

15890

BERNARDO CENTER DR

SAN DIEGO, CA

SINGLE-TENANT, MISSION CRITICAL HQ IN CENTRAL SAN DIEGO

■ 100% NET LEASED TO D&K ENGINEERING, INC. THROUGH DECEMBER 2032



CBRE

**NATIONAL
PARTNERS**

THE OFFERING

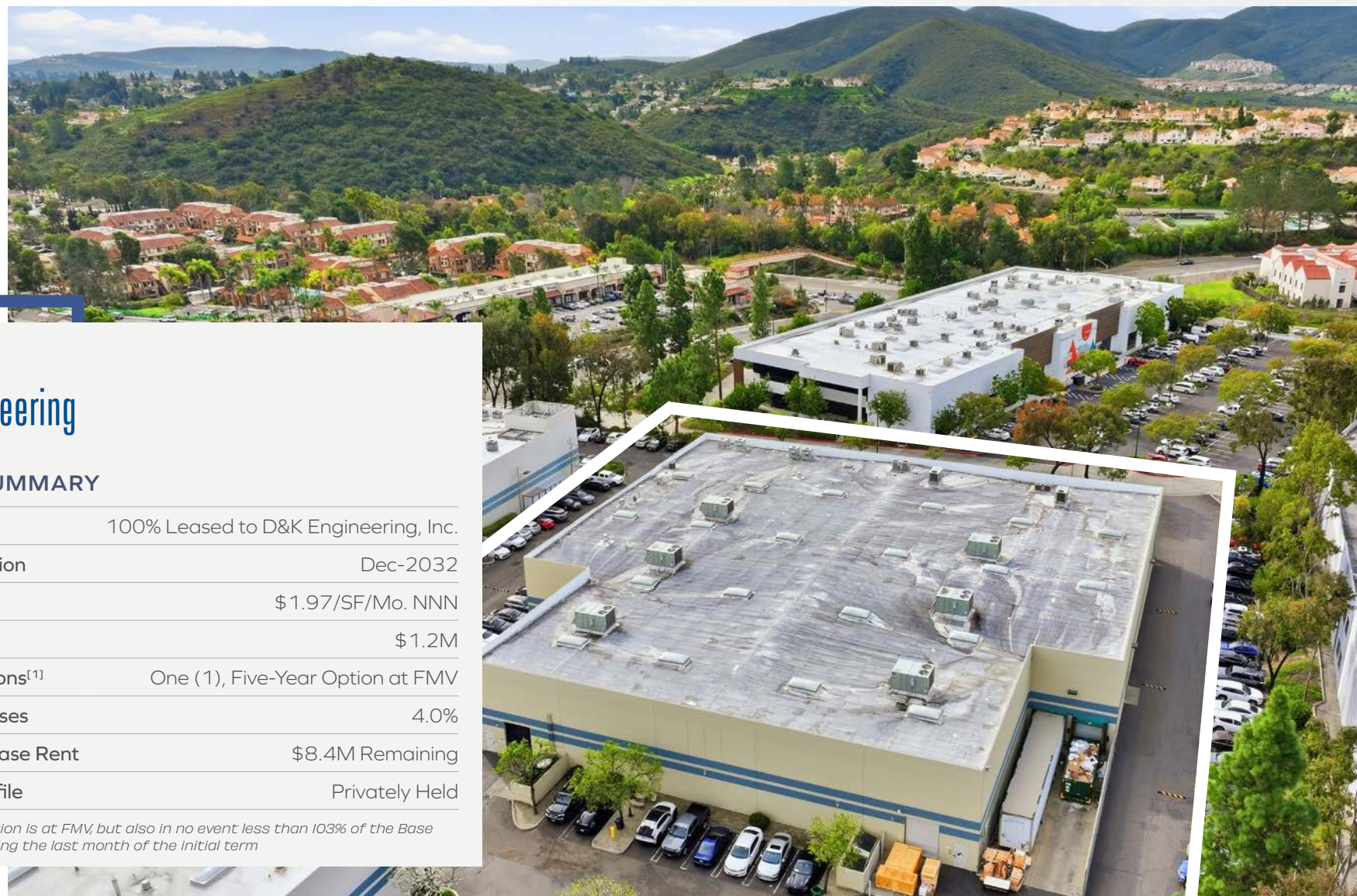
CBRE, as exclusive advisor, is pleased to present 15890 Bernardo Center Drive (the “Property” or “Bernardo Center”), a high-image industrial and corporate headquarters facility totaling 48,000 SF. The Property is 100% leased to D&K Engineering, Inc., a leading product design and contract manufacturing firm serving medical, industrial, and defense applications. D&K Engineering, Inc. has operated onsite since 2006 and has invested meaningfully in the facility, underscoring the long-term strategic importance of this location within its regional platform.

Situated on 1.95 acres in the heart of Rancho Bernardo, one of San Diego’s most prominent technology and defense corridors, Bernardo Center offers an efficient blend of high-bay warehouse and executive office space. The building features efficient loading and supports a wide range of advanced manufacturing and corporate operations. Its location less than one mile from Interstate 15 provides exceptional regional connectivity and convenient access to walkable amenities for employees.

The long-term NNN lease provides stable and growing cash flow with 4% annual increases. D&K Engineering Inc.’s occupancy is further reinforced by additional nearby facilities and staggered lease commitments across its local footprint, reducing relocation risk and confirming the critical role this site plays in the company’s operations.

15890 Bernardo Center Drive is offered for sale without an asking price and no debt to assume.

The offering could be combined with other assets within the portfolio. Contact the CBRE Team for additional information.



TENANT SUMMARY

Tenancy	100% Leased to D&K Engineering, Inc.
Lease Expiration	Dec-2032
Current Rent	\$1.97/SF/Mo. NNN
Year 1 NOI	\$1.2M
Renewal Options ^[1]	One (1), Five-Year Option at FMV
Annual Increases	4.0%
Contractual Base Rent	\$8.4M Remaining
Company Profile	Privately Held

[1] The renewal option is at FMV, but also in no event less than 103% of the Base Rent in effect during the last month of the initial term

ASSET OVERVIEW

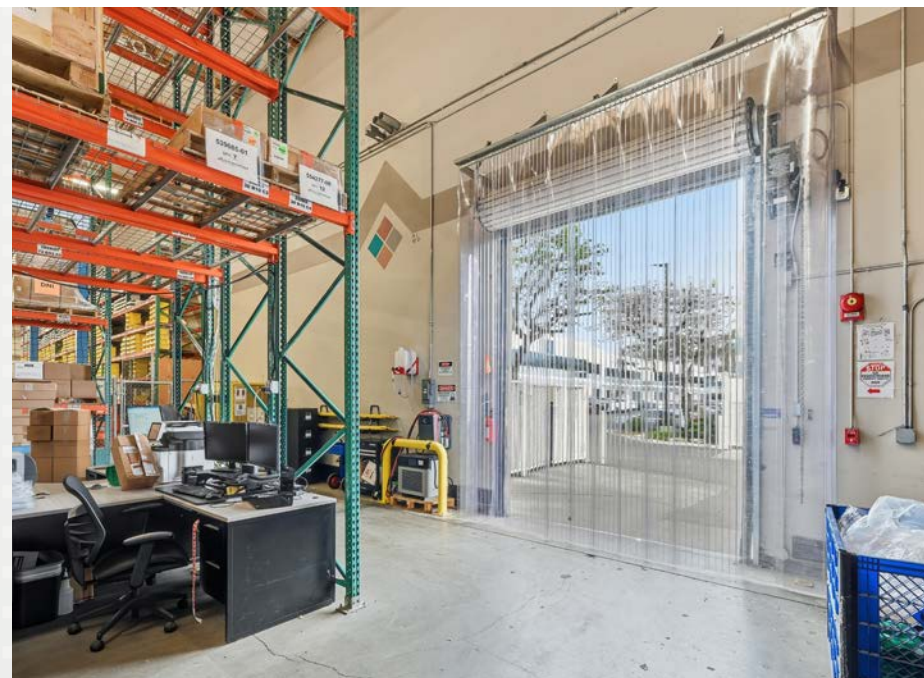
Property Type	Industrial R&D/Light Manufacturing
Address	15890 Bernardo Center Drive
Region Submarket	Central San Diego Rancho Bernardo
Building Size	48,000 SF
APN	678-181-24
Built	1991
Clear Height	24' - 26'
Land Area	1.95 Acres
Parking	2.08 / 1,000 SF
Zoning	IP-2-1; Industrial Park Zone



INVESTMENT HIGHLIGHTS

100% NNN LEASED TO D&K ENGINEERING, INC.

- 100% leased to D&K Engineering, Inc., a global leader in product design and contract manufacturing company serving high-innovation sectors including medical devices, life sciences, industrial automation, and defense applications.
- Ideal NNN lease structure with minimal landlord obligations ensures stable, low-touch cash flow
- Tenant has occupied the building since 2006 and uses it as its corporate headquarters, with additional local facilities nearby for specialized operations
- \$8.4M in remaining contractual rent with 6.8 years on existing lease with attractive 4.0% annual increases



HIGHLY FUNCTIONAL INDUSTRIAL CORPORATE HQ FACILITY

Bernardo Center offers a modern, purpose-built environment for both corporate headquarters and advanced industrial operations. The facility combines high-image executive offices with expansive warehouse space, delivering operational efficiency and a strong corporate presence. Its specialized infrastructure and flexible layout are designed to meet the needs of mid to large sized corporate users in today's market.

- Approximately 65% high-bay warehouse and 35% executive office space
- 4 dock-high doors and 3 grade-level doors
- Full drive-around access and efficient truck circulation
- Ideal single-tenant building, or can be easily divisible for two tenants with parking and loading on either side of the project
- No new construction for this type of product
- 100% HVAC throughout

PROXIMITY TO TECH CLUSTER

Located in Rancho Bernardo, the property sits at the heart of San Diego's second-largest technology hub, surrounded by industry leaders such as Apple, Sony, Northrop Grumman, and Hewlett Packard. The I-15 corridor offers unmatched access to talent, suppliers, and customers

- Rancho Bernardo contains the 2nd highest concentration of San Diego's Fortune 500 companies and leads San Diego for the fastest growing tech location
- Proximity to major residential communities (Rancho Bernardo, Poway, 4S Ranch, Rancho Santa Fe, Scripps Ranch).

ABUNDANT NEARBY AMENITIES

- High Country Plaza located steps from Bernardo Center Drive
- 37 Shopping Centers with more than 450 restaurants within a 5-Mile Radius including Jersey Mike's, Rockin' Burger, Domino's, Taco Patron Grill, Victor's Greek Kafe, Tandoori Xpress, and Kelly's public house
- 5 Golf Courses within a 10-Mile Radius



**RARE LIGHT INDUSTRIAL/
MANUFACTURING INVESTMENT
OPPORTUNITY**

Since 2020, ONLY 7 light industrial and manufacturing-oriented assets have traded in San Diego County. This represents less than 4% of all industrial sales activity in San Diego. The highly coveted and rarely traded asset class has increasingly become a top target for investors across the spectrum as capital focuses on onshoring and nearshoring, particularly near U.S. border markets.



HOME TO BRAND NAME COMPANIES



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