

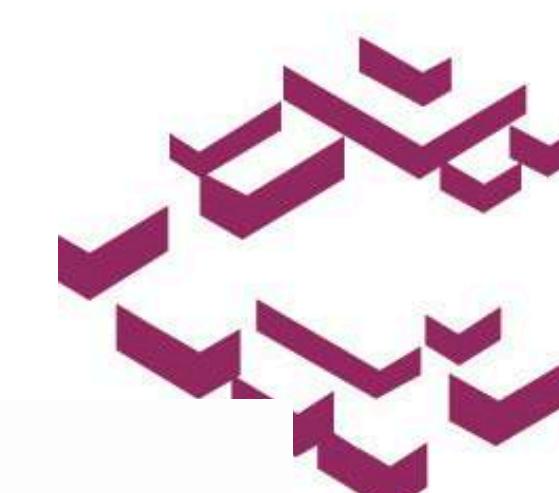
16776 BERNARDO CENTER DRIVE, SAN DIEGO, CA 92128



OFFICE-PROFESSIONAL INVESTMENT OPPORTUNITY



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**CAPITAL GROWTH
PROPERTIES, INC.**

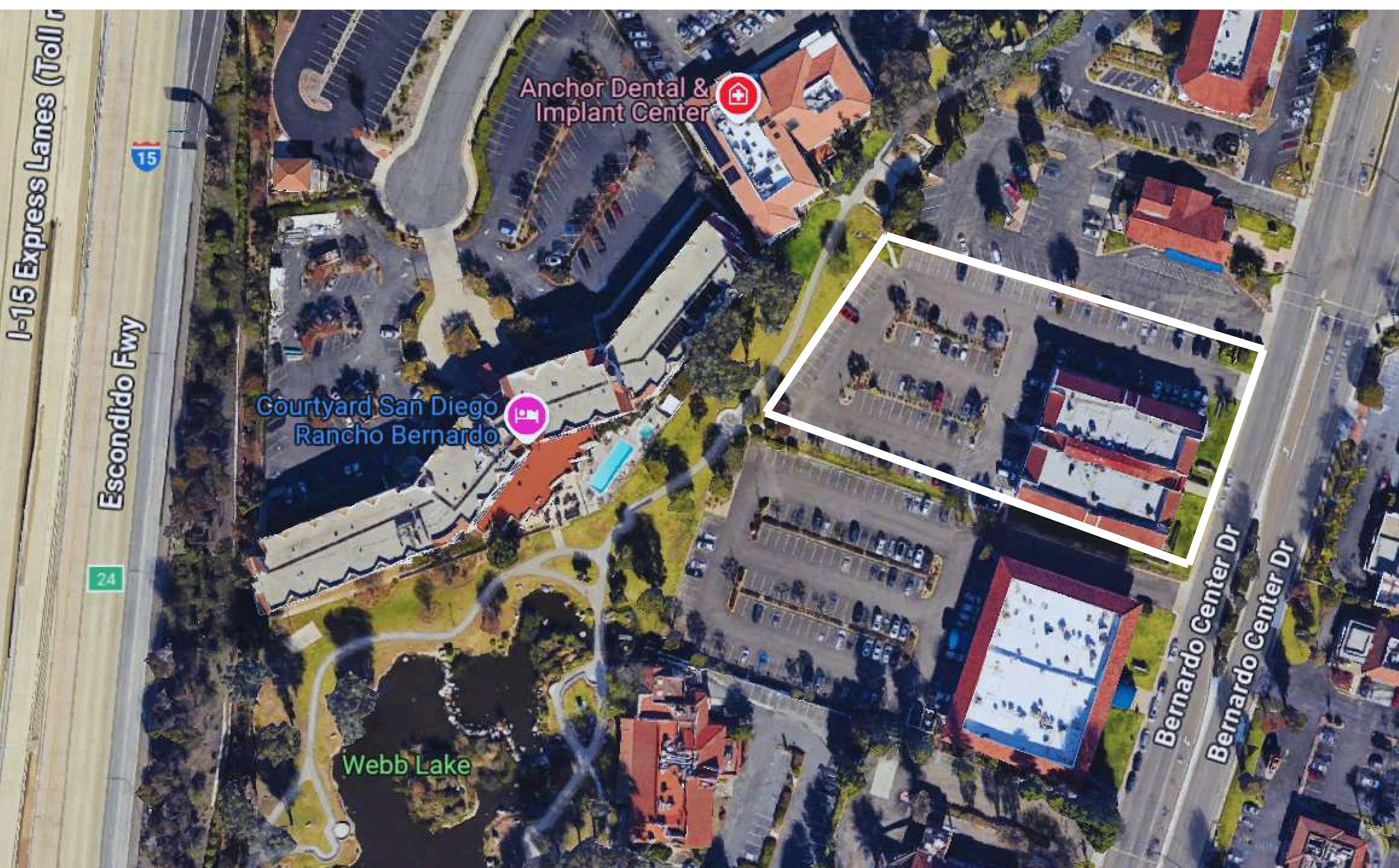
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16776 BERNARDO CENTER DRIVE

RB PROFESSIONAL BUILDING



DISCLAIMER

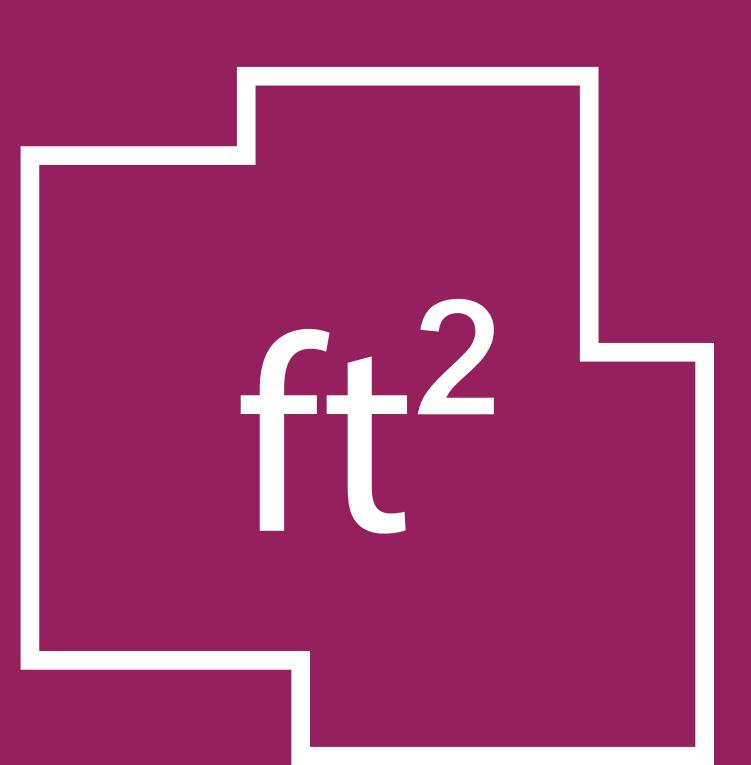
The information contained in this Marketing Brochure for 16776 Bernardo Center Drive, located in San Diego, California 92128, is proprietary and strictly confidential. No portion of the information—including, but not limited to, any details and documents relating to the property—is guaranteed in any manner. This brochure has been prepared to provide a general overview and unverified information to prospective parties, with the intent of establishing preliminary interest in the subject property.

Neither the Owner nor Capital Growth Properties, Inc. makes any representations or warranties regarding the accuracy, completeness, or reliability of the information provided, and shall not bear any liability or responsibility for its content. Prospective buyers are strongly encouraged to conduct their own independent investigations, inspections, and analyses when evaluating the property.

These materials may not be relied upon for any purpose other than to make a preliminary decision regarding further due diligence or potential offer consideration. No part of this information may be used, copied, or disclosed for any other purpose beyond the evaluation of the property.

16776 BERNARDO CENTER DRIVE

RB PROFESSIONAL BUILDING



± 28,715 SF ± 76,230 SF

TOTAL SF



LOT SIZE

CAPITAL GROWTH PROPERTIES, INC., as exclusive advisor, is pleased to offer for sale the fee simple ownership of 16776 Bernardo Center Drive, one of two buildings that comprise the Rancho Bernardo Medical & Professional Center. This well-maintained, two-story, office-professional building totals ±28,715 and is situated on an ±76,230 SF lot.

The building features a flexible layout with ±12,412 SF on the first floor and ±16,303 SF on the second floor, offering adaptable floorplans, abundant natural light, and approximately 140 surface parking spaces—equating to a parking ratio of ±4.7 spaces per 1,000 SF. With a strong mix of medical and professional tenants and a current occupancy of 98%, this asset presents an attractive opportunity for investors or owner-users seeking long-term stability and value.

Strategically located in Rancho Bernardo with high visibility along Bernardo Center Drive, the property benefits from proximity to residential neighborhoods, retail, and major employers. This prime location ensures excellent accessibility and supports continued tenant demand. The property is currently well-leased, with upcoming lease rollovers offering built-in flexibility for future repositioning or value-add potential.

16776 BERNARDO CENTER DRIVE

RANCHO BERNARDO, SAN DIEGO, CA

RB PROFESSIONAL BUILDING

- **Location:** Located in the heart of Rancho Bernardo, a prominent submarket in North County San Diego. Excellent frontage on Bernardo Center Drive with proximity to I-15.
- **Size:** ± 28,715 SF Two-story multi-tenant office/professional building.
- **Use:** General office use. Suitable for professional, executive, medical, or administrative tenants.
- **Parking:** Ample surface parking available for tenants and visitors.
- **Accessibility:** Easy access from major routes including Interstate 15 .
- **Surrounding Area:** Located in a highly developed business corridor. Close to dining, retail, banks, and residential communities. **Abundant shopping directly across the street.**
- **Second Floor Configuration:** Approximately two-thirds of the second floor is built out as executive suites, offering flexible leasing options for smaller tenants.
- **Notable Features:** Professionally managed and maintained. High visibility location. Strong tenancy history. Modern design with flexible layouts.



SITE DETAILS

Address	16776 Bernardo Center Dr, San Diego, CA 92128
Parking	Approx. 140 parking spaces
Description	Medical/Office building
Current Occupancy	98%
Ownership Type	Fee-Simple
Lot	± 76,230 SF
Bldg. SF	± 28,715 SF
Year Built/Renovated	1976/2020
Parcel #	274-781-17-00
Zoning	Commercial / Medical
General Plan	Bernardo Town Center General Plan



16776 BERNARDO CENTER DRIVE

RB PROFESSIONAL BUILDING



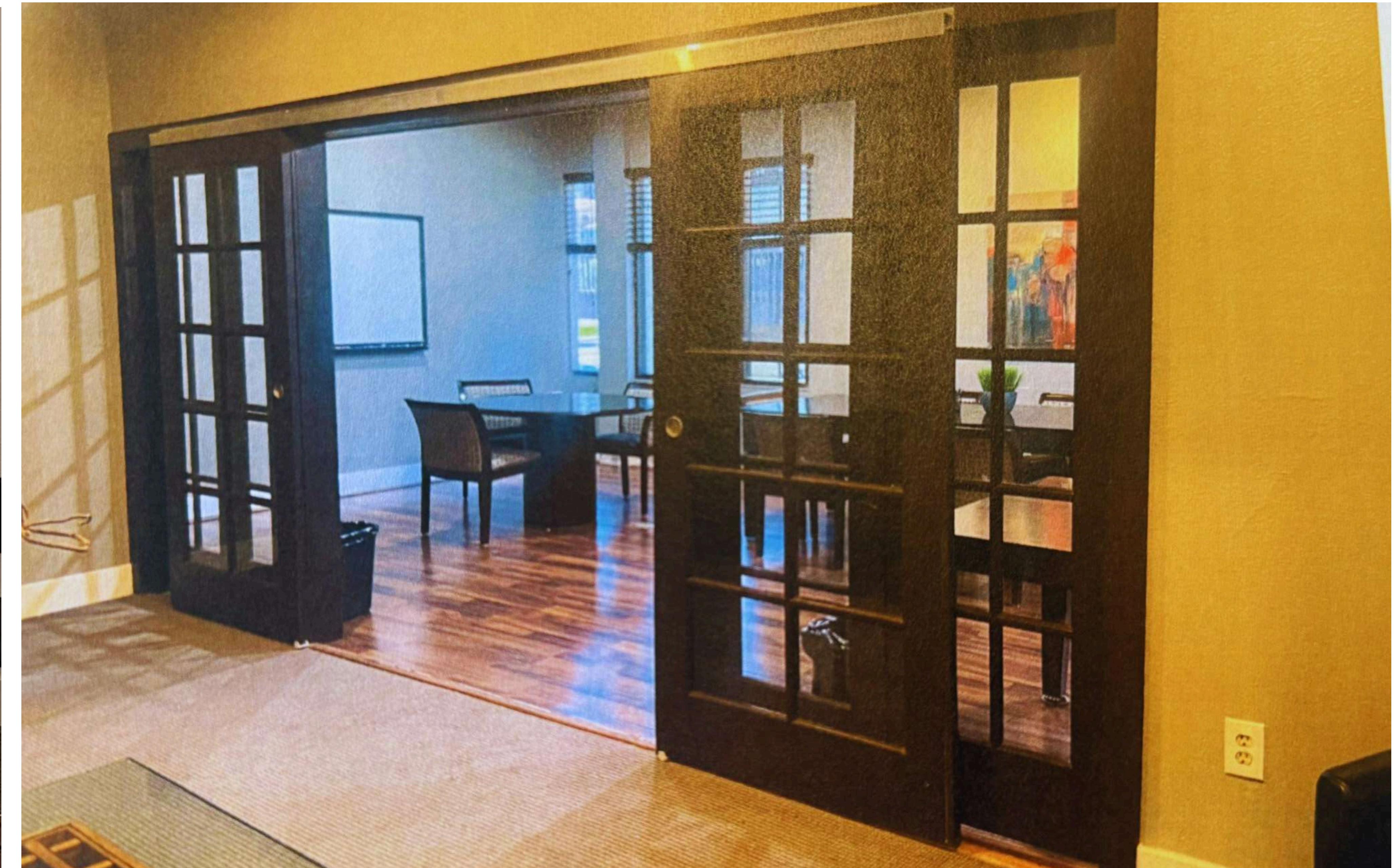
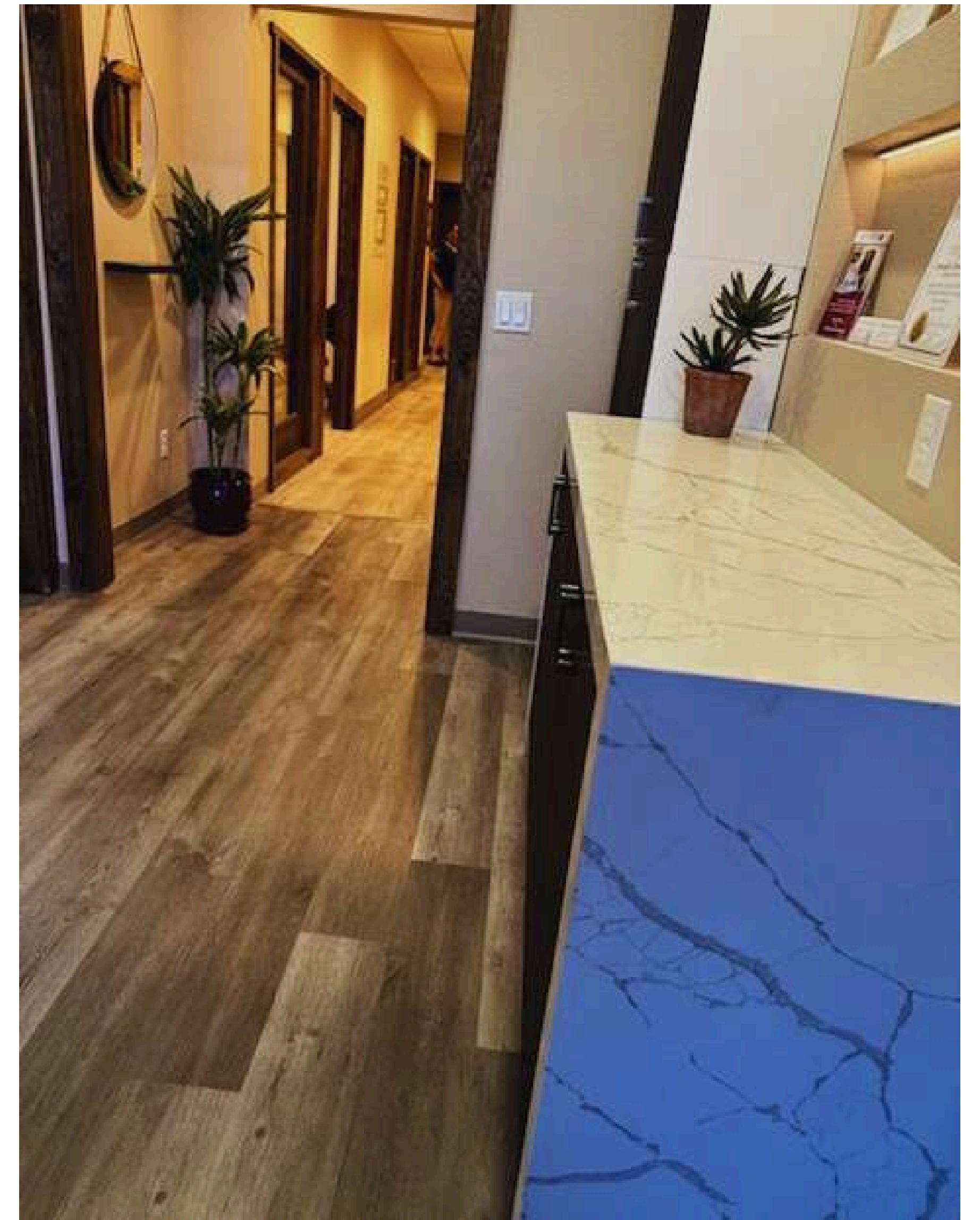
16776 BERNARDO CENTER DRIVE

RB PROFESSIONAL BUILDING



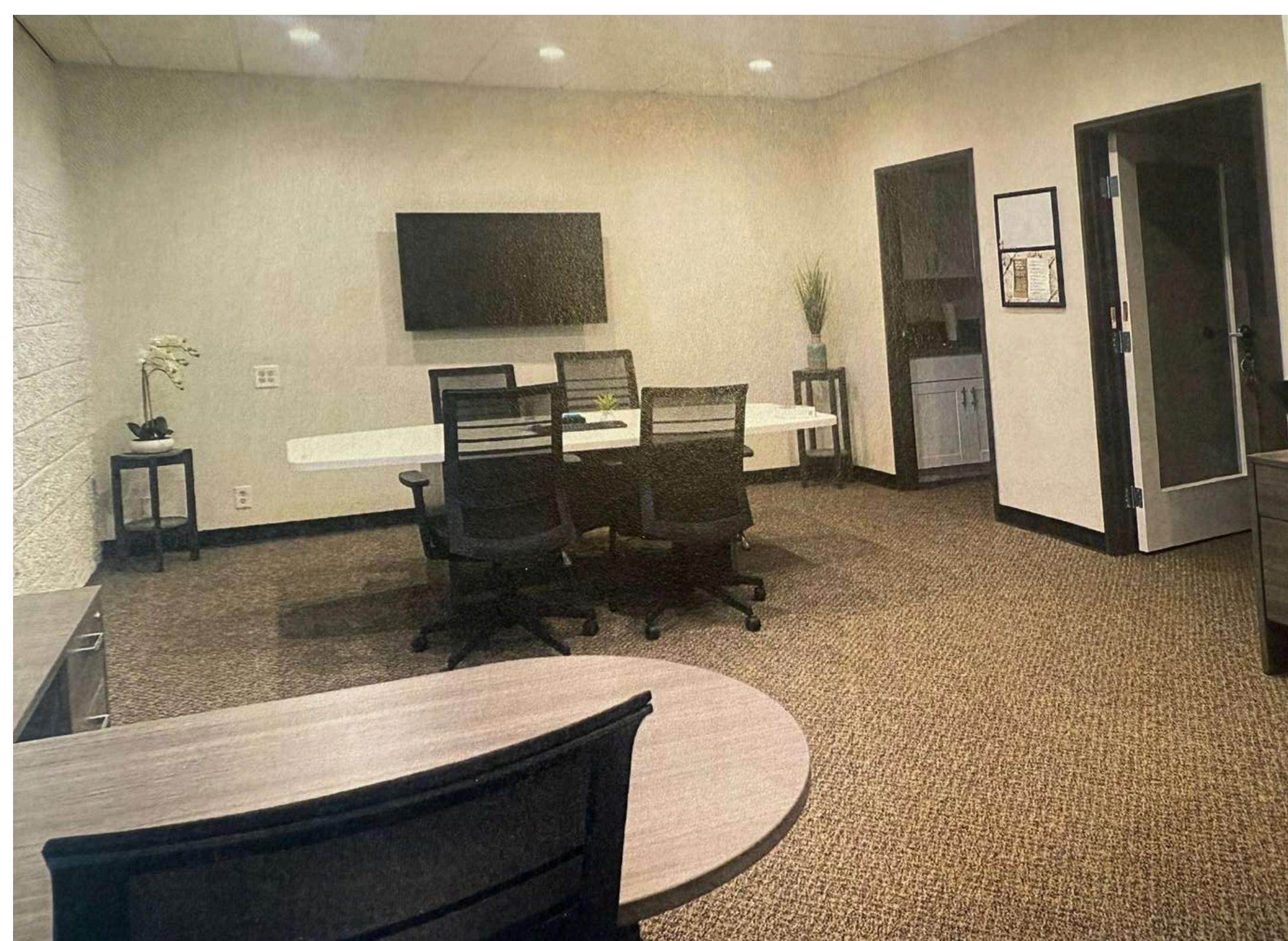
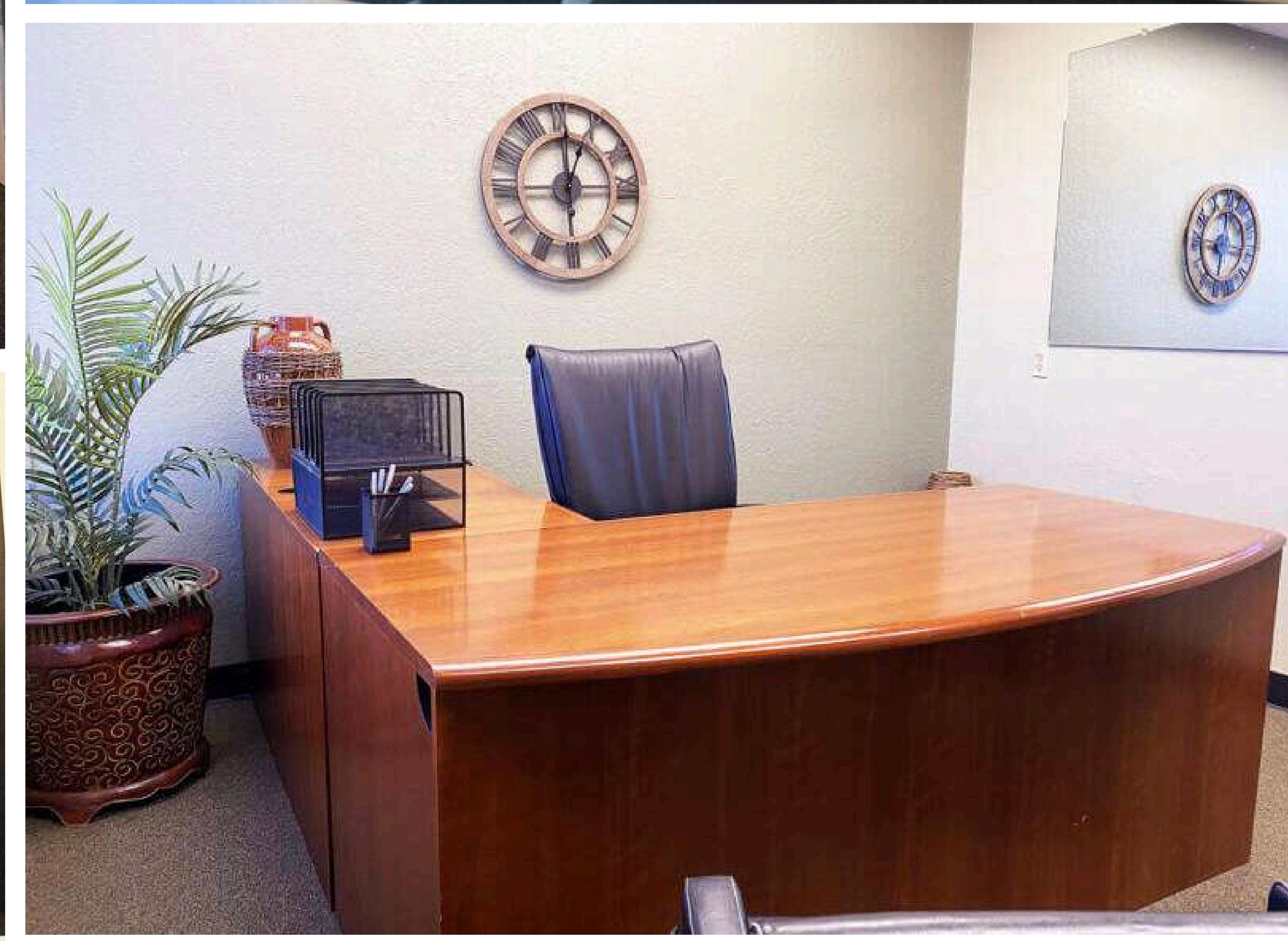
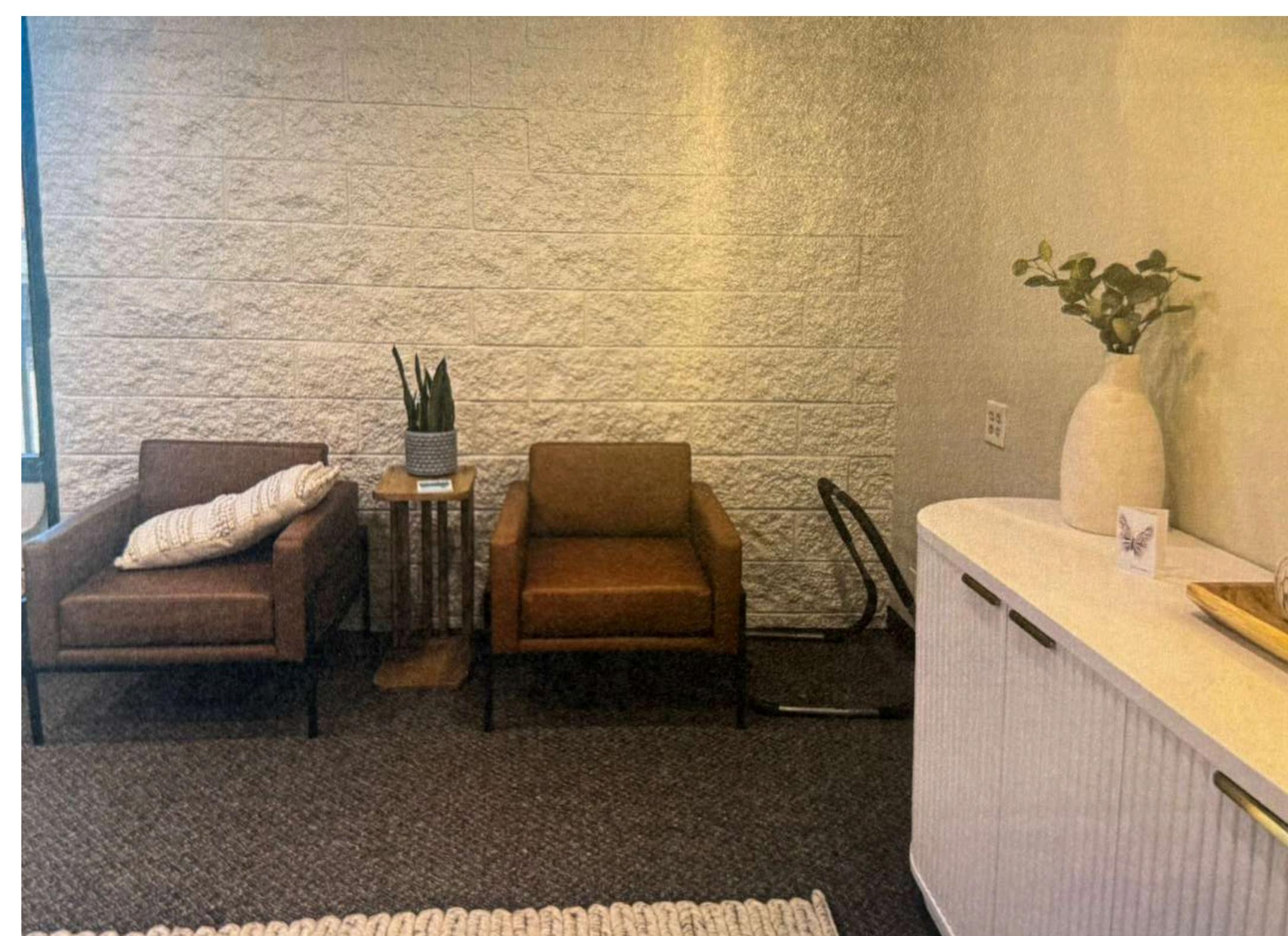
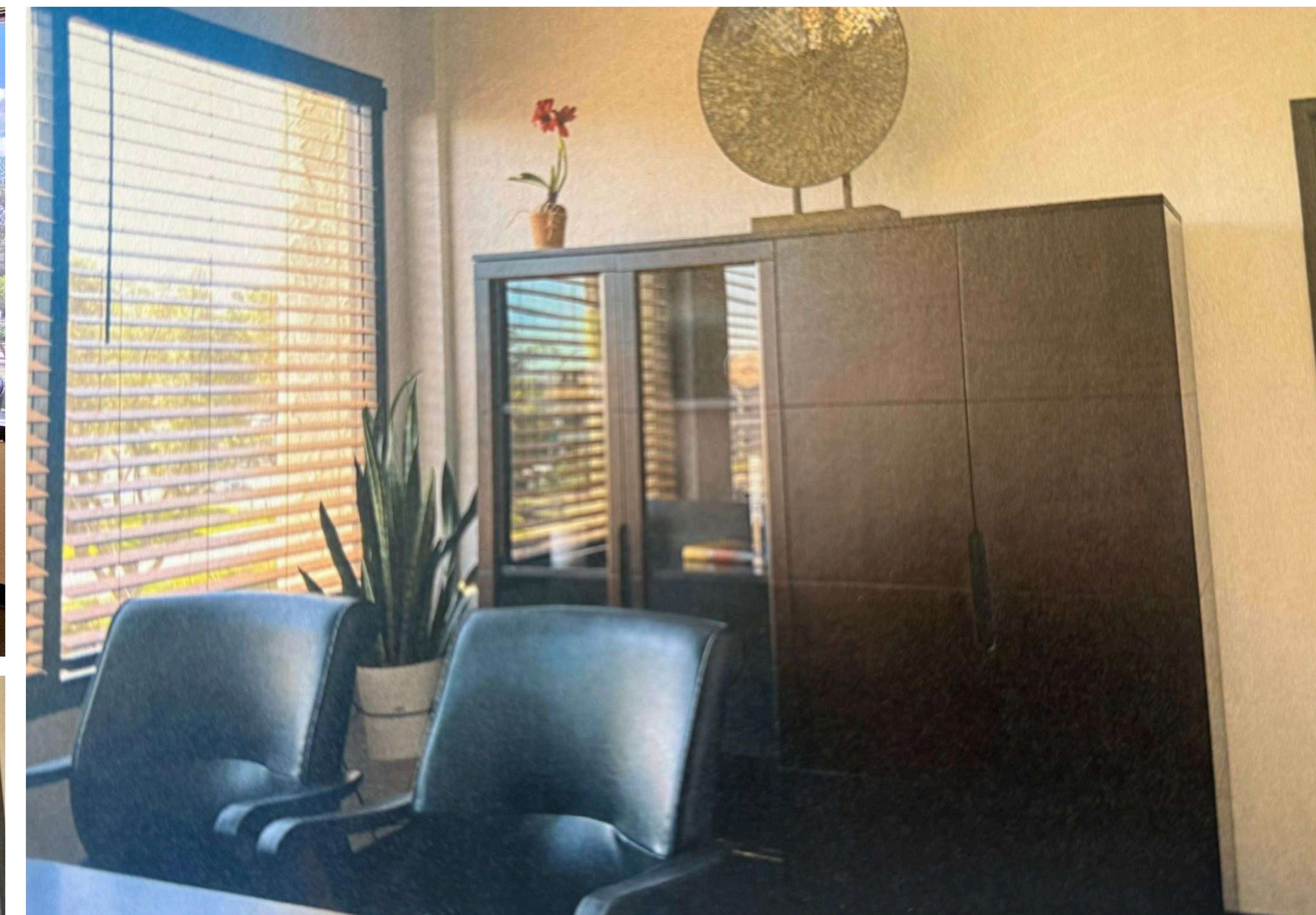
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RB PROFESSIONAL BUILDING



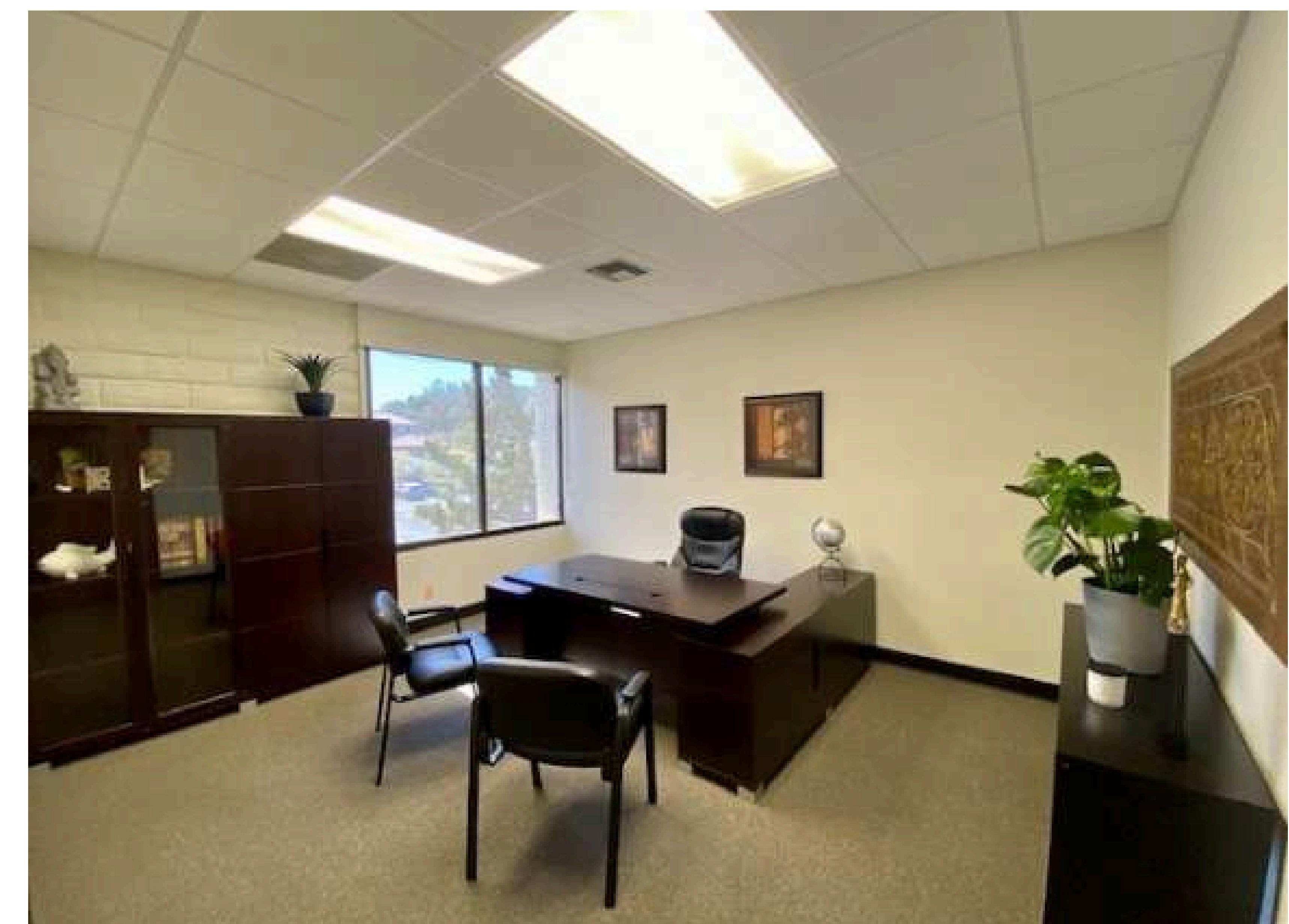
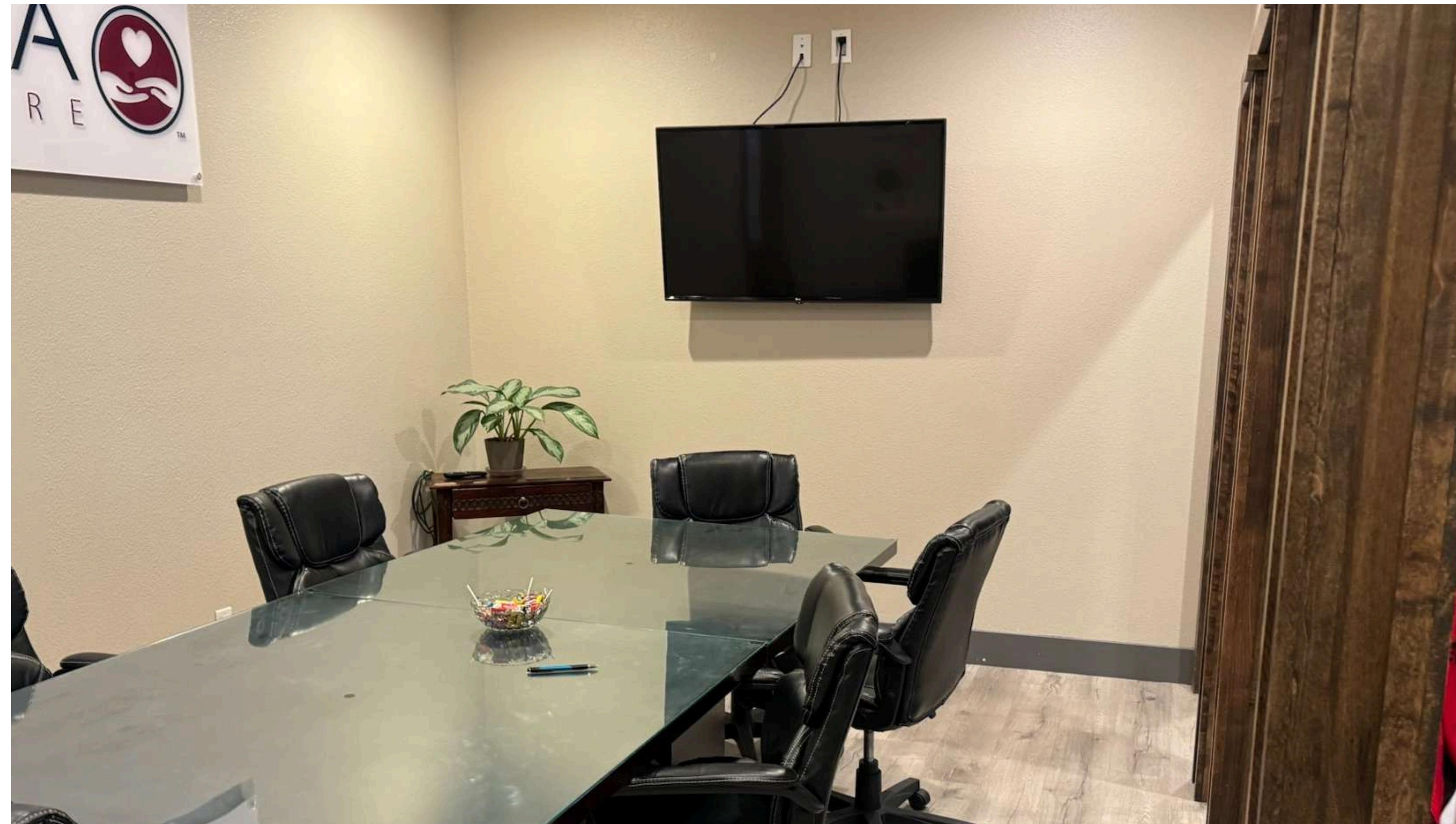
16776 BERNARDO CENTER DRIVE

RB PROFESSIONAL BUILDING



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RB PROFESSIONAL BUILDING



PROPERTY SUMMARY



PROPERTY SIZE

± 28,715 SF



PARKING RATIO

±4.7/1,000 SF



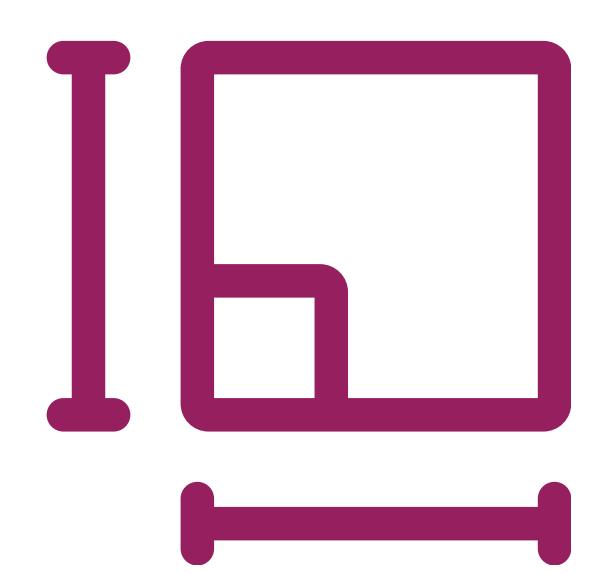
WEBSITE

<https://cgpincre.com/>



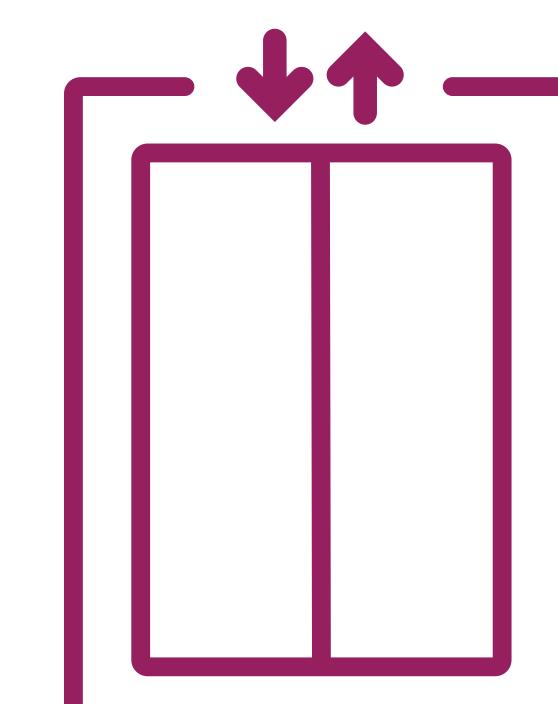
NO. OF BUILDINGS

One (1) Building



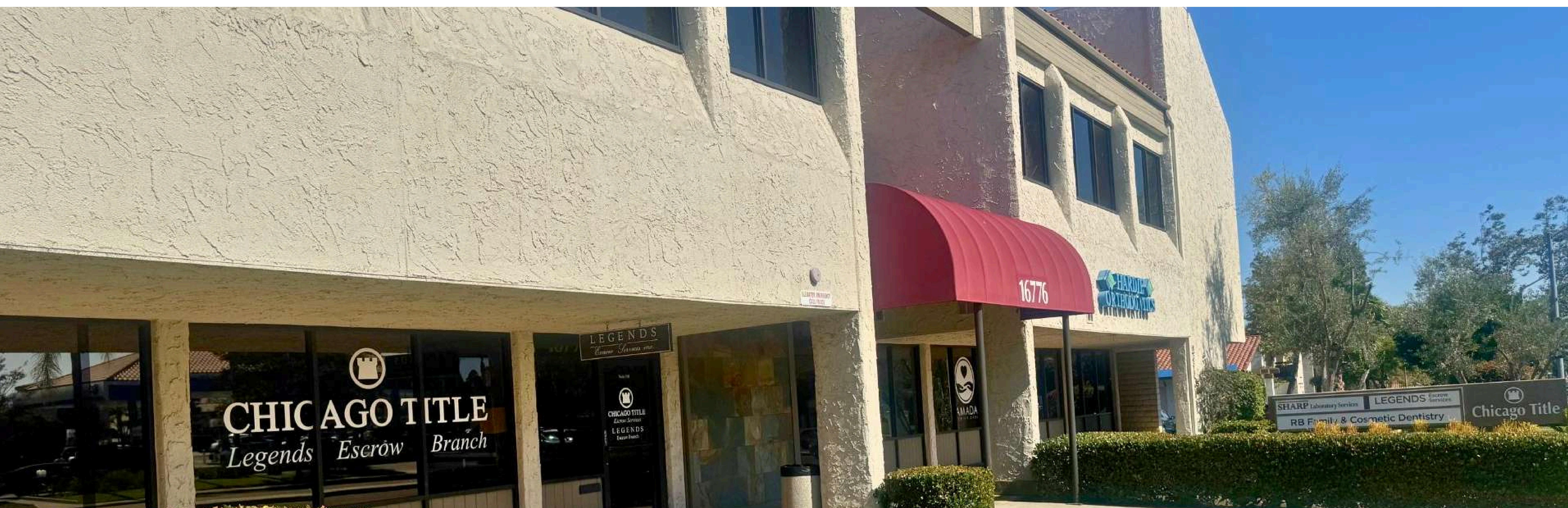
LAND SIZE

±76,230 SF



ELEVATOR

One Elevator



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Positioned for High Medical Office Demand in Rancho Bernardo

- **Significant Medical Demand in the Area:** 34 of 38 medical specialties are currently underserved within a 5-mile radius of the properties.
- **Strategic Tenant Opportunity:** The physician shortage provides a strong foundation for targeted medical/dental tenant recruitment.
- **Low Vacancy Rates:** Medical office vacancy along the I-15 corridor is approximately 6.9%, highlighting strong ongoing demand.
- **High Regional Occupancy:** Nearly 75% of all medical office buildings in San Diego County are fully leased.
- **Limited Competition:** One-third of the county's total medical office vacancy is concentrated in just five buildings, making these properties stand out.
- **Ideal Property Features:** Ample surface parking, flexible configurations, and professional management—making them highly attractive to healthcare tenants.
- **Prime Location Benefits:** Located in a thriving residential and commercial corridor, with convenient access to I-15, retail, and dining.



High Visibility: Over 200,000 vehicles/day on I-15 and 41,000+ on Rancho Bernardo Rd—prime exposure for tenants.

Prime Medical/Office Opportunity in Rancho Bernardo's Most Amenity-Rich Corridor

- **Amenity-Rich Location:** Within 3 miles: 2M+ SF retail, 319 restaurants, 123 banks, 102 grocery stores, 25 hotels, and 14 gyms.
- **Strong Demographics:** Avg. income of \$200K+ and 62% college-educated within 3 miles—ideal for medical/professional tenants.
- **Below Replacement Cost:** Offered well under the estimated \$34.47M (\$479/SF) rebuild cost—great value for investors.
- **Medical Leasing Demand:** Low vacancy along I-15, growing need for healthcare space, and excellent property features (ADA, parking, management).

SALES COMPS

16776 BERNARDO CENTER DR., SAN DIEGO, CA 92128



MAP	MAP	MAP	PROJECT SIZE LAND SIZE	SALE PRICE PRICE PSF	SALE PRICE PRICE PSF	YEAR BUILT % LEASED
1		12220 El Camino Real, San Diego, CA 92130	56,552 SF / 2.92 AC	\$26,246,038 / \$464.10	04/01/2025 / -	1998 / -
2		12230 El Camino Real, San Diego, CA 92130	56,548 SF / 2.91 AC	\$22,253,962 / \$393.54	04/01/2025 / -	1998 / -
3		8965 Balboa Ave, San Diego, CA 92123	27,761 SF / 3.40 AC	\$12,350,000 / \$444.87	12/19/2024 / -	1987 / 100%
4		10065 Old Grove Rd, San Diego, CA 92131	21,400 SF / 1.10 AC	\$7,000,000 / \$327.10	10/16/2024 / -	1980 / 100%
5		5665 Oberlin Dr, San Diego, CA 92121	14,663 SF / 0.66 AC	\$6,130,000 / \$418.06	10/22/2024 / -	1983 / -
6		12707 High Bluff Dr, San Diego, CA 92130	59,013 SF / 2.22 AC	\$22,214,831 / \$376.44	09/27/2024 / -	1986 / 100%
7		16810-16816 Bernardo Center Dr, San Diego, CA 92128	9,925 SF / 1.14 AC	\$3,550,000 / \$357.68	09/23/2024 / -	1975 / -
8		15721-15725 Pomerado Rd, Poway, CA 92064	70,000 SF / 4.34 AC	\$22,250,000 / \$317.86	06/24/2024 / -	1990 / 81.7%

AVERAGE PRICE PSF: \$387


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Prime location with excellent visibility and convenient accessibility.

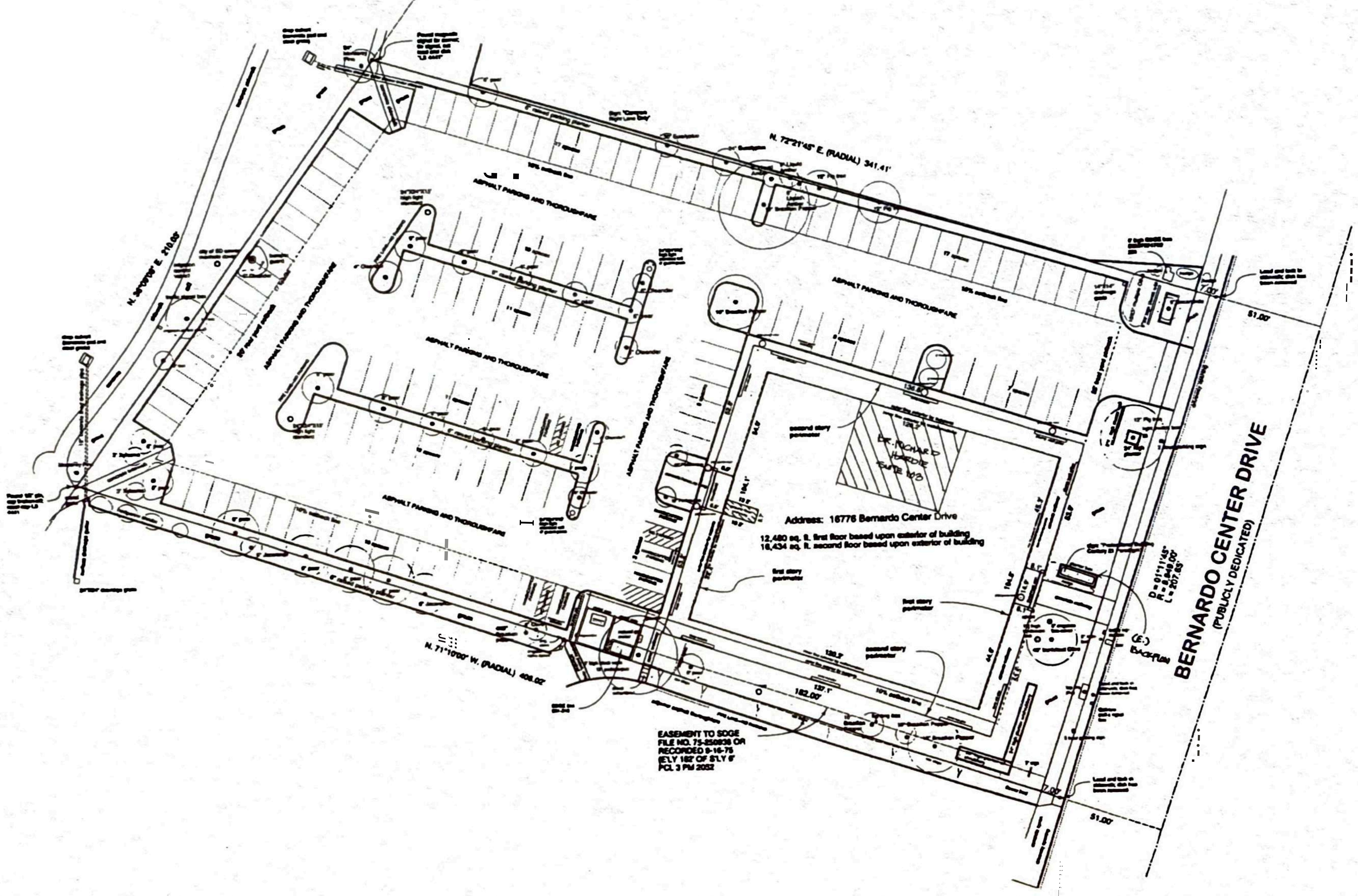
NEW 67 ACRE CAMPUS HIRING
OVER 5,500 EMPLOYEES



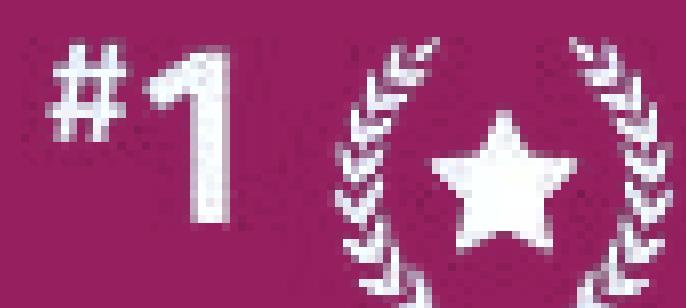
#140 PARKING SPACES



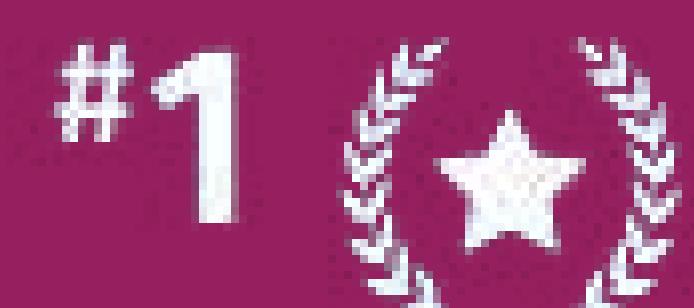
± 140 Parking Spaces



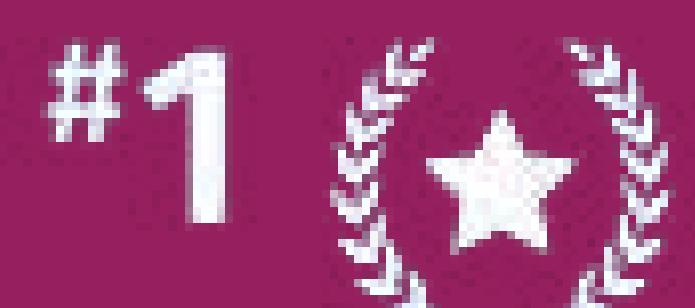
SITE PLAN



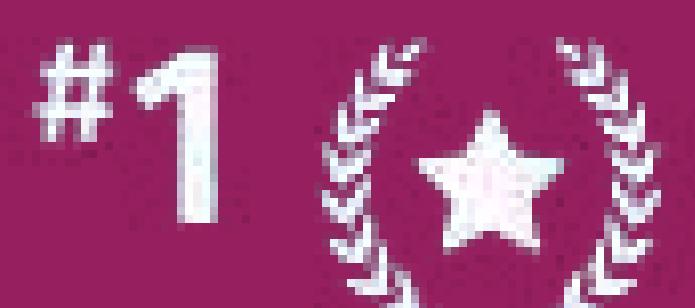
Best place in
America to launch
a startup
FORBES MAGAZINE



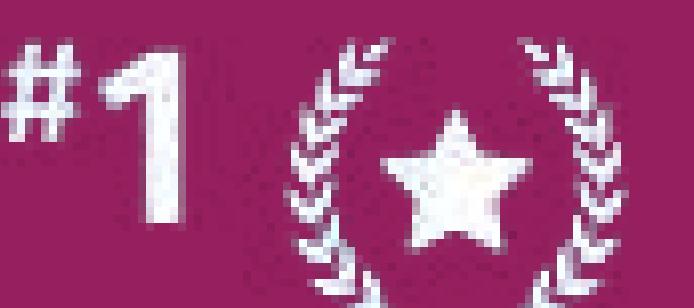
Most diverse
high-tech sector in
the nation
MILKEN INSTITUTE



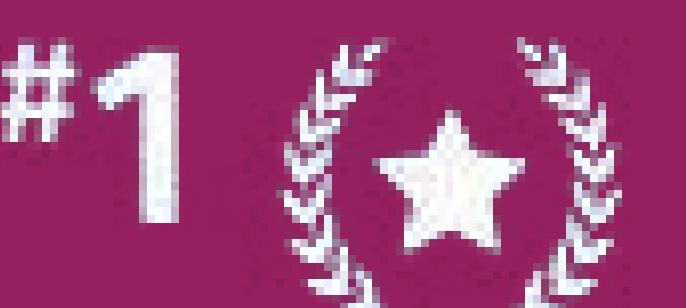
Highest number of
active duty military
BEA.GOV



Average commute
time among top 25
most populated
metros (24.9 mins)
**AMERICAN
COMMUNITY SURVEY**



Top Metro in U.S.
for relocation
APA SURVEY



Top U.S. Travel
Destination
MONEY MAGAZINE



With its near-perfect climate and thriving economy, San Diego County remains one of the most sought-after regions to live and work in the U.S. The area's exceptional quality of life continues to draw residents, businesses, and visitors from around the globe.

Over the past 20 years, San Diego has built a distinct reputation—not only as a top travel destination but also as a hub for innovation in defense, biotechnology, clean energy, telecommunications, and electronics manufacturing.



AVERAGE HOME VALUE

\$698,955[1]



HOUSEHOLDS

1,165,877[1]



AVERAGE HOUSEHOLD INCOME

\$108,186[1]



POPULATION

3,334,024[3]

[1] FAST REPORT [2] U.S. BUREAU OF ECONOMIC ANALYSIS [3] UNITED STATES CENSUS BUREAU

SAN DIEGO RANKS

#2

INNOVATION

PATENT INTENSITY, FEDERAL
FUNDING, VENTURE CAPITAL
INVESTMENT

#2

TALENT

GRADUATE PIPELINE, TRANSFERABLE
SKILLS, OCCUPATIONAL
CONCENTRATION

#4

GROWTH

LISTINGS, FIVE-YEAR
OCCUPATIONAL GROWTH



SAN DIEGO RANKINGS

#1 MOST PATENT INTENSE REGION IN THE U.S. — #3 IN THE WORLD
SAN DIEGO ECONOMIC DEVELOPMENT CORPORATION

#3 CLEAN TECH CITY IN AMERICA
CLEAN TECH LEADERSHIP

#3 LIFE SCIENCES HUB

#4 IN VENTURE CAPITAL DOLLARS PER EMPLOYEE
NATIONAL VENTURE CAPITAL ASSOCIATION / U.S. BUREAU OF LABOR STATISTICS

#5 CITY FOR FAST-GROWTH COMPANIES
INC. MAGAZINE

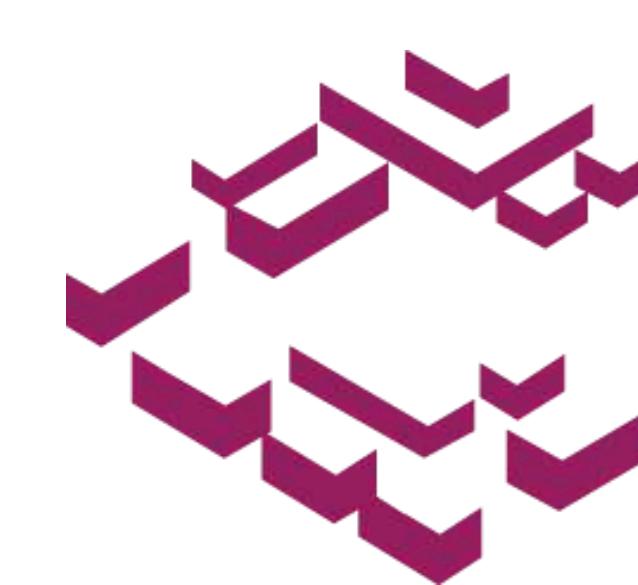
#5 SAN DIEGO RANKS FIFTH AMONG THE TOP 25 U.S. STARTUP HUBS
U.S. CHAMBER OF COMMERCE FOUNDATION

Specialty Demand & Physician Gap Near RBMP

- Demand for medical office space continues to outpace supply, with absorption consistently exceeding new deliveries.
- New development remains limited due to high interest rates, rising construction costs, scarce land availability, and other entry barriers.
- Since 2014, average annual medical office deliveries have been less than half the volume seen between 2005–2013.
- From 2014 to year-to-date 2024, net demand has exceeded new supply by an average of 78,657 SF annually.
- Currently, only 9,990 SF of ground-up medical office development is underway in San Diego—offering minimal short-term supply relief. The market may see limited additional space through select conversion projects in the pipeline.

SAN DIEGO MEDICAL OFFICE STATISTICS Q2 2024

San Diego Medical Office Statistics Q2 2024								
Submarket	Total inventory (s.f.)	Q2 total net absorption (s.f.)	12-month total net absorption (s.f.)	12-month net absorption (% of inventory)	Direct vacancy (%)	Prior year vacancy (%)	Average asking rent (\$ p.s.f.)	Year-over-year change (%)
Oceanside/Vista	1,174,806	-10,497	606	0.1%	11.1%	11.2%	\$3.82	6.4%
Escondido/San Marcos	1,190,391	676	32,455	2.7%	5.4%	8.1%	\$4.45	-1.1%
North County Coastal	1,525,565	-763	25,302	1.7%	5.5%	6.9%	\$5.10	-0.6%
I-15 Corridor	1,099,739	7,183	-4,460	-0.4%	6.9%	6.7%	\$4.40	8.9%
La Jolla/UTC/Sorrento	2,018,539	20,208	-4,460	-0.7%	5.2%	3.7%	\$4.83	0.2%
Kearny Mesa/Mission Valley	2,156,458	2,577	-24,096	-1.1%	6.9%	5.5%	\$4.32	2.1%
Uptown/Hillcrest	1,011,130	0	2,586	0.3%	1.7%	2.0%	\$3.65	9.3%
East County	1,856,771	-16,252	-34,083	-1.8%	6.0%	4.1%	\$3.31	3.8%
South County	1,663,215	-16,196	-36,882	-2.2%	4.7%	2.4%	\$3.32	0.0%
Other	427,994	2,213	8,969	2.1%	2.6%	4.6%	\$3.32	-1.2%
Market Totals	14,124,608	-20,416	-43,794	-0.3%	5.9%	5.4%	\$4.14	0.0%
On Campus	2,161,094	-5,109	-1,332	-0.1%	3.1%	3.3%	\$4.41	3.0%
Off Campus	9,433,696	-9,085	-15,454	-0.2%	5.6%	5.1%	\$4.27	-0.7%
Adjacent to Campus	2,529,818	-6,222	-27,008	-1.1%	9.4%	8.1%	\$3.65	-1.6%



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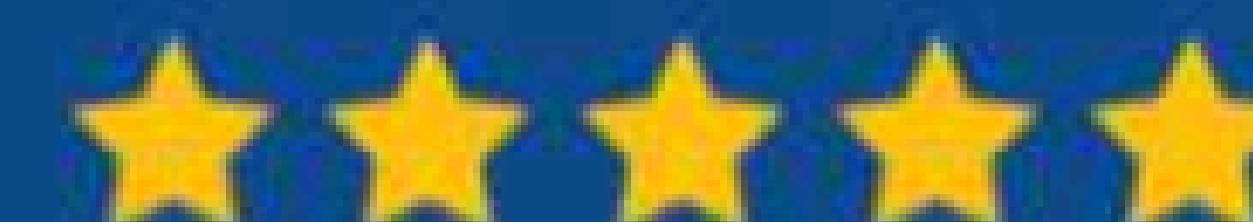
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"Todd is an extremely professional Realtor that has helped clients of mine find commercial properties. Whenever I send a client his way, I know that they will be very well taken care of and I get nothing but rave reviews. I highly recommend Todd!" - Alan Cox

Don't miss out—request the full property details now!