

11611 Rancho Bernardo Rd



RETAIL SPACE AVAILABLE FOR LEASE | RANCHO BERNARDO, CA



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 **RETAIL INSITE**

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Daytime Worker Population	
1m radius	16,954
3m radius	43,288
5m radius	68,537

Heart of Major Employment and Growth

Rancho Bernardo is quickly becoming a prominent destination for major corporations. Apple’s recent acquisition of the former HP campus (\$445mil) along with their lease signing of over 196,000 sf has brought much attention to the area. Rancho Bernardo is on a path of growth and is hungry for retailers to service the incoming population. Strong household incomes in tandem with connectivity to other major trade areas have spurred tremendous demand in this suburban San Diego neighborhood.

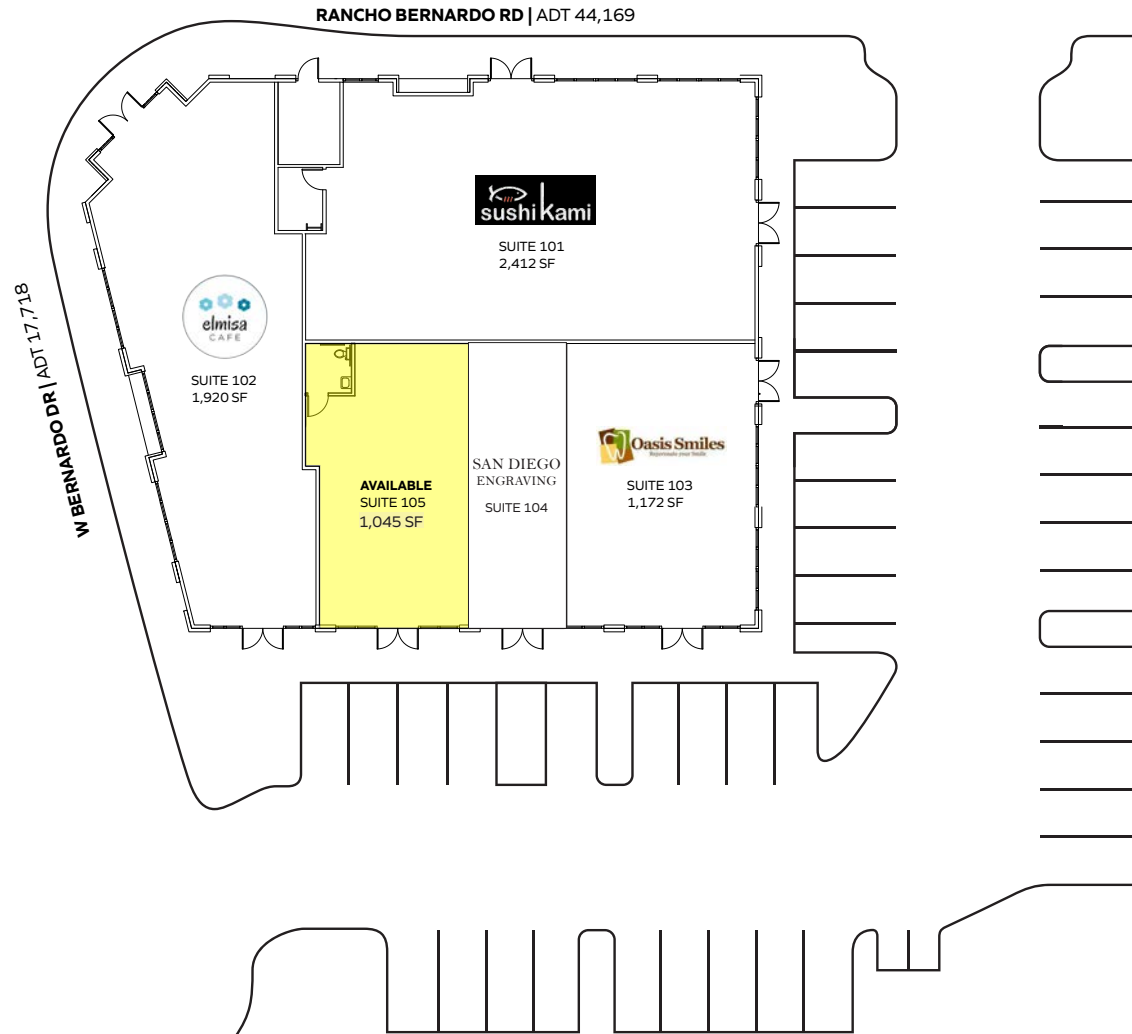
The property is strategically positioned near the major arterials Rancho Bernardo Rd and W. Bernardo Dr, allowing for easy access to both i-15 and the surrounding office population.

Surrounding Communities

Rancho Bernardo is a well-balanced trade area with easy access to the affluent Carmel Mountain neighborhood, several miles south, and to the dense neighborhood of Escondido, several miles north. This allows for retailers to not only service the immediate neighborhood, but also pull from a broader demographic when reaching a regional customer. Direct access to i-15 and Rancho Bernardo’s heavily trafficked arterials allows customers from all surrounding communities to make this property a regular stop for dining and errands.



SITE PLAN



FEATURES

- High visibility center at one of Rancho Bernardo's heaviest trafficked intersections, over 60,000 cars per day
- Easy access to i-15 and surrounding major arterials
- Abundant parking, over 5 per 1,000 SF

- Total daytime population:

1 mile radius	23,866
3 mile radius	85,637
5 mile radius	151,925

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.

SITE PHOTOS





Holiday Inn EXPRESS

76

Phil's B.B.Q.

Hilton Garden Inn

KAISER PERMANENTE.

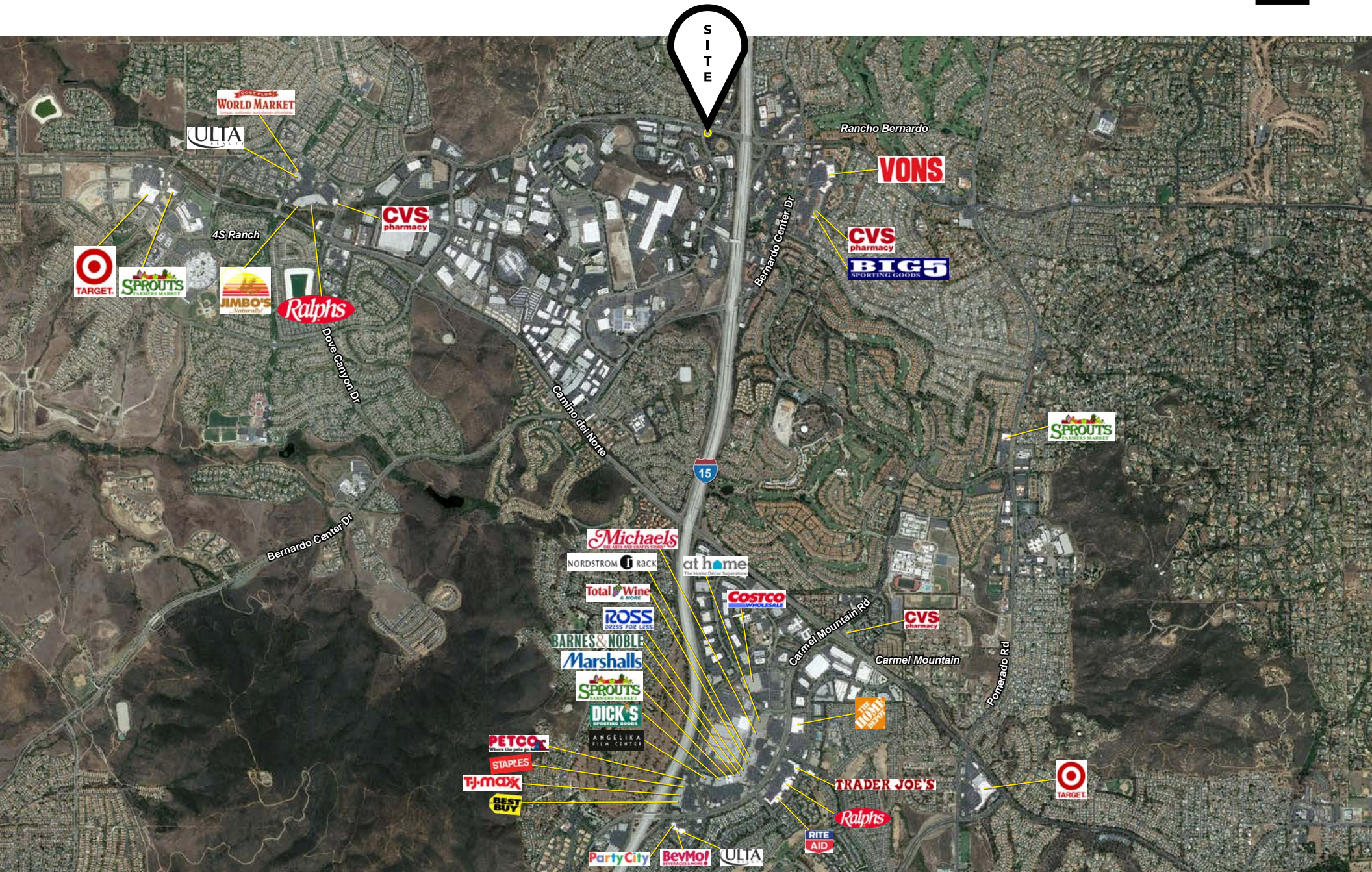
15 ADT 201,000

Rancho Bernardo Courtyard

WBERNARDO DR | ADT 17,718
RANCHO BERNARDO RD | ADT 44,169

AVAILABLE SUITE

TRADE AREA AERIAL



The projects, tenants and site plans illustrated herein are subject to change without notice. You and your advisors should conduct a careful, independent investigation of the information herein to determine to your satisfaction the accuracy. \Retail Insite\Master Aerial



Expanded Demographic Profile

ESTIMATED 2022 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

11611 Rancho Bernardo Rd, San Diego, California, 92127

POPULATION

	1 mile	3 miles	5 miles
Total Population	13,688	80,170	162,078
Projected Population (2027)	13,661	79,432	161,517

HOUSING

Total Households	5,209	29,449	58,273
Projected Total Households (2027)	5,194	29,167	58,075

INCOME

Median Household Income	\$113,347	\$134,228	\$134,538
Average Household Income	\$148,227	\$182,056	\$182,880
Per Capita Income	\$56,018	\$66,845	\$65,680
Median Disposable Income	\$93,588	\$107,150	\$106,960
Average Disposable Income	\$106,987	\$123,930	\$124,274

DAYTIME DEMOS

Total Daytime Population	23,866	85,637	151,925
Daytime Population Workers	16,954	43,288	68,537
Daytime Population Residents	6,912	42,349	83,388

RACE & ETHNICITY

White	8,135 59.43%	43,868 54.72%	90,418 55.79%
Black or African American	296 2.16%	1,452 1.81%	2,988 1.84%
American Indian & Alaska Native Population	28 0.20%	253 0.32%	642 0.40%
Asian Population	2,967 21.68%	22,556 28.14%	41,376 25.53%
Pacific Islander Population	35 0.26%	160 0.20%	374 0.23%
Other Race Population	430 3.14%	2,381 2.97%	6,165 3.80%
Population of Two or More Races	1,797 13.13%	9,500 11.85%	20,114 12.41%
Hispanic Population	1,760 12.86%	8,709 10.86%	20,080 12.39%
Non-Hispanic Population	11,929 87.15%	71,461 89.14%	141,998 87.61%

EDUCATION

Bachelor's Degree	3,880 39.24%	21,676 38.07%	42,592 37.13%
Graduate/Professional Degree	2,689 27.19%	17,250 30.29%	31,633 27.58%

AGE

Median Age	41.7	42.8	42.2
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