



FOR SALE OR LEASE

11415 W Bernardo Ct ±7,787 SF Flex Condominium | San Diego, CA 92127

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Property Details

Condominium Size	±7,878 SF
Parking Ratio	3/1,000 SF
Zoning	IP-2-1
APN	678-400-07

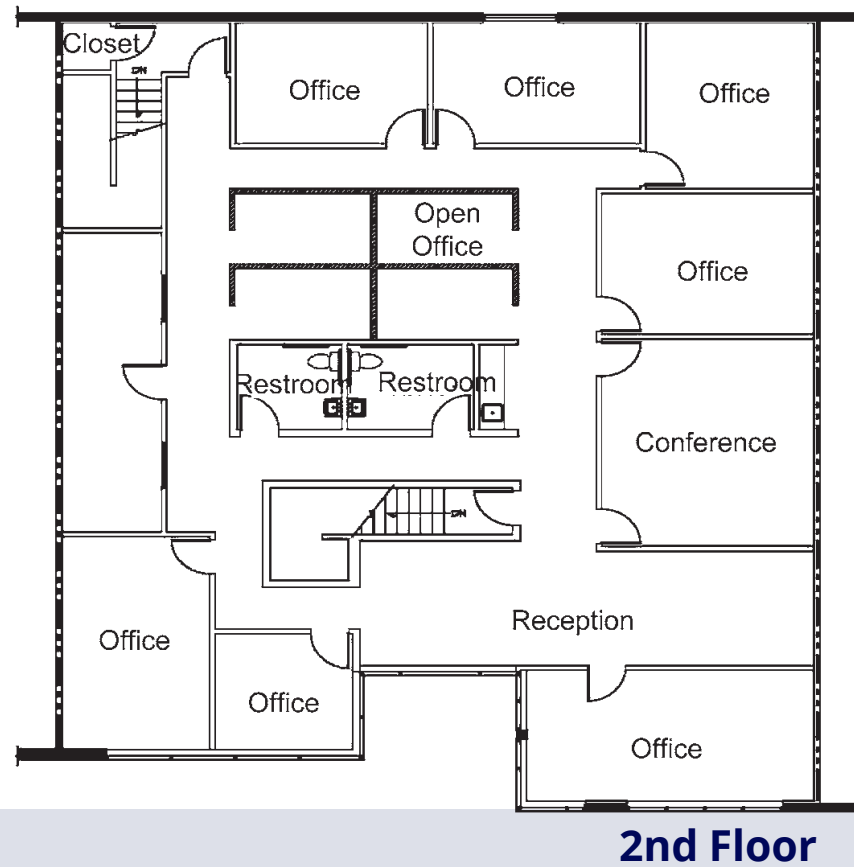
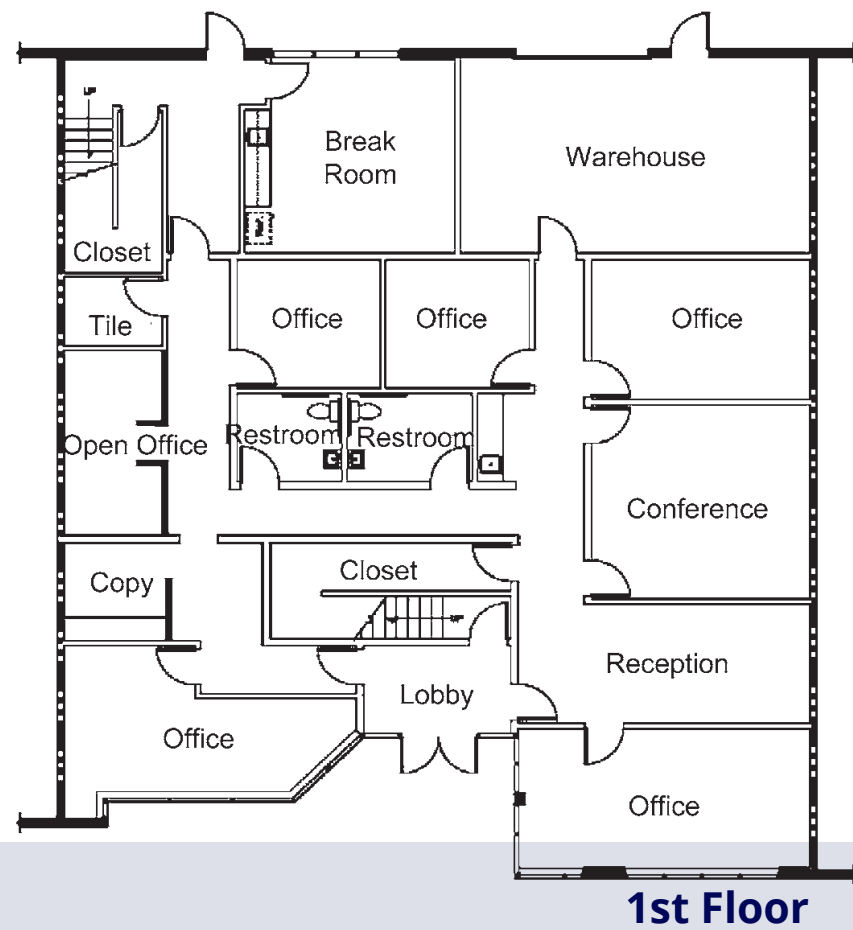
Property Highlights

- 2 story flex condominium
- 2 reception areas, private offices, break room, conference room and warehouse
- 1 grade-level door with ability to add a second
- Multiple restrooms on each floor
- Convenient Rancho Bernardo location near I-15
- Close proximity to numerous retail amenities



Sale Price: \$2,481,570
Lease Rate: \$1.70/SF NNN



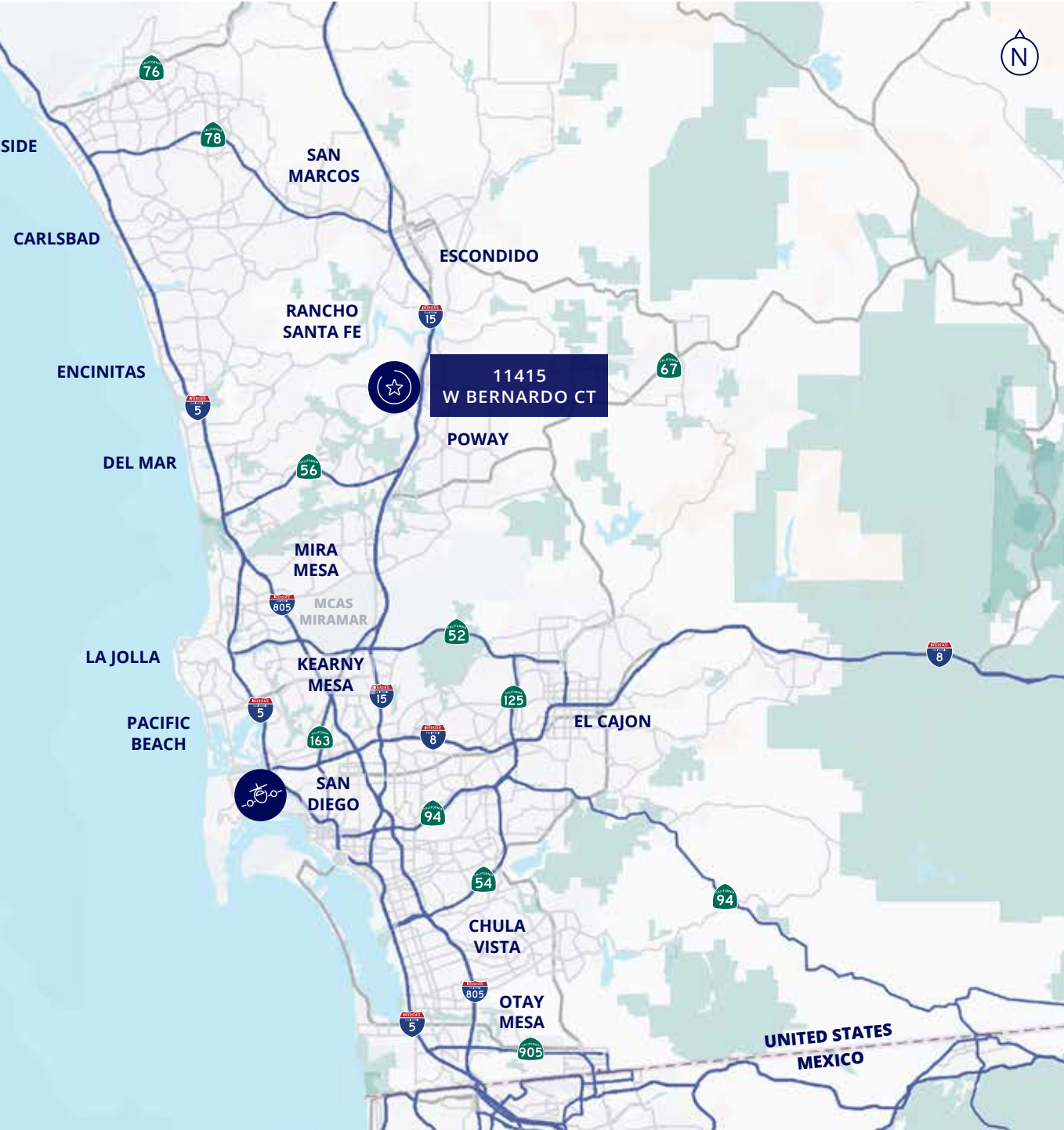


Floorplan

7,878 SF

San Diego County Map

- 3 Minutes**
I-15
- 9 Minutes**
To SR 78
- 15 Minutes**
To I-5
- 35 Minutes**
To Riverside County
- 45 Minutes**
To Orange County
- 25 Minutes**
To Downtown San Diego
- 25 Minutes**
To San Diego Intl Airport
- 35 Minutes**
To US/Mexico Border



Rancho Bernardo Submarket

Grow Your Business in the Heart of Innovation

Rancho Bernardo is nestled amidst the picturesque landscape of northeast San Diego County. Rancho Bernardo is a vibrant community renowned for its tranquil suburban charm and stunning natural beauty. Surrounded by rolling hills, Rancho Bernardo offers everything from spacious single-family homes to luxurious estates and is conveniently located within easy reach of urban amenities, including shopping centers, dining establishments, and recreational facilities.



Demographics

Population	101,809
Average Household Income	\$200,956
Median Age	42
Number of Households	37,105
College Education	72% of Residents Have Bachelor's Degree or Higher

Rancho Bernardo Employers

SONY

hp HEWLETT
PACKARD

BAE SYSTEMS

NORTHROP GRUMMAN

GENERAL ATOMICS



CYMER

amazon

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