



RB MEDICAL PLAZA

SAN DIEGO, CA 92128

20% OF CONDOS SOLD SINCE JUNE 2026

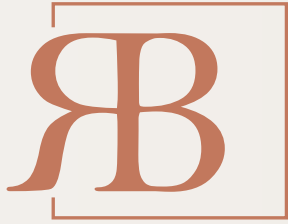
Rancho Bernardo Medical Campus: ±75,598 SF of Prime, Amenity-Rich Space | Medical/Office Condos for Sale

OFFERING MEMORANDUM



For Sale | Medical/Office Condos | 11770 Bernardo Plaza Court, San Diego CA 92128

Rancho Bernardo's premier medical office investment—featuring ±75,598 SF of highly visible, amenity-rich space with flexible ownership opportunities



A Premier Medical Office Destination in Rancho Bernardo

RB Medical Plaza is a ±75,598-square-foot, four-story medical office building prominently located along Interstate 15 in Rancho Bernardo, California—a key hub connecting North and Central San Diego. Situated on ±3.05 acres, the Property was built in 1984 with steel-frame construction and recently upgraded, featuring two elevators, a landscaped central courtyard, conferencing facilities, showers and lockers, and ample surface and covered parking. The building is currently being condo mapped, with capital improvements planned to further enhance building systems, common areas, and the overall tenant experience.

RB Medical Plaza represents the premier medical office condominium opportunity in the Rancho Bernardo submarket, offering strong free-way visibility, quality design, and an established mix of healthcare and

professional services tenants. With both stable in-place tenancy and significant lease-up potential, the Property provides a highly amenitized medical environment designed to accommodate a range of clinical and professional needs.

Rancho Bernardo serves as a gateway to both North and Central San Diego and stands as a premier healthcare destination supported by strong demographics and leading health systems. With established providers expanding throughout North County and growing demand for outpatient medical space, RB Medical Plaza presents a rare opportunity for healthcare users and investors to thrive alongside the region's most prominent medical institutions—enhancing flexibility, stability, and long-term value for owners and occupants alike.

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Strategic Enhancements. Enduring Value.

Institutional Quality Renovations & Enhancements: Ownership at RB Medical Plaza is executing a targeted capital improvement program designed to elevate the Property's appearance, functionality, and tenant experience. Planned upgrades include parking lot resurfacing and restriping, a complete exterior repainting, and refreshed building and suite signage—enhancements that will strengthen curb appeal and reinforce the Plaza's professional image within the Rancho Bernardo market.

Modernized Common Areas & Building Systems: Interior renovations will modernize the remaining restroom cores and common corridors, creating a consistent and contemporary aesthetic throughout. Building systems are also being upgraded, including installation of a new HVAC control system, refurbished elevator cabs, and replacement of portions of the tile roof underlayment—improvements that enhance efficiency, comfort, and long-term reliability.

Refreshed Entry & Tenant Experience: The main entry will feature new aluminum and glass doors, while tenant suite entrances will be refreshed to create a polished, modern arrival experience for both tenants and visitors. These updates will further position RB Medical Plaza as a high-quality medical office destination in North San Diego.

Ownership Commitment to Long-Term Value: Through these enhancements, ownership is demonstrating a long-term commitment to maintaining RB Medical Plaza as one of Rancho Bernardo's premier medical and professional environments. This proactive investment strategy enhances tenant satisfaction, supports retention, and reinforces long-term asset value in one of San Diego's most established healthcare submarkets.



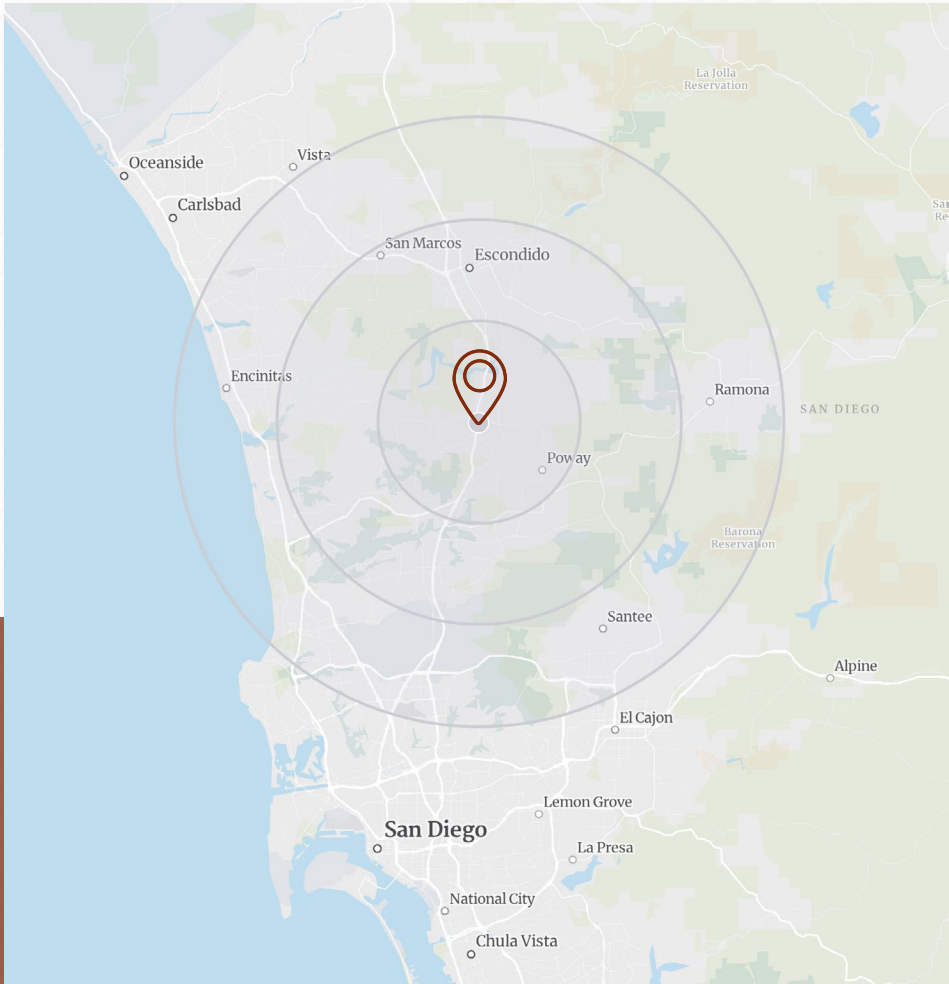




RB Medical Plaza offers a premier Rancho Bernardo location with excellent visibility and accessibility along Interstate 15. The Property combines professional design, modernized common areas, and enhanced building systems to deliver a high-quality environment for healthcare and professional tenants. With its ongoing capital improvements—including exterior upgrades, refreshed entries, and efficient infrastructure—RB Medical Plaza provides a contemporary, patient-friendly setting designed to support today's medical practices and long-term tenant success.

Discover the Details

A PRIME LOCATION FOR HEALTHCARE



Submarket	Rancho Bernardo North County San Diego
Building Area	±75,598 SF on 3.05 Acres
Year Built	1984 Renovated 2026
Parking Ratio	5.8/1,000 SF
Purchase Price	\$625-\$725/SF
Construction	Steel
Roof	Tile

Property Highlights

- Rare Condo Ownership Opportunity
- Institutional-quality medical office asset
- Prime I-15 corridor location
- Flexible suite sizes: 791–8,516 SF
- Cohesive mix of established healthcare and professional tenants
- Recent & planned capital improvements
- Close proximity to major health systems



At the Center of North County's Expanding Healthcare Hub

San Marcos and Vista are at the center of a healthcare boom, making North County one of San Diego's fastest-growing medical markets. With major health systems investing in advanced facilities, the region is quickly becoming a premier destination for medical care, innovation, and patient services.

Palomar Health & UC San Diego Health Partnership

Palomar Health and UC San Diego Health are joining forces to bring world-class specialty care to North County. Their new joint powers authority will create a hub for advanced services, including a comprehensive cancer center, giving patients access to cutting-edge treatments close to home.

Scripps Health New Hospital in San Marcos

Scripps Health is developing a state-of-the-art campus in San Marcos, featuring a modern ambulatory center and a 200–250 bed hospital. Strategically located along Twin Oaks Valley Parkway, the campus will serve the growing population and reinforce San Marcos as a regional healthcare hub.

Kaiser Permanente—New Facility in San Marcos

Kaiser Permanente's new San Marcos Medical Center is a 433,000-square-foot, seven-story facility with private rooms, advanced surgical suites, labor & delivery services, and a NICU. LEED Platinum-certified, it strengthens North County's position as a destination for modern, high-quality healthcare.

Tri-City Medical Center & Sharp HealthCare Partnership

Tri-City Medical Center's partnership with Sharp HealthCare includes a \$100 million investment to modernize facilities, restore key services, and integrate into a broader North County network, ensuring top-tier care while reinforcing the region's growing medical reputation.



KAISER PERMANENTE SAN MARCOS



SCRIPPS HOSPITAL SAN MARCOS CONCEPT DRAWING

Close to Every Corner of North County's Medical Growth

- 3 Minutes
I-15
- 5 Minutes
UC San Diego Health Rancho Bernardo
- 5 Minutes
Sharp Rees-Stealy Rancho Bernardo
- 7 Minutes
Scripps Clinic Rancho Bernardo
- 7 Minutes
SR 56
- 8 Minutes
To Palomar Medical Center Poway
- 14 Minutes
Palomar Medical Center Escondido
- 14 Minutes
To Scripps Hospital San Marcos
- 16 Minutes
To Kaiser Permanente San Marcos
- 22 Minutes
Tri-City Medical Center / Sharp Hospital Vista

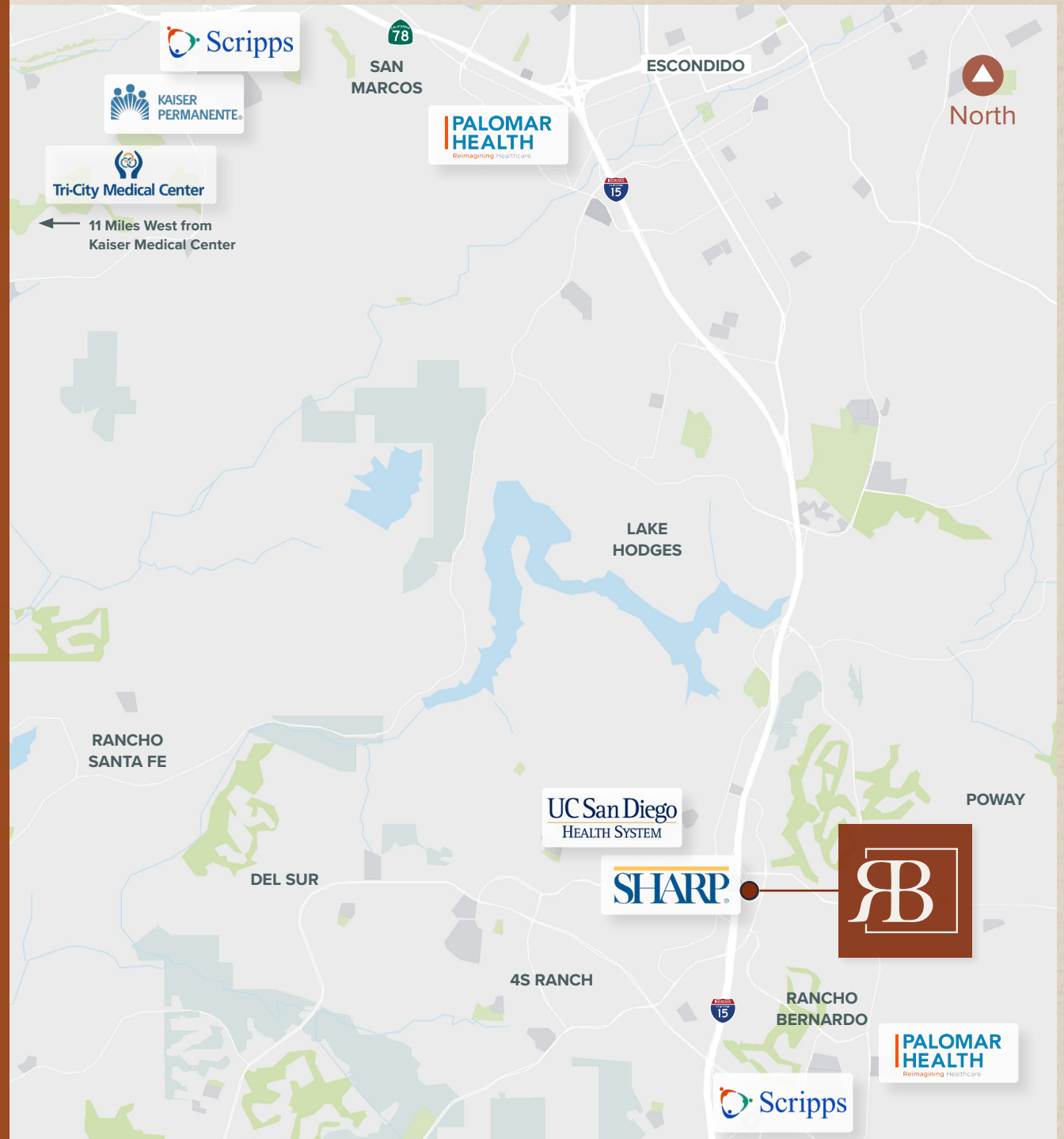
Nearby Healthcare Systems



Tri-City Medical Center



UC San Diego Health





RANCHO
BERNARDO



UC San Diego
HEALTH SYSTEM

SHARP



BERNARDO
VILLAGE

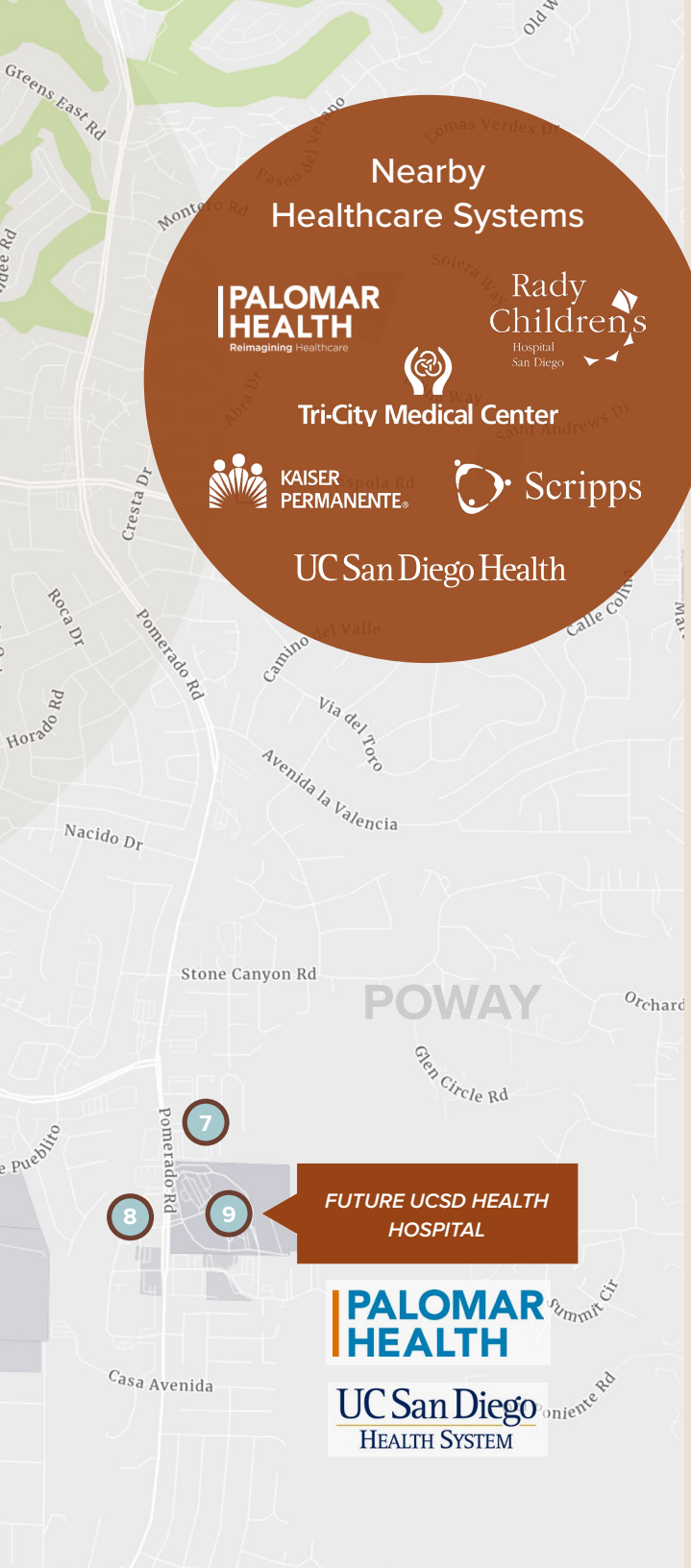


DEL SUR

4S RANCH

RANCHO
PENASQUITOS





At the Center of Convenience

Situated off the I-15 and central to leading healthcare systems throughout San Diego County's I-15 Corridor, RB Medical Center delivers exceptional accessibility and a premier location for medical practices.

Medical

1. Kaiser Permanente
2. Sharp Rees Stealy Medical
3. UCSD Health
4. California Disc Institute
5. NeuraLace Medical
6. Scripps Clinic
7. Gateway Medical Center
8. Poway Healthcare Center
9. Palomar Medical Center

Restaurants/Cafés

1. Barrel Riot
2. Peet's Coffee
3. Stir Fresh Mongolian
4. The Cork and Craft
5. Starbucks
6. Flecha Cantina
7. Karl Strauss Brewing
8. Luna Grill
9. Board & Brew
10. Flippin Pizza
11. RB Sushi
12. Cozy Cup

Shopping Centers

1. Rancho Bernardo Town Center
2. The Mercado Rancho Bernardo
3. Park Terrace
4. 4S Commons Town Center
5. 4S Ranch Village
6. Target/Sprouts
7. High Country Plaza
8. Bernardo Center
9. Plaza at Rancho Bernardo

Corporate Neighbors

1. Amazon Games
2. Apple
3. General Atomics
4. General Atomics
5. General Atomics
6. General Atomics
7. PetCo Headquarters
8. Northrop Grumman
9. Northrop Grumman
10. Northrop Grumman
11. Northrop Grumman
12. Sony

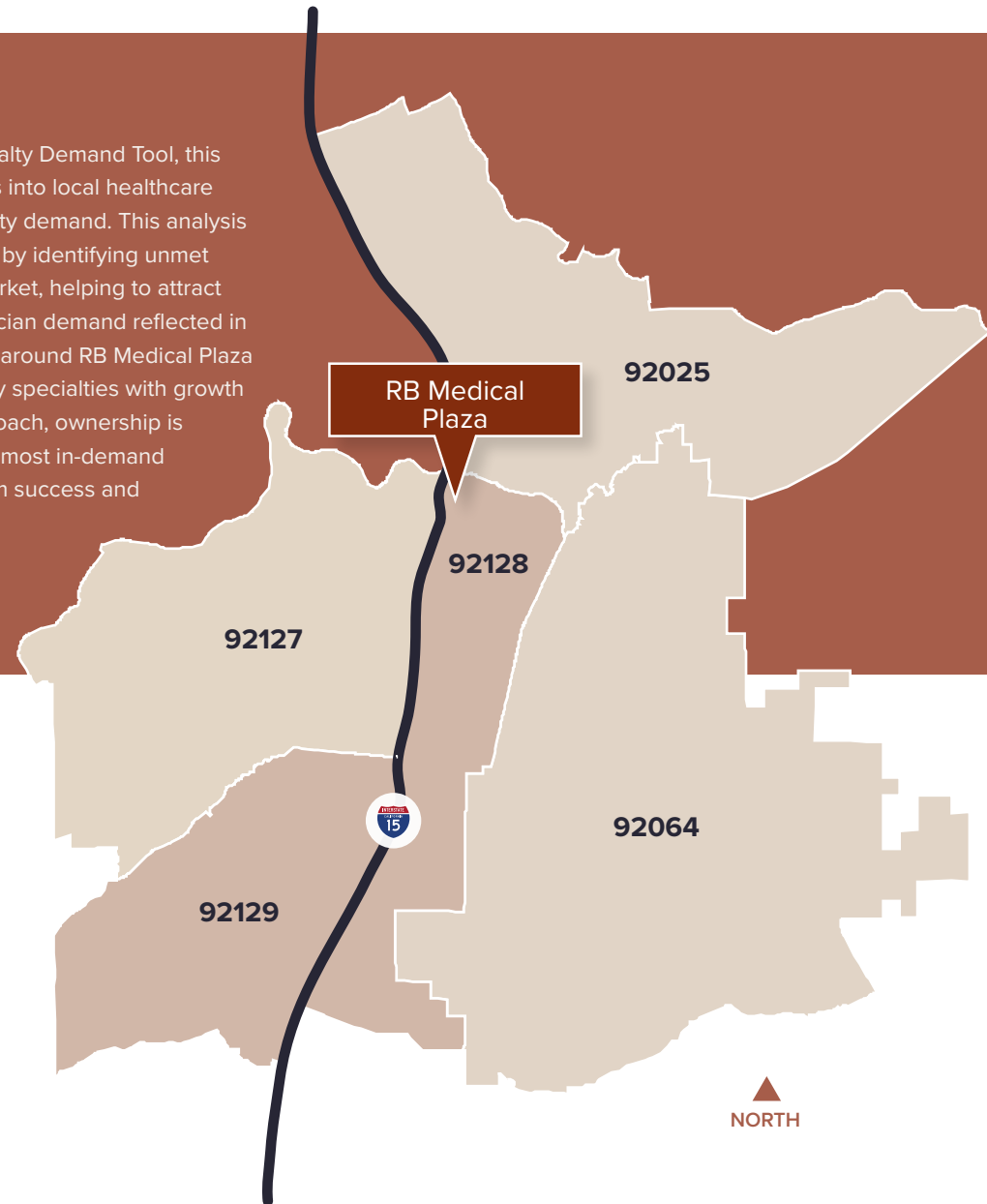


Patient Demand Forecast RB Medical Plaza

revista_{med}

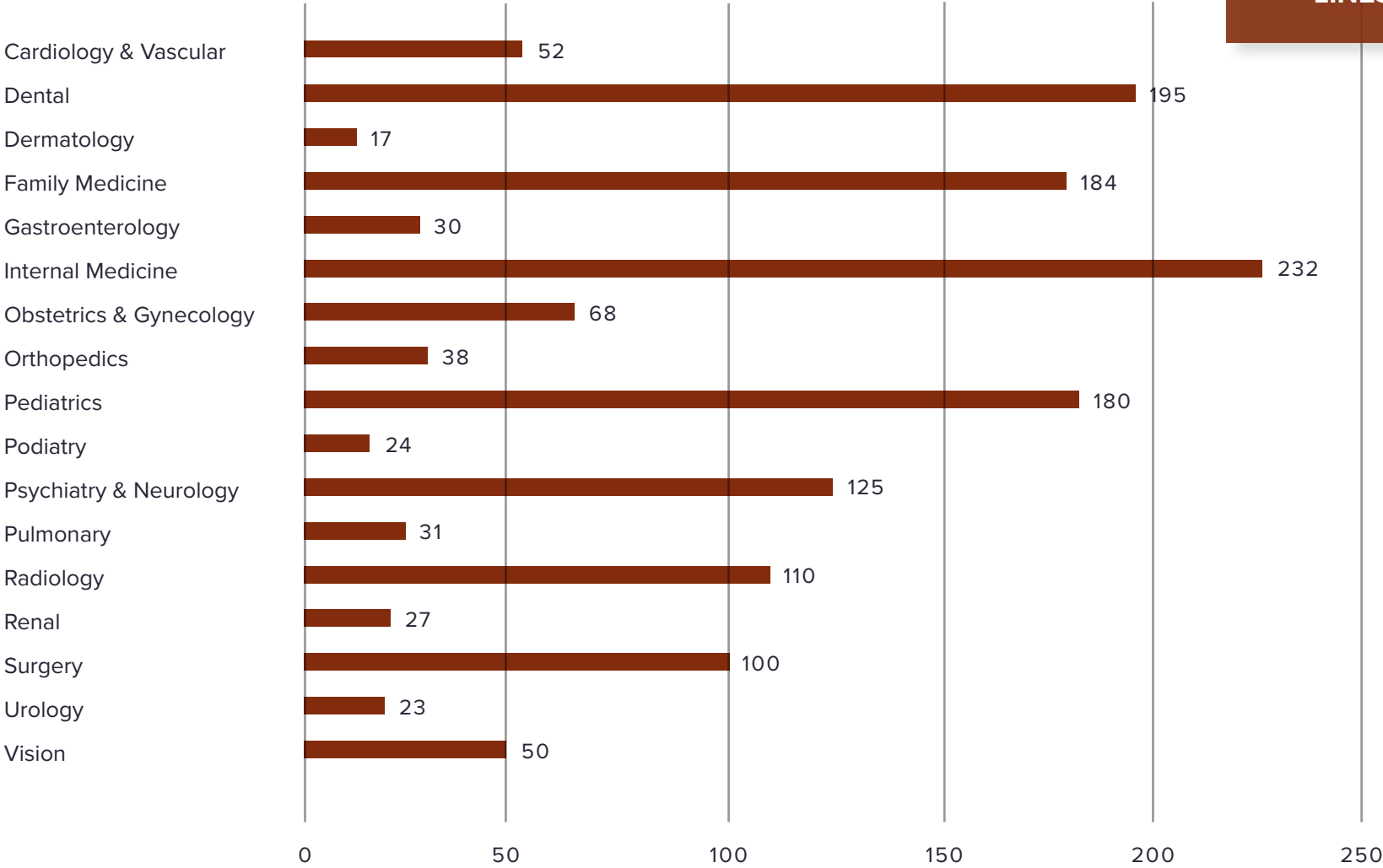
Utilizing data from the Revista Specialty Demand Tool, this property benefits from deep insights into local healthcare trends, provider density, and specialty demand. This analysis supports strategic leasing decisions by identifying unmet clinical needs in the surrounding market, helping to attract high-value medical users. The physician demand reflected in the data is based on a 5-mile radius around RB Medical Plaza in Rancho Bernardo, highlighting key specialties with growth potential. With this data-driven approach, ownership is positioned to align tenancy with the most in-demand specialties, maximizing the long-term success and stability of the project and the physicians.

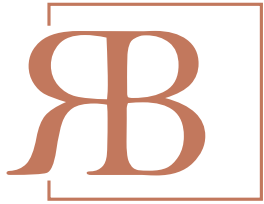
TARGET
MARKETS



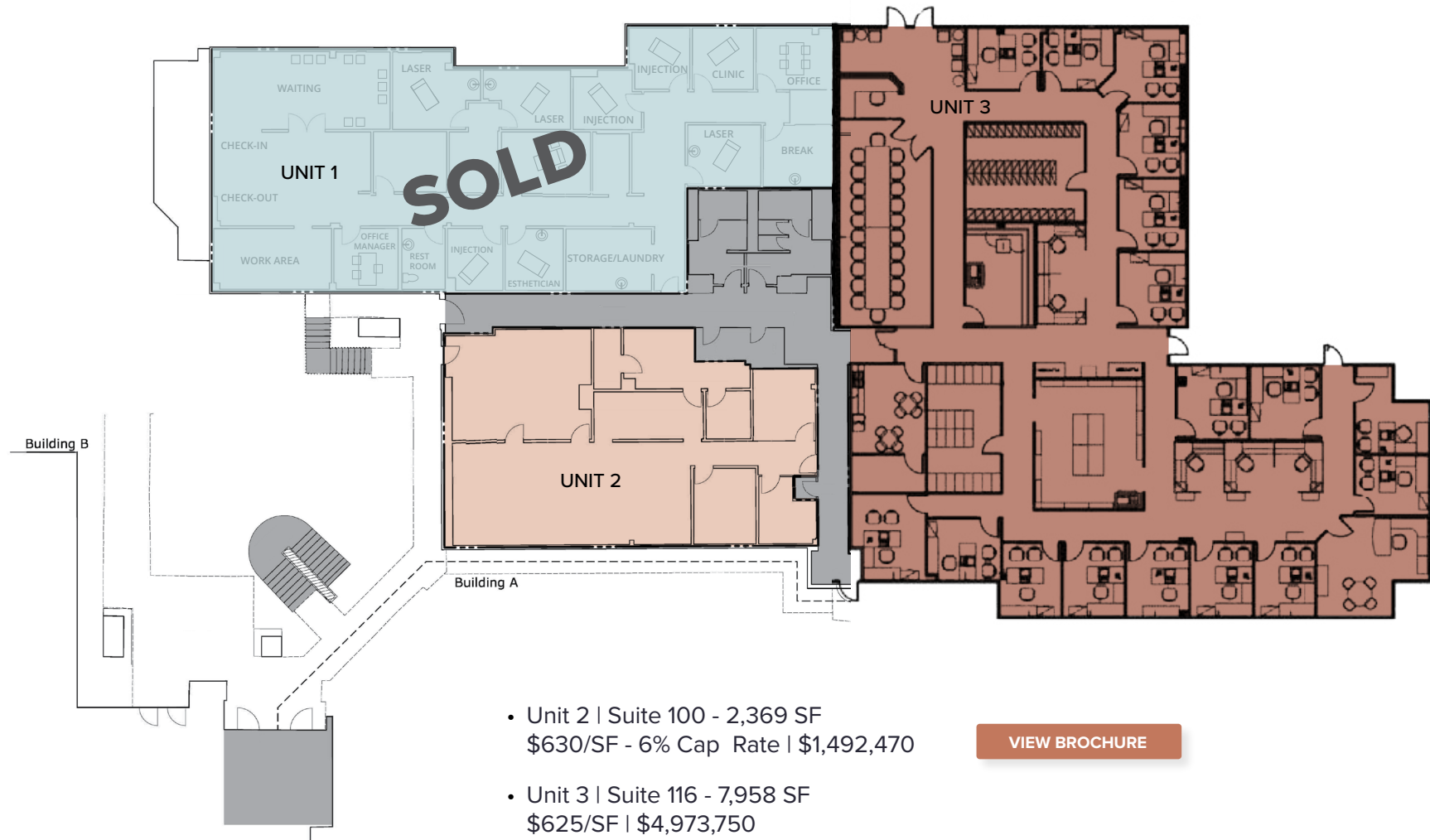
PHYSICIAN DEMAND CHART (5 Miles)

SERVICE
LINES

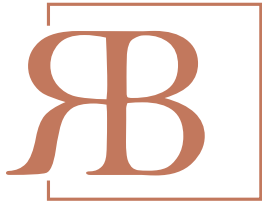




Floorplan First Floor BUILDING A







Floorplan Second Floor

BUILDING B

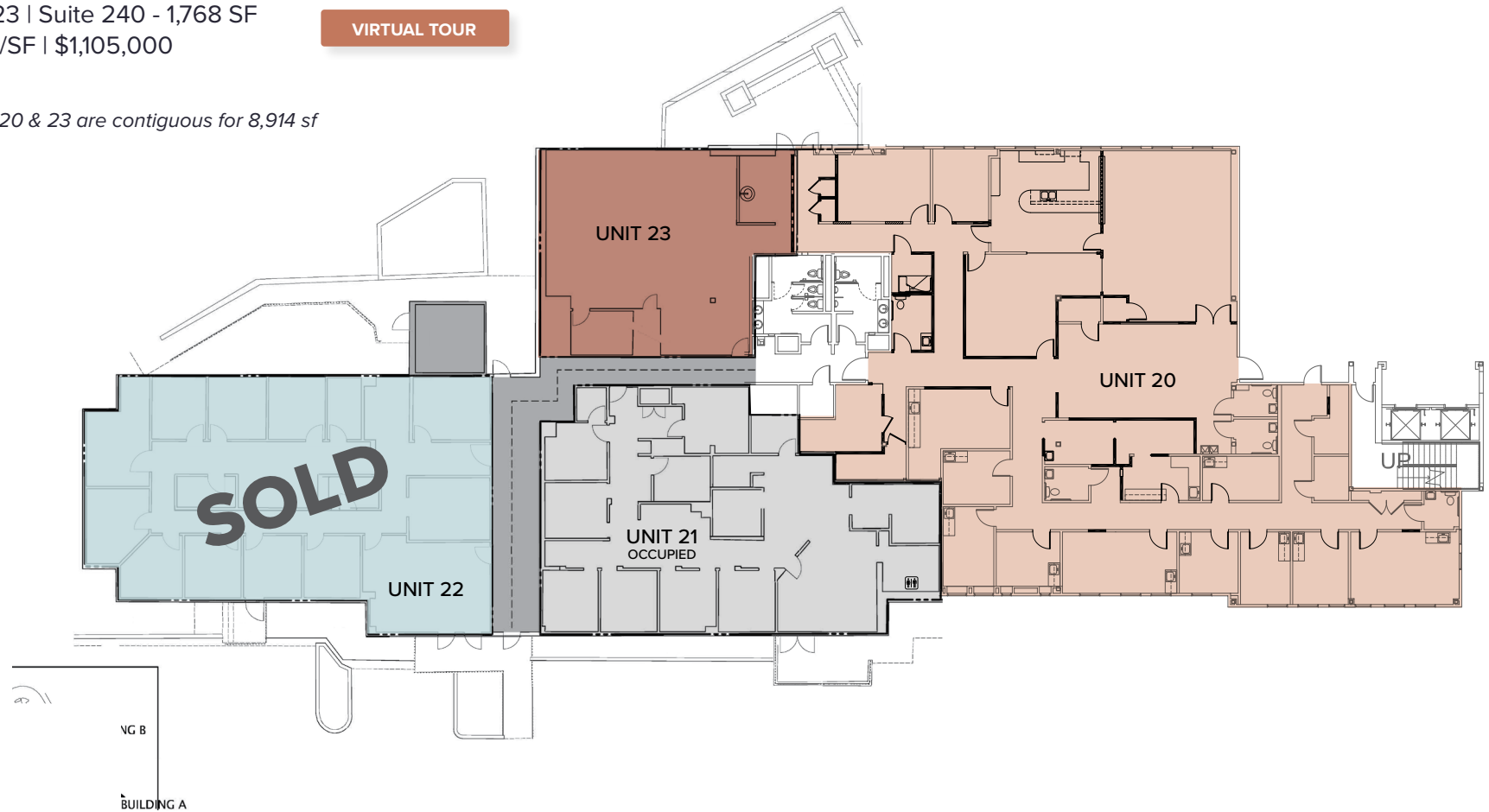
- Unit 20 | Suite 250 - 7,146 SF
\$650/SF | \$4,644,900

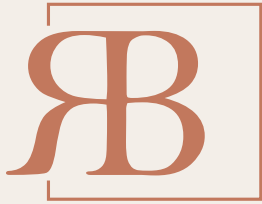
VIRTUAL TOUR

- Unit 23 | Suite 240 - 1,768 SF
\$625/SF | \$1,105,000

VIRTUAL TOUR

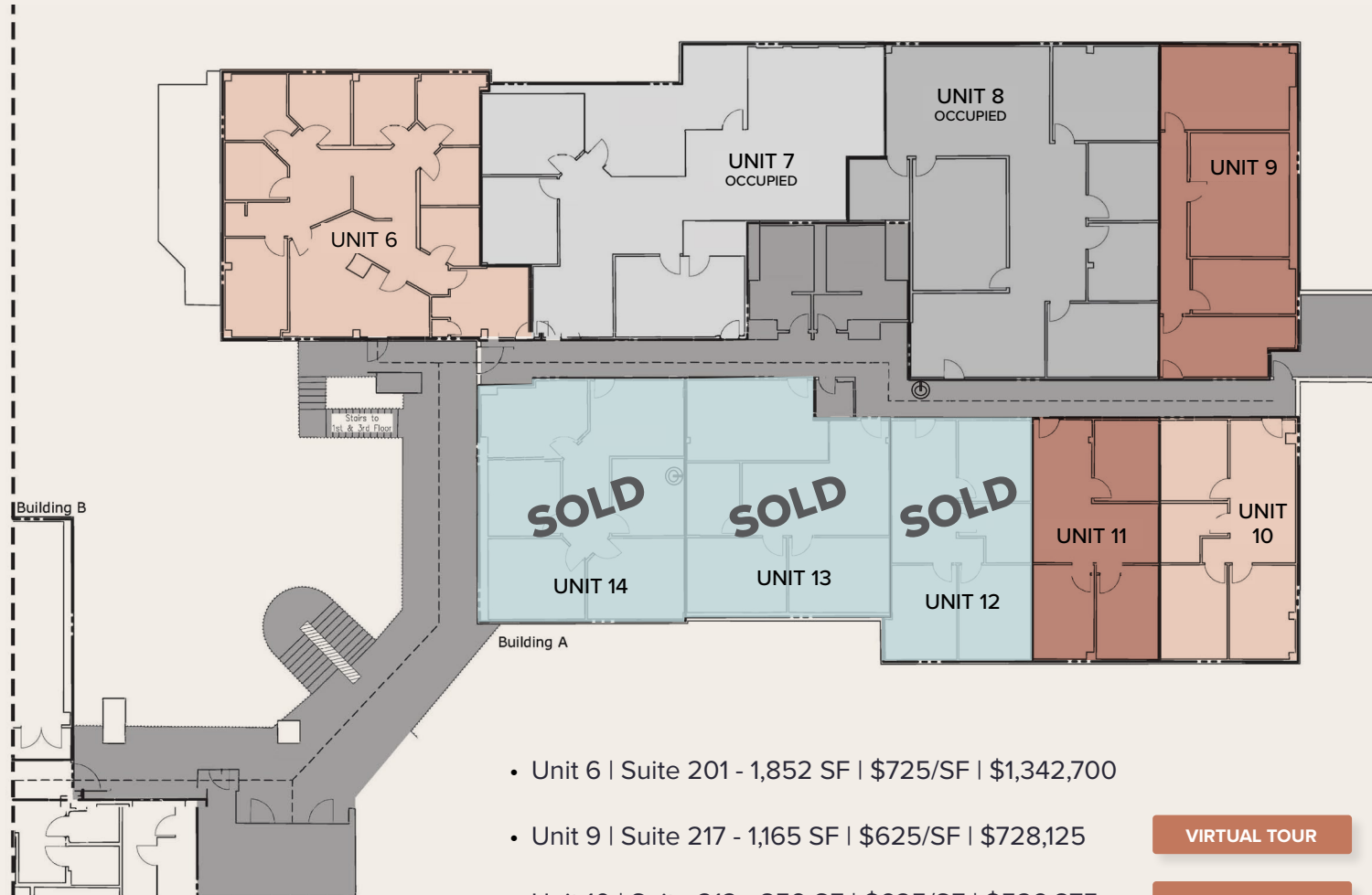
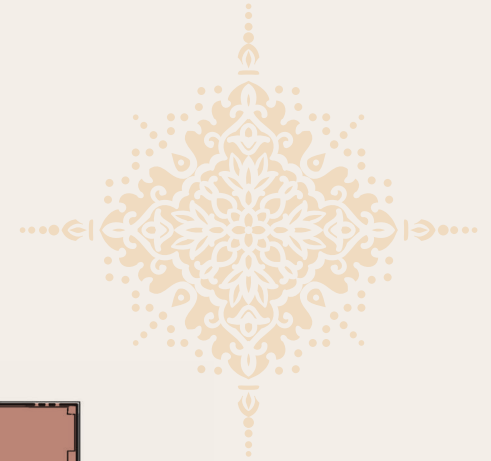
**Units 20 & 23 are contiguous for 8,914 sf*





Floorplan Second Floor

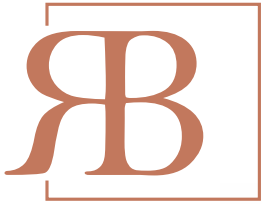
BUILDING A



- Unit 6 | Suite 201 - 1,852 SF | \$725/SF | \$1,342,700
- Unit 9 | Suite 217 - 1,165 SF | \$625/SF | \$728,125
- Unit 10 | Suite 212 - 859 SF | \$625/SF | \$536,875
- Unit 11 | Suite 210 - 790 SF | \$625/SF | \$493,750

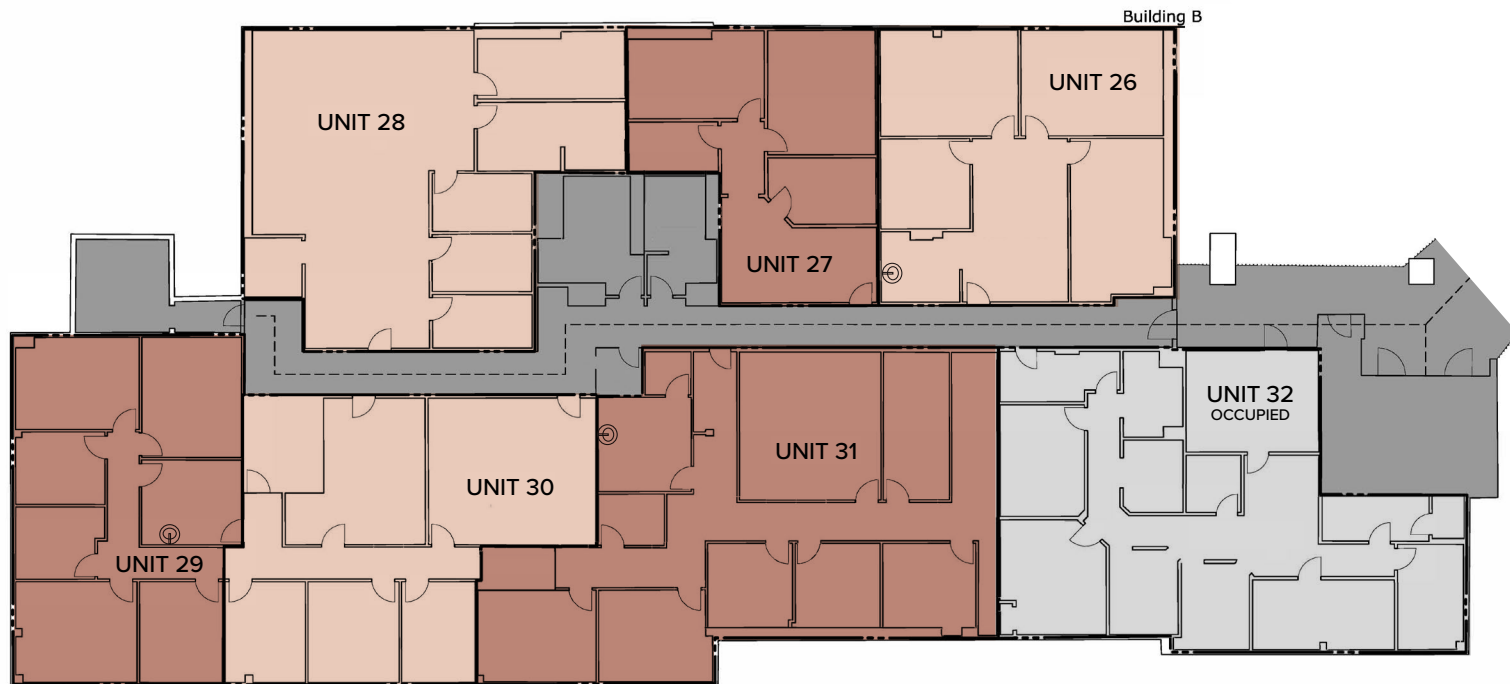
VIRTUAL TOUR

VIRTUAL TOUR



Floorplan Third Floor

BUILDING B



- Unit 26 | Suite 353 - 1,601 SF | \$625/SF | \$1,000,625

VIRTUAL TOUR

- Unit 27 | Suite 366 - 1,133 SF | \$625/SF | \$708,125
- Unit 28 | Suite 351 - 2,052 SF | \$625/SF | \$1,282,500

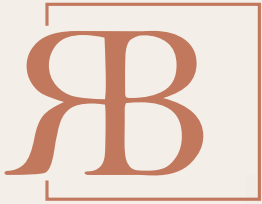
**Units 26 & 27 are contiguous for 2,734 sf*

- Unit 29 | Suite 370 - 1,529 SF | \$625/SF | \$955,625
- Unit 30 | Suite 350 - 1,745 SF | \$625/SF | \$1,090,625

VIRTUAL TOUR

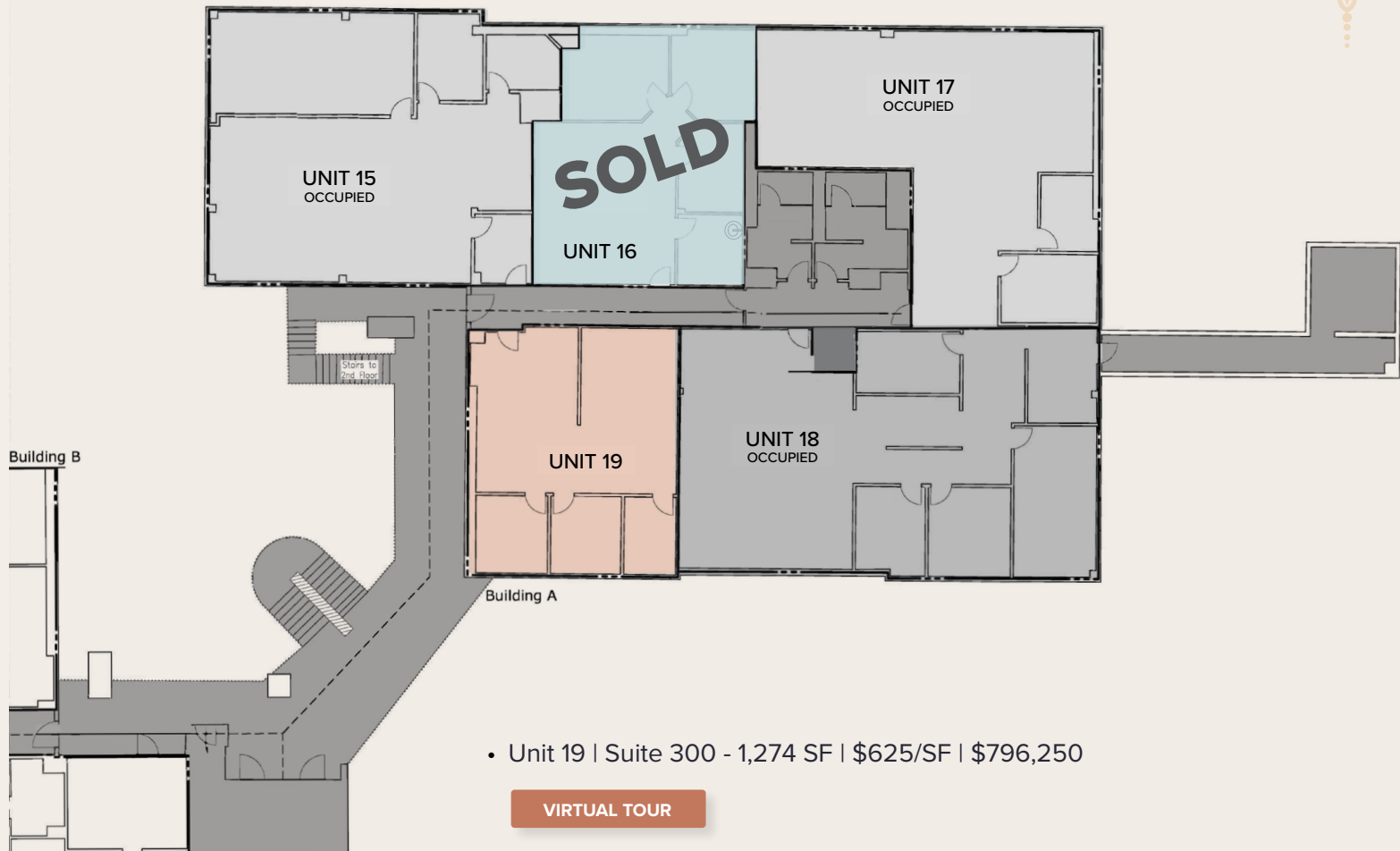
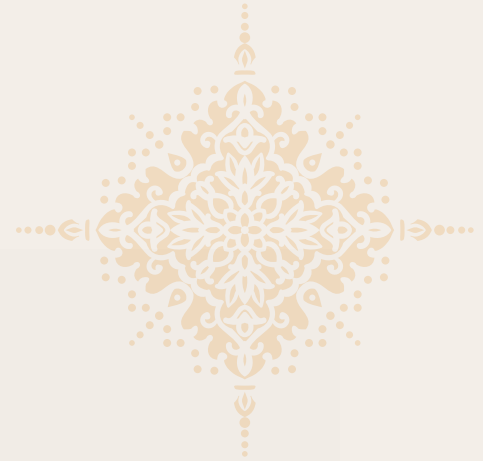
- Unit 31 | Suite 350A - 2,676 SF | \$625/SF | \$1,672,500

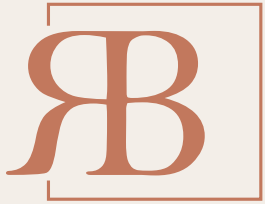
**Units 29-31 are contiguous for 3,274 - 5,950 sf*



Floorplan Third Floor

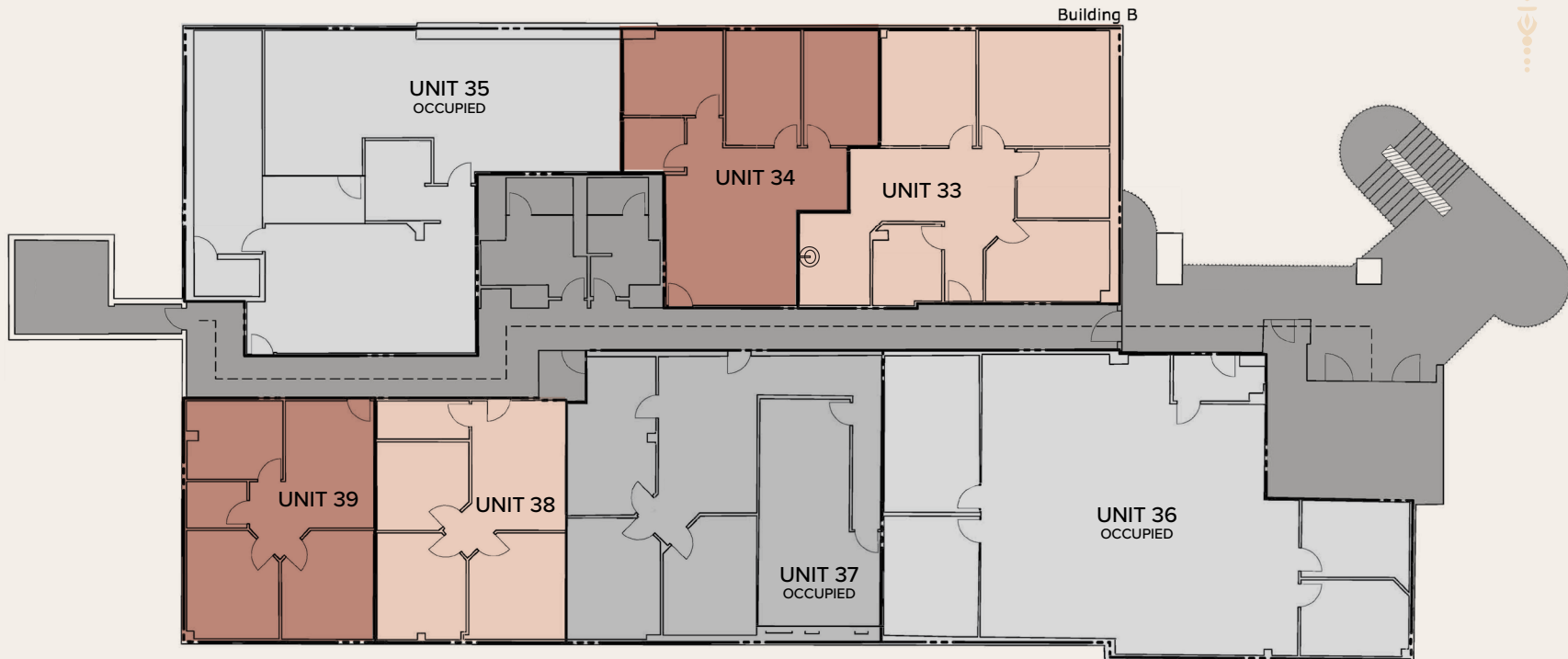
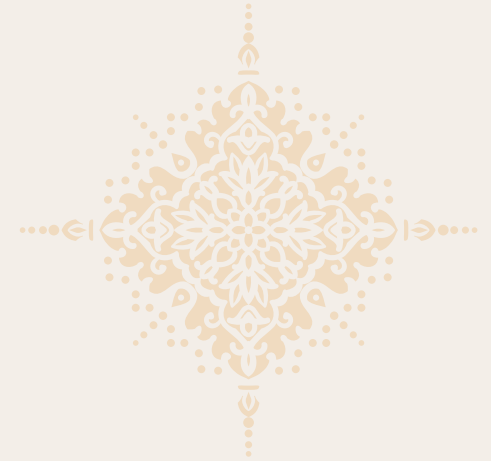
BUILDING A





Floorplan Fourth Floor

BUILDING B



- Unit 33/Suite 451 - 1,481 SF | \$625/SF | \$925,625
- Unit 34/Suite 453 - 1,098 SF | \$625/SF | \$686,250
- Unit 38/Suite 458 - 906 SF | \$625/SF | \$566,250
- Unit 39/Suite 466 - 906 SF | \$625/SF | \$566,250

[VIRTUAL TOUR](#)

[VIRTUAL TOUR](#)

[VIRTUAL TOUR](#)

**Units 33 & 34 are contiguous for 2,579 sf*

**Units 38 & 39 are contiguous for 1,812 sf*







Rancho Bernardo Submarket

Build Long-Term Value in Rancho Bernardo

Rancho Bernardo, CA, is a thriving master-planned community known for its strong business climate, scenic landscapes, and exceptional quality of life. Located in northern San Diego county, Rancho Bernardo offers convenient access to major highways, airports, and a highly skilled workforce. The area supports a diverse economy, with strengths in technology, life sciences, defense, and professional services. Businesses benefit from modern office parks, strong community partnerships, and a culture that fosters innovation. With its rolling hills, golf courses, top-rated schools, and abundance of shopping, dining, and recreational amenities, Rancho Bernardo delivers an outstanding balance of work and lifestyle, making it an ideal place to establish and grow your practice.



Demographics

Population	165,287
Average Household Income	\$158,109
Median Age	43.3
Median Home Value	\$1,053,500
College Education	71% of Residents Have Bachelor's Degree or Higher

**Values for 2025, 5-Mile Radius*

Rancho Bernardo Employers



Rancho Bernardo At a Glance

1-Mile Radius



11,672

Total Population



\$926,522

Median Home Value



1,482

Businesses



19,639

Daytime Population

5-Mile Radius



165,287

Total Population



\$1,053,500

Median Home Value



6,089

Businesses



153,679

Daytime Population

10-Mile Radius



604,366

Total Population



\$993,770

Median Home Value



22,098

Businesses



551,576

Daytime Population



\$12,068.85

Spent Annually
per Household on
Healthcare in
Rancho Bernardo

**Values for 2025, 5-Mile Radius*



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