL MAR HTS/CARMEL VALLEY SUBMARKET

6191 Village Way, Corallina San Diego, CA 92130

2,490 SF | \$2,380,500 | \$956/SF



UPTOWN WEST/PARK WEST SUBMARKET

4096 Park Blvd, San Diego, CA 92103

2,374 SF | \$1,545,000 | \$651/SF



CARMEL MOUNTAIN RANCH SUBMARKET

15717 Bernardo Heights Pky - Rancho
Bernardo Heights, San Diego, CA 92128

4,882 SF | \$3,325,000 | \$681/SF



NORTH BEACH CITIES SUBMARKET

543 Encinitas Blvd - Bldg #6
Encinitas, CA 92024

1,482 SF | \$958,000 | \$646/SF



NORTH BEACH CITIES SUBMARKET

191 Calle Magdalena - Santa Fe Business Park
(Part of a 2-Condo Sale) Encinitas, CA 92024

2,619 SF | \$1,991,000 | \$760/SF

FOR MORE
INFORMATION,
PLEASE CONTACT

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