

FOR SALE / FOR LEASE

RANCHO PACIFICA CENTER

15980 BERNARDO CENTER DRIVE, SAN DIEGO, CALIFORNIA 92127



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RANCHO PACIFICA CENTER

BUILDING SIZE ±9,980 SF

DIVISIBLE TO ±4,200 SF

PARKING 19 Spaces

YEAR BUILT 1990

ZONING IP-2-1

SALE PRICE \$3,792,000 (\$380 PSF)

LEASE RATE \$1.60/SF NNN per month

OPEX FEES \$0.27/SF per month (estimated NNN's)

AVAILABLE DATE October 1, 2026

NOTE
Two-story office / flex space with grade level loading and 500 lb lift



Excellent I-15 Access



Premier Rancho Bernardo Location



Building Signage

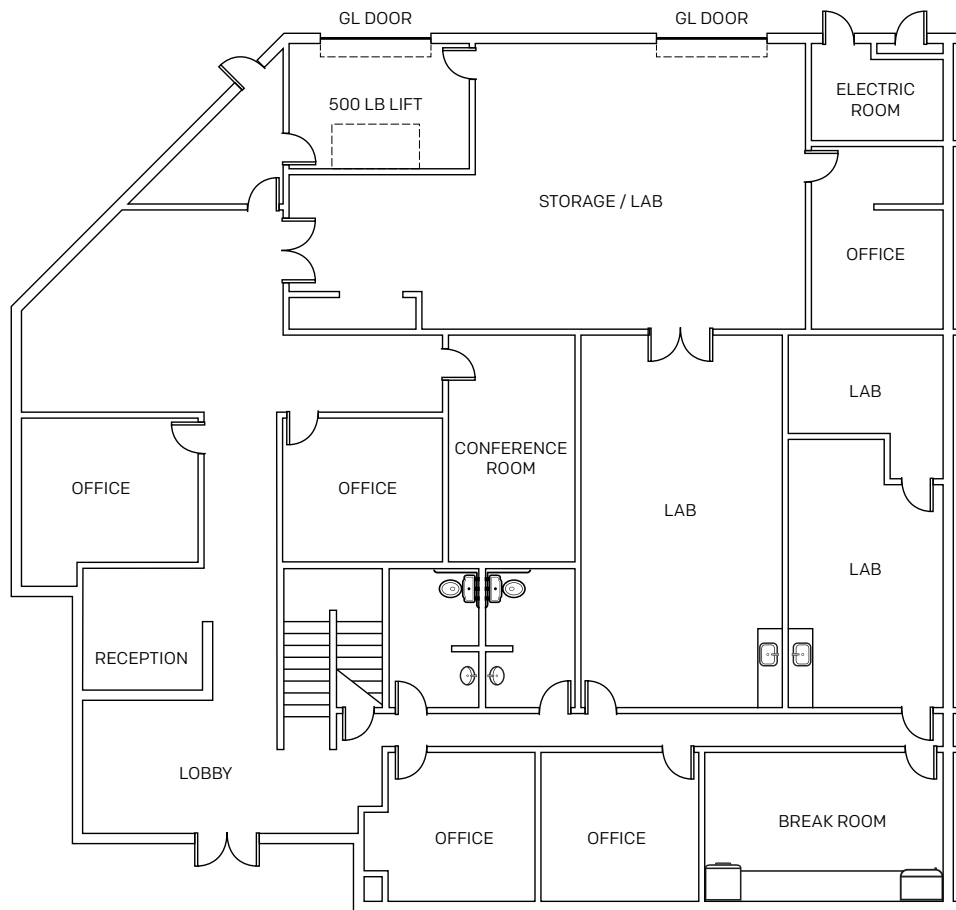


Highly Functional Flex/R&D Space

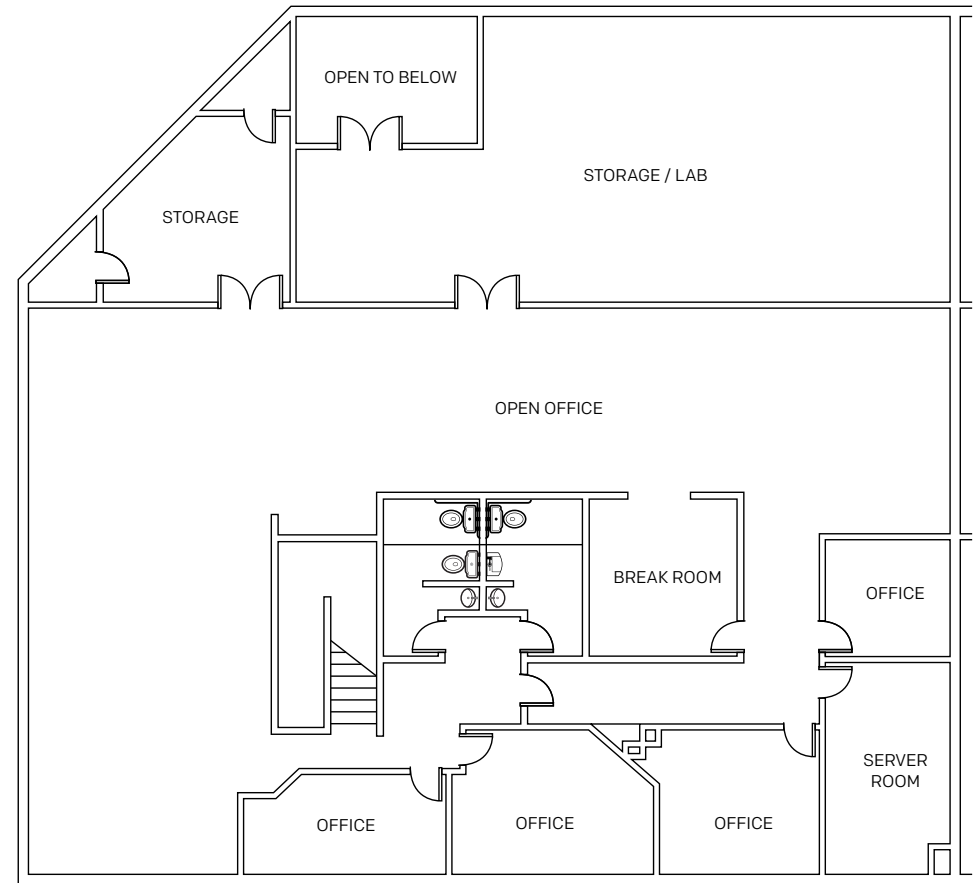


- » **Highly Visible Location** on Bernardo Center Drive
- » **Walking distance** to services, shops, restaurants, etc.
- » **SBA Financing Available**
- » Building is **Divisible**

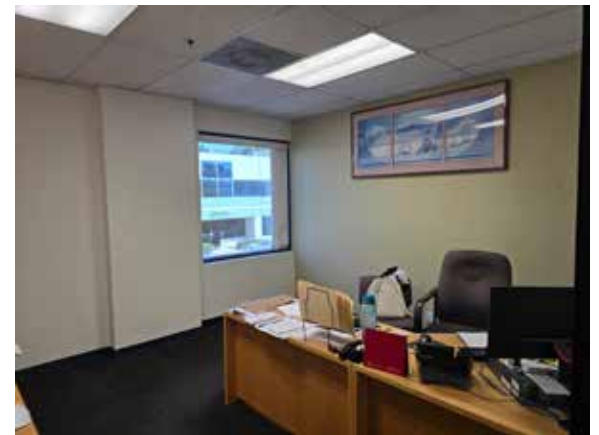
FLOOR PLAN



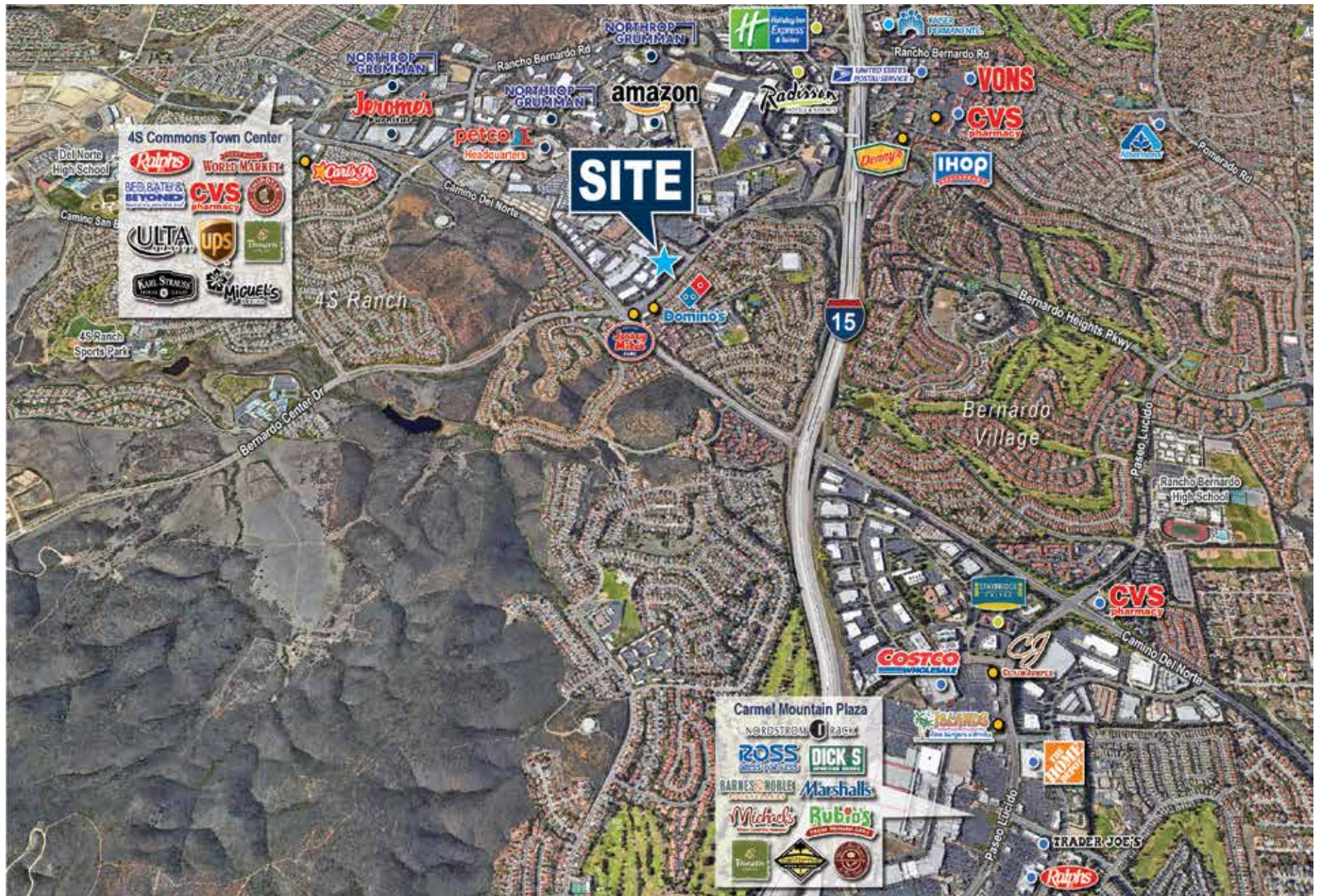
FIRST FLOOR



SECOND FLOOR



AERIAL





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