



# RB MEDICAL PLAZA

SAN DIEGO, CA 92128



Rancho Bernardo Medical Campus: ±3,348 SF of Prime, Amenity-Rich Space | Medical Office Condo Investment



# Investment Details



Unit Size	± 3,348 RSF Medical Condo
Tenant	Unio Specialty Care
Lease Expiration	4/30/2033
Leased	100%
NOI	\$126,831.12
Purchase Price	\$2,113,852 (\$631/sf)
Cap Rate	6%



RB Medical Plaza offers a premier Rancho Bernardo location with excellent visibility and accessibility along Interstate 15. The Property combines professional design, modernized common areas, and enhanced building systems to deliver a high-quality environment for healthcare and professional tenants. With its ongoing capital improvements—including exterior upgrades, refreshed entries, and efficient infrastructure—RB Medical Plaza provides a contemporary, patient-friendly setting designed to support today’s medical practices and long-term tenant success.





# Executive Summary

Colliers International (“Colliers”) has been retained on an exclusive basis to sell RB Medical Plaza, the premier medical office condominium project in Rancho Bernardo, CA (the “Property”). A prominently located medical office building, the Property is currently in the process of being condo mapped, with impending capital improvements planned, and occupied by a diverse mix of healthcare and professional services tenants (the “Tenant”).

### The Asset

The ±78,872 SF Property is situated on ±3.05 acres in the Rancho Bernardo submarket. Built in 1984 and recently upgraded, the four-story building features steel-frame construction, two elevators, a landscaped central courtyard, above standard parking, and upgraded common areas and restrooms. With its freeway-fronting visibility along Interstate 15 and amenity-rich design, RB Medical Plaza represents a premier medical office opportunity with both stable in-place tenancy and significant lease-up potential.

### The Opportunity

Rancho Bernardo serves as the gateway to both North and Central San Diego, offering a premier location for healthcare growth. The submarket is home to strong healthcare demographics and anchored by leading health systems, creating a highly cohesive, all-healthcare environment. With established health systems expanding across North County and increasing demand for outpatient medical space, this market presents a rare opportunity for a healthcare practice to grow, thrive, and position itself alongside some of the region’s most prominent providers.

Location	11770 Bernardo Plaza Ct San Diego, CA 92128
Building Area	78,872 SF on 3.05 Acres
Submarket	Rancho Bernardo North County San Diego
Construction	Steel
Roof	Tile
APN	274-781-21-00
Parking Ratio	5.8/1,000 SF



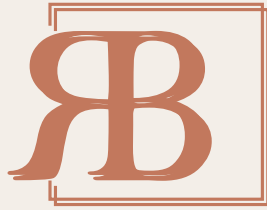
## Close to Every Corner of North County's Medical Growth

- 3 Minutes I-15
- 5 Minutes UC San Diego Health Rancho Bernardo
- 5 Minutes Sharp Rees-Stealy Rancho Bernardo
- 7 Minutes Scripps Clinic Rancho Bernardo
- 7 Minutes SR 56
- 8 Minutes To Palomar Medical Center Poway
- 14 Minutes Palomar Medical Center Escondido
- 14 Minutes To Scripps Hospital San Marcos
- 16 Minutes To Kaiser Permanente San Marcos
- 22 Minutes Tri-City Medical Center / Sharp Hospital Vista

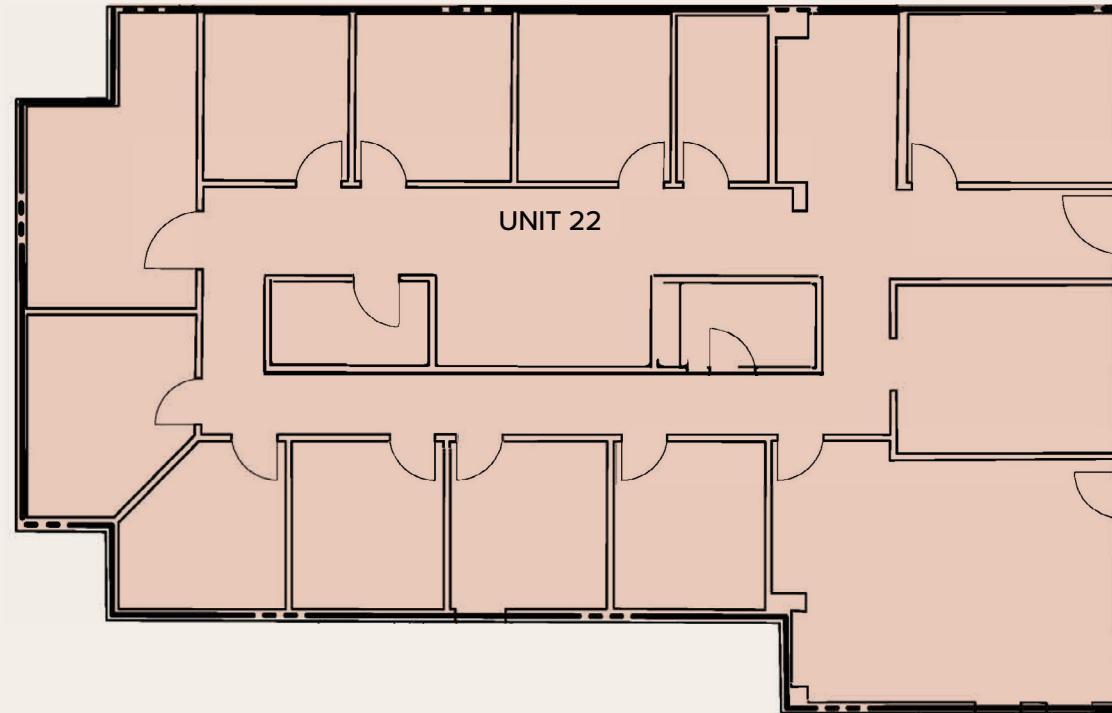
## Nearby Healthcare Systems







## Floorplan Second Floor BUILDING A



- Unit 22 - 3,348 SF

\*Suite contains significant plumbing throughout,  
in process of confirming the correct floorplan

## Tenant Highlights



### About Unio

At Genesis Research, we are dedicated to advancing medical knowledge and improving patient care through cutting-edge clinical trials. With multiple locations spanning across the Greater Los Angeles area and San Diego, we offer a network of research facilities. Our commitment to excellence is upheld by a team of experienced physicians and research professionals who work diligently to conduct safe and efficient trials. Through close collaboration with leading pharmaceutical companies and healthcare institutions, we aim to bring innovative treatments and therapies to the forefront of modern medicine.

As a premier destination for clinical trials, Genesis Research provides patients with access to the latest advancements in medical science while maintaining the highest standards of patient safety and ethical conduct. With 52 locations spanning from San Francisco to San Diego and a network of 164 dedicated providers, our state-of-the-art facilities and robust infrastructure ensure seamless execution of trials across a wide range of therapeutic areas. Committed to personalized patient care and comprehensive support, we empower individuals to take an active role in shaping the future of medicine.







## Strategic Enhancements. Enduring Value.

**Institutional Quality Renovations & Enhancements:** Ownership at RB Medical Plaza is executing a targeted capital improvement program designed to elevate the Property’s appearance, functionality, and tenant experience. Planned upgrades include parking lot resurfacing and restriping, a complete exterior repainting, and refreshed building and suite signage—enhancements that will strengthen curb appeal and reinforce the Plaza’s professional image within the Rancho Bernardo market.

**Modernized Common Areas & Building Systems:** Interior renovations will modernize the remaining restroom cores and common corridors, creating a consistent and contemporary aesthetic throughout. Building systems are also being upgraded, including installation of a new HVAC control system, refurbished elevator cabs, and replacement of portions of the tile roof underlayment—improvements that enhance efficiency, comfort, and long-term reliability.

**Refreshed Entry & Tenant Experience:** The main entry will feature new aluminum and glass doors, while tenant suite entrances will be refreshed to create a polished, modern arrival experience for both tenants and visitors. These updates will further position RB Medical Plaza as a high-quality medical office destination in North San Diego.

**Ownership Commitment to Long-Term Value:** Through these enhancements, ownership is demonstrating a long-term commitment to maintaining RB Medical Plaza as one of Rancho Bernardo’s premier medical and professional environments. This proactive investment strategy enhances tenant satisfaction, supports retention, and reinforces long-term asset value in one of San Diego’s most established healthcare submarkets.







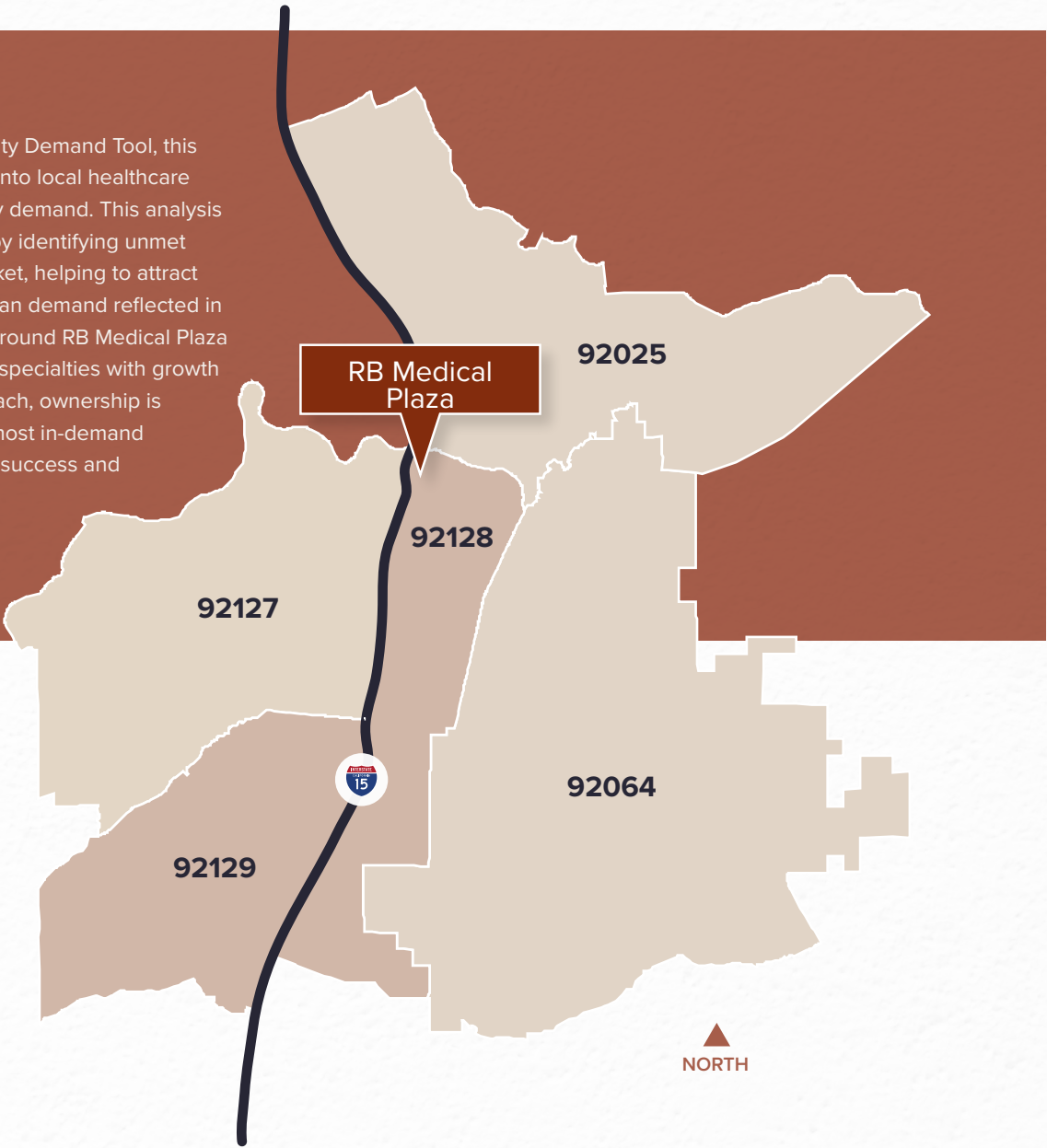
# Patient Demand Forecast

## RB Medical Plaza

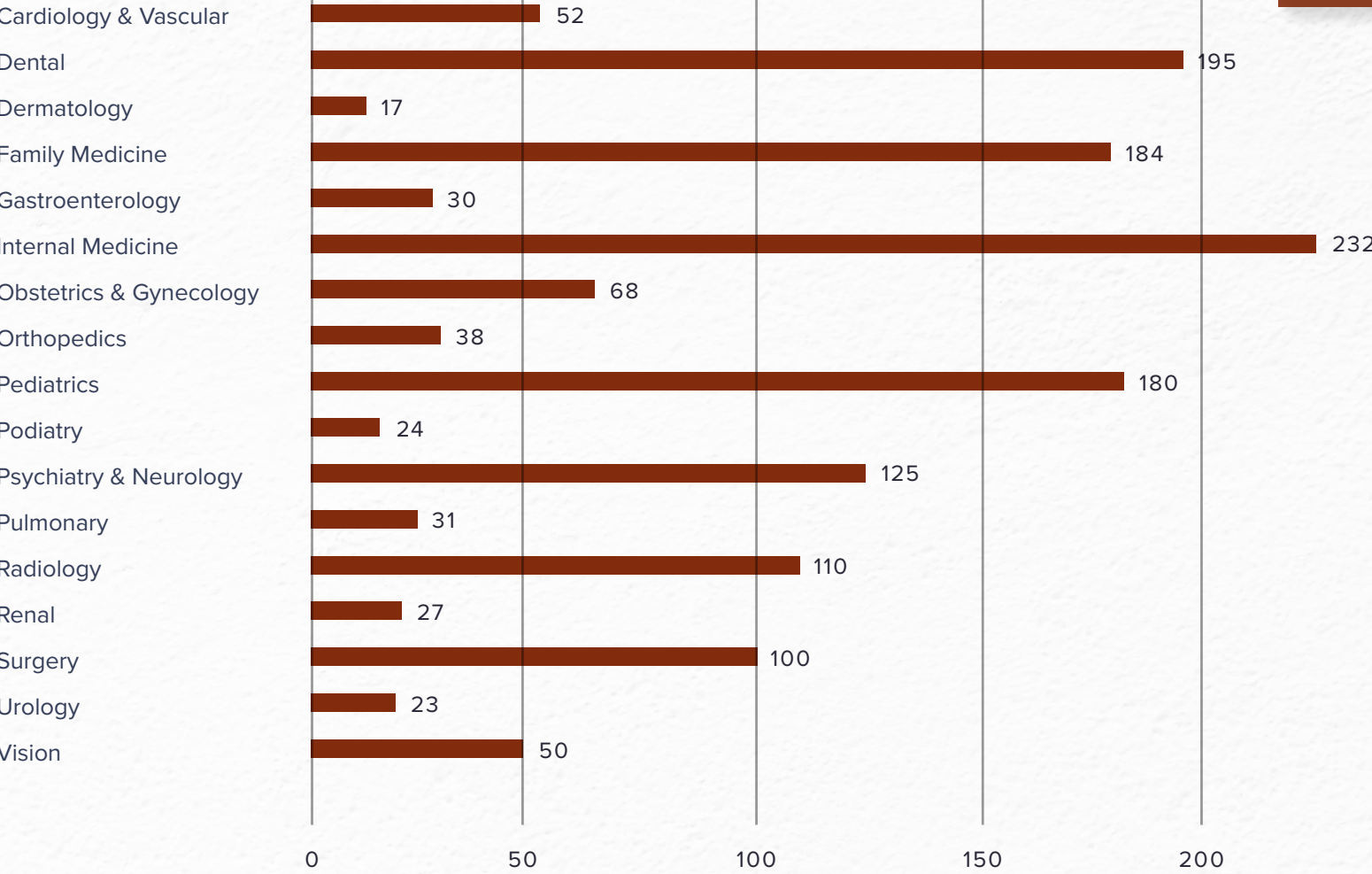
revista<sub>med</sub>

Utilizing data from the Revista Specialty Demand Tool, this property benefits from deep insights into local healthcare trends, provider density, and specialty demand. This analysis supports strategic leasing decisions by identifying unmet clinical needs in the surrounding market, helping to attract high-value medical users. The physician demand reflected in the data is based on a 5-mile radius around RB Medical Plaza in Rancho Bernardo, highlighting key specialties with growth potential. With this data-driven approach, ownership is positioned to align tenancy with the most in-demand specialties, maximizing the long-term success and stability of the project and the physicians.

TARGET  
MARKETS



PHYSICIAN DEMAND CHART (5 Miles)



SERVICE  
LINES



# Rancho Bernardo Submarket

## Build Long-Term Value in Rancho Bernardo

Rancho Bernardo, CA, is a thriving master-planned community known for its strong business climate, scenic landscapes, and exceptional quality of life. Located in northern San Diego county, Rancho Bernardo offers convenient access to major highways, airports, and a highly skilled workforce. The area supports a diverse economy, with strengths in technology, life sciences, defense, and professional services. Businesses benefit from modern office parks, strong community partnerships, and a culture that fosters innovation. With its rolling hills, golf courses, top-rated schools, and abundance of shopping, dining, and recreational amenities, Rancho Bernardo delivers an outstanding balance of work and lifestyle, making it an ideal place to establish and grow your practice.



## Demographics

Population	165,287
Average Household Income	\$158,109
Median Age	43.3
Median Home Value	\$1,053,500
College Education	71% of Residents Have Bachelor's Degree or Higher

*\*Values for 2025, 5-Mile Radius*

## Rancho Bernardo Employers



# Rancho Bernardo At a Glance

1-Mile Radius			
<b>11,672</b>	<b>\$926,522</b>	<b>1,482</b>	<b>19,639</b>
Total Population	Median Home Value	Businesses	Daytime Population
5-Mile Radius			
<b>165,287</b>	<b>\$1,053,500</b>	<b>6,089</b>	<b>153,679</b>
Total Population	Median Home Value	Businesses	Daytime Population
10-Mile Radius			
<b>604,366</b>	<b>\$993,770</b>	<b>22,098</b>	<b>551,576</b>
Total Population	Median Home Value	Businesses	Daytime Population

*\*Values for 2025, 5-Mile Radius*



**\$12,068.85**

Spent Annually  
per Household on  
Healthcare in  
Rancho Bernardo





**RYAN FOLEY**

Vice President  
+1 760 930 7924  
ryan.foley@colliers.com  
Lic. No. 02018340

**MYLES MARTINEZ**

Senior Associate  
+1 858 224 9006  
myles.martinez@colliers.com  
Lic. No. 02199914

**COLLIERS**

4350 La Jolla Village Dr  
Suite 500  
San Diego, CA 92122  
www.colliers.com

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