

SALE / LEASE

26,535 SF FLEX / R&D BUILDING

17034 CAMINO SAN BERNARDO  
SAN DIEGO, CA 92127

RANCHO BERNARDO



**SALE / LEASE**



**17034 CAMINO SAN BERNARDO  
SAN DIEGO, CA 92127**

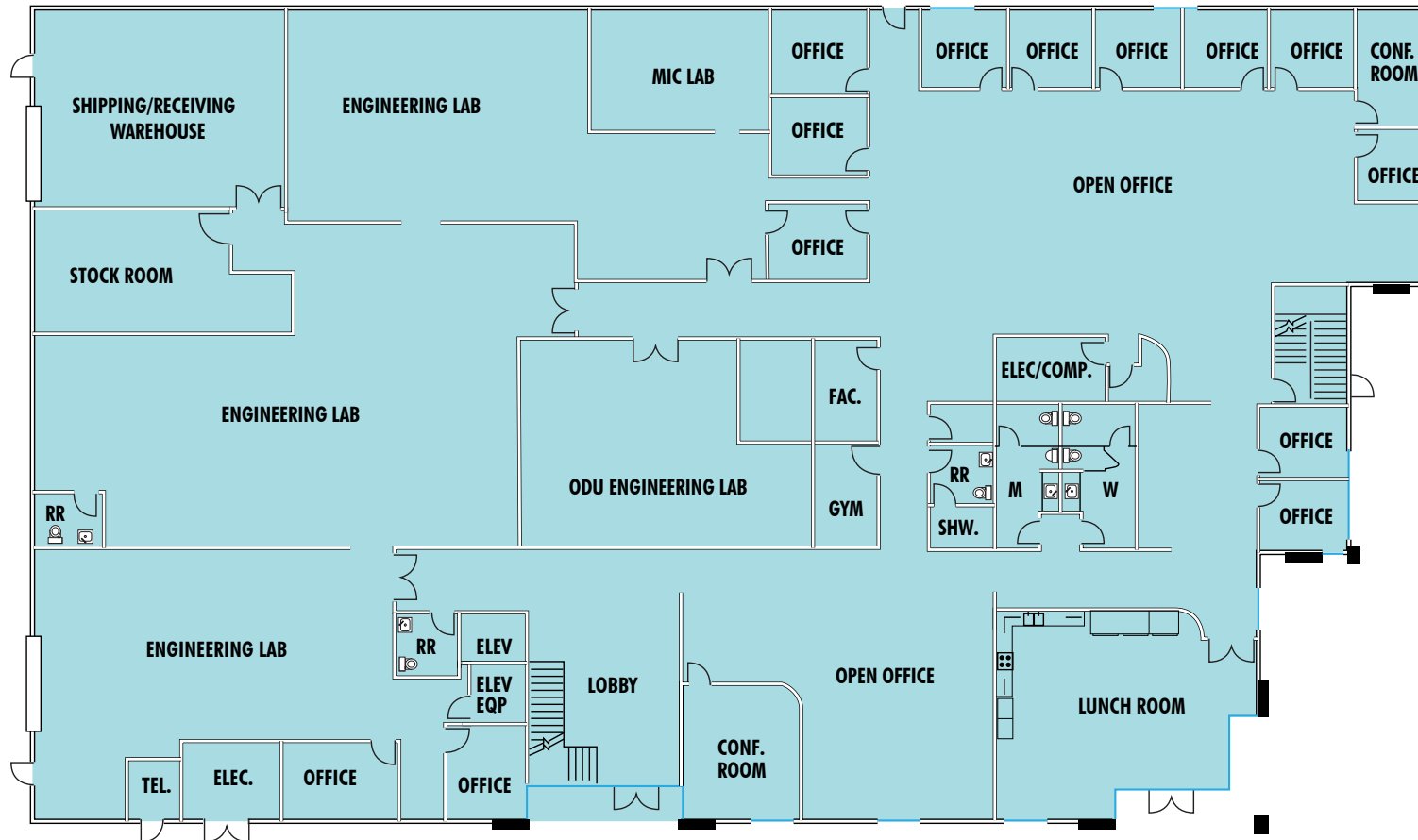
**RANCHO BERNARDO**

- ±26,535 SF two-story flex / R&D building
- 1.25 acre lot
- Highly improved with engineering labs & offices
- 95% HVAC
- 1,200 amps/480v service
- Two (2) grade-level loading doors
- One (1) dock-high loading door
- Abundant parking: 72 surface spaces
- Excellent location
- Built in 1999

**OFFERED AT: \$8,500,000**

**LEASE RATE: \$1.25 / SF NNN**

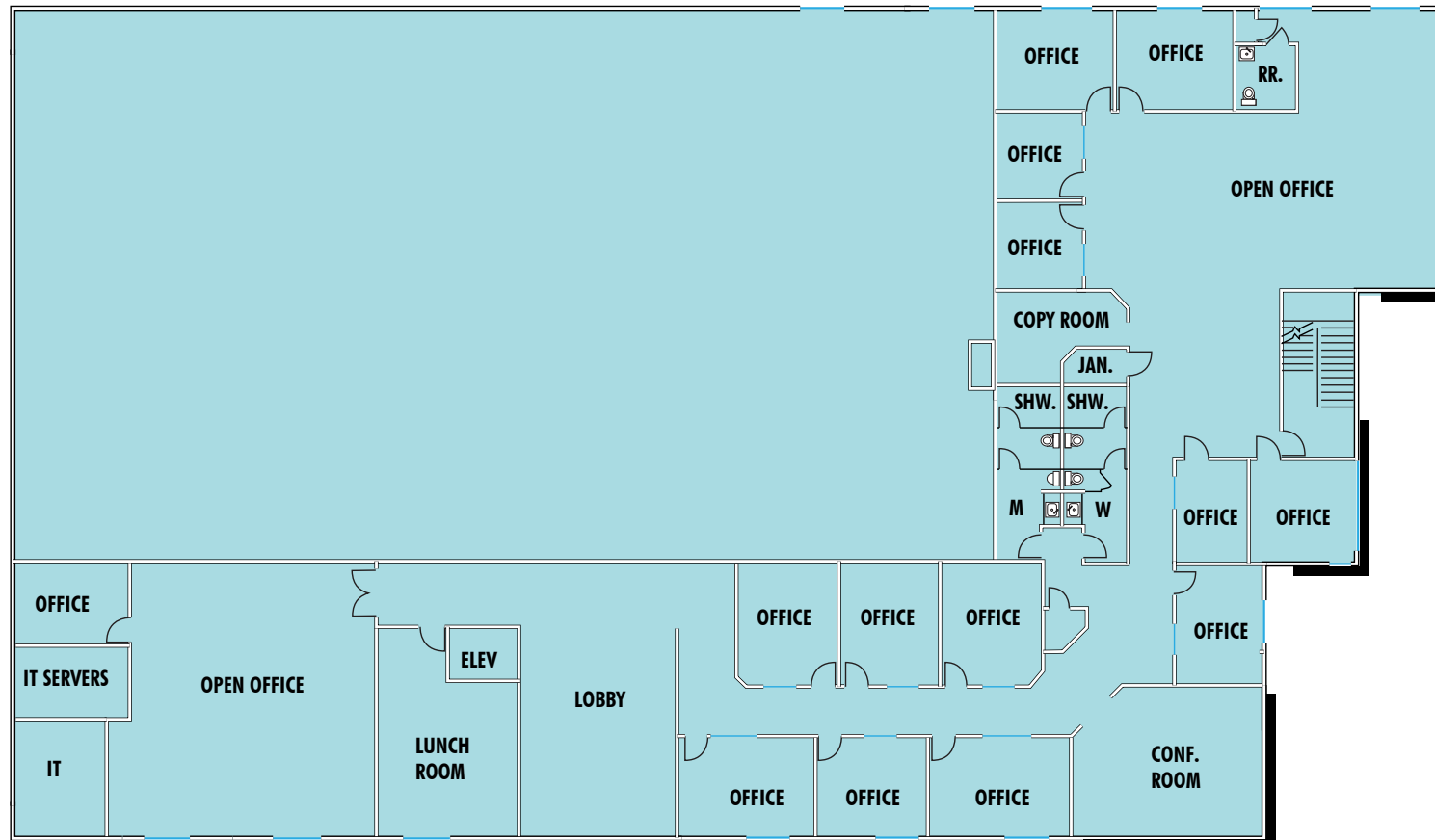
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**1<sup>ST</sup>  
FLOOR**

**FLOORPLAN**

**17034 CAMINO SAN BERNARDO  
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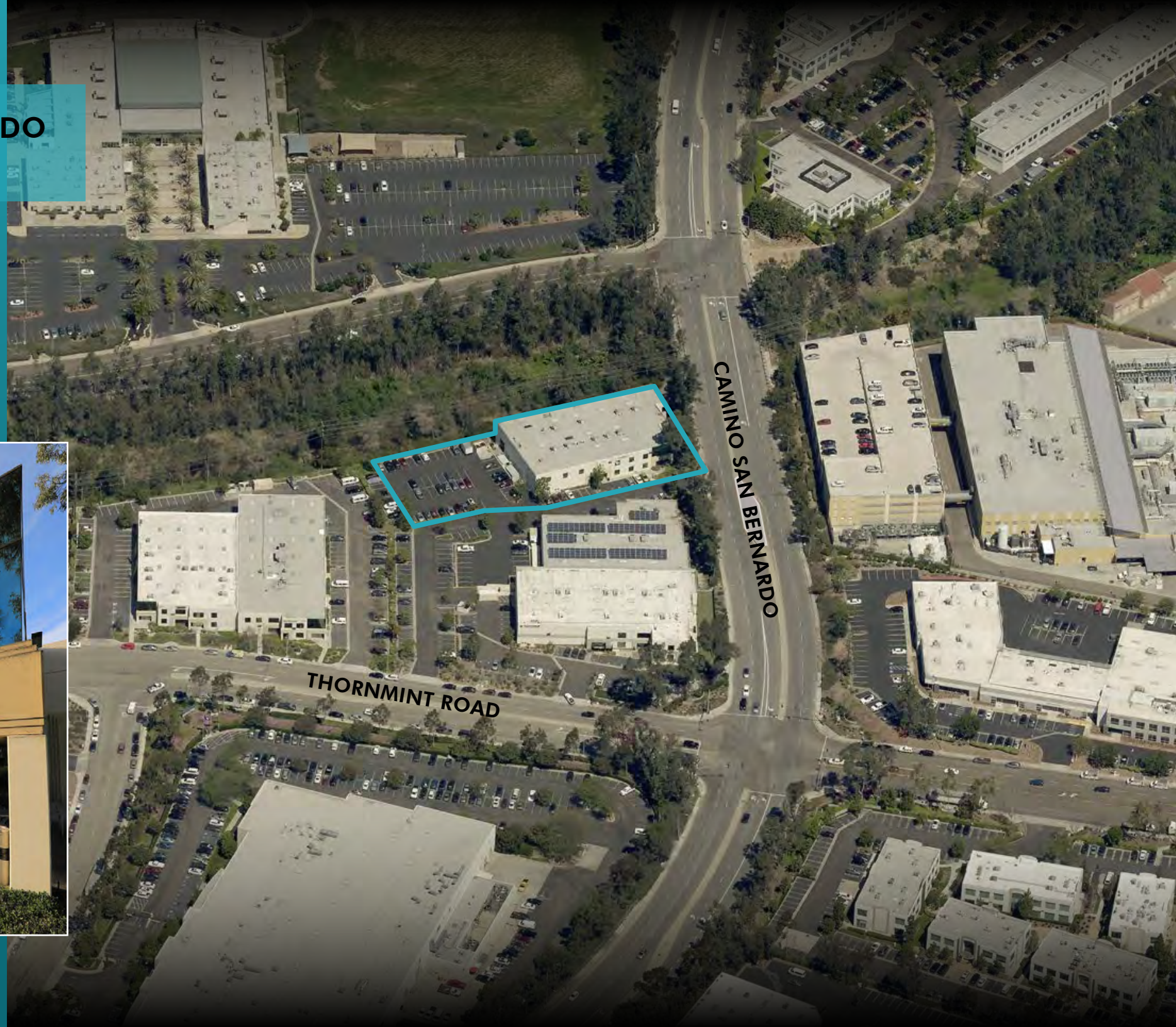
**2ND  
FLOOR**

**FLOORPLAN**

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**±26,535 SF FLEX / R&D BUILDING  
ON 1.25 ACRE LOT**

**RANCHO BERNARDO**



# AREA AMENITIES

## RANCHO BERNARDO

- Ralph's Grocery
- CVS
- World Market
- Bed Bath & Beyond
- Karl Strauss Brewing Co.
- Miguel's Cocina
- Wendy's
- Jamba Juice

- Jersey Mike's Subs
- Sushi on the Rock

- Phil's BBQ
- The Cork & Craft
- Sushi Kami

- Target
- Sprouts Farmers Market
- Chick-fil-A
- Starbucks
- Board & Brew
- Swami's Cafe
- Orangetheory Fitness

- Subway
- Carl's Jr
- Flippin Pizza
- Greenspot Salad Co.

- FedEx
- Olieh Korean BBQ
- U.S. Post Office
- Vons
- Peet's Coffee
- Denny's
- The Kebab Shop
- Chuz Fitness
- CVS
- UPS Store
- IHOP
- Jack In The Box
- Carl's Jr
- Starbuck's
- Rubio's
- McDonald's

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RANCHO BERNARDO



For more information or tour, please contact:

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