



11611 Rancho Bernardo Rd



Leasing Brochure | San Diego

The Opportunity

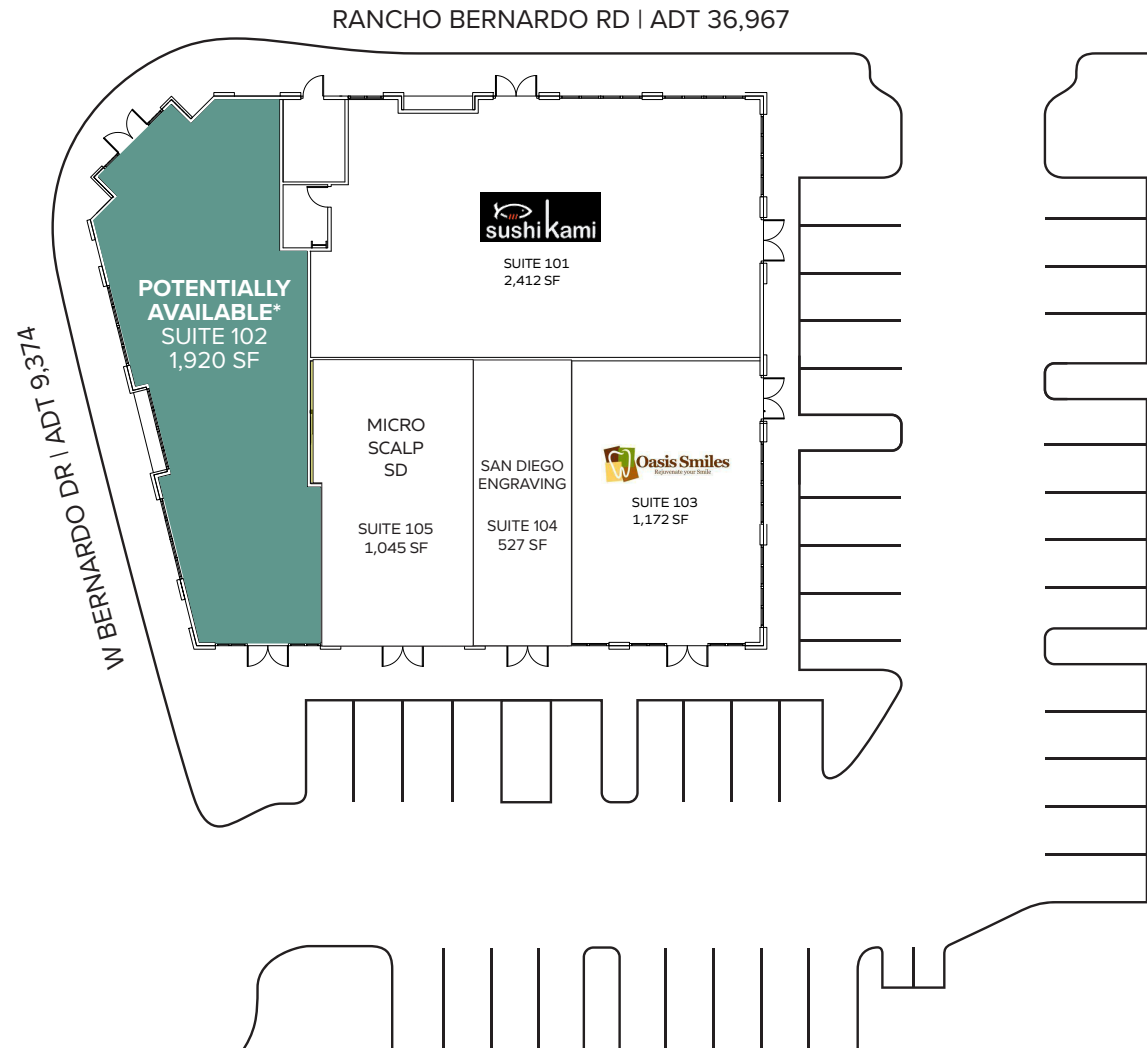
Located at the signalized intersection of Rancho Bernardo Road and Bernardo Center Drive, the Property offers outstanding visibility and access with immediate proximity to Interstate 15. Situated within the heart of Rancho Bernardo, the site benefits from a strong daytime population driven by over 6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



Site Plan

- **Suite 102:**
 - Potentially Available* 1/1/27
**Do Not Disturb Tenant*
 - 1,920 SF restaurant endcap with exclusive patio
- 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.

15

ADT 297,384

Rancho Bernardo
Courtyard

76

W BERNARDO DR | ADT 9,374

RANCHO BERNARDO RD | ADT 36,967

11611 Rancho
Bernardo Rd

Trade Aerial



11611 Rancho
Bernardo Rd

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

WHOLE FOODS TJ-maxx Staples petco

TRADER JOE'S ROSS DRESS FOR LESS
HomeGoods five BELOW



11611 RANCHO BERNARDO RD

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

11611 Rancho Bernardo Rd

Jack Avarello LIC #02081489

858.257.3484 | javarello@riretail.com

Connor Stevens LIC #02016996

858.369.6458 | cstevens@riretail.com



405 S Hwy 101, Ste 150, Solana Beach, CA 92075

lic. 01206760 t. 858.523.2090 w. riretail.com

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. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

