



FOR SALE OR LEASE

11415 W Bernardo Court

San Diego, CA 92127

Tenant Incentive

Year 1 \$1.50/SF NNN

Year 2 \$1.70/SF NNN

Year 3 \$1.80/SF NNN

**For qualified tenants
on a minimum 3 year term*



±7,878 SF Flex Condominium

11415 W Bernardo Court | San Diego, CA 92127



±7,878 SF
Condominium Size

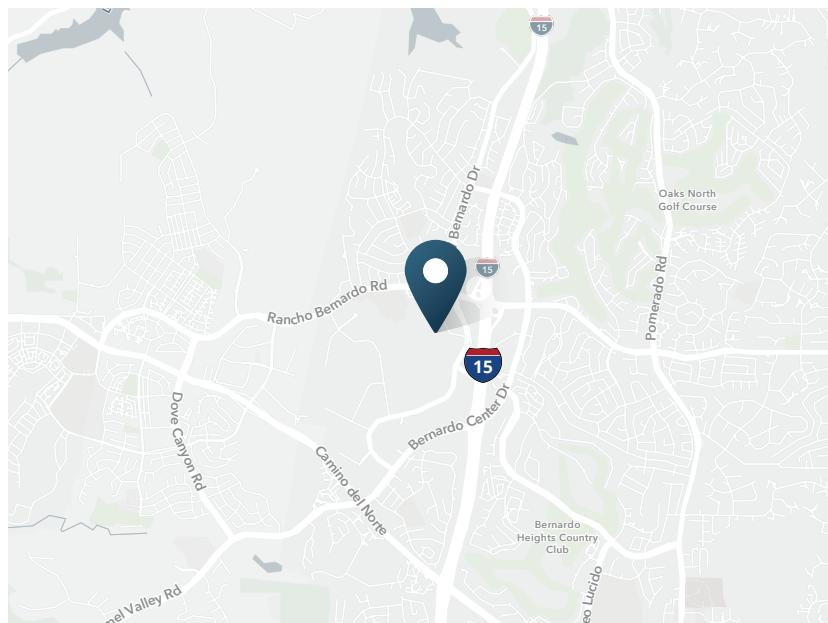
3/1,000 SF
Parking Ratio

\$2,363,400
Sale Price

\$1.60/SF NNN
Lease Rate

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
- Zoning: IP-2-1
- APN: 678-400-07

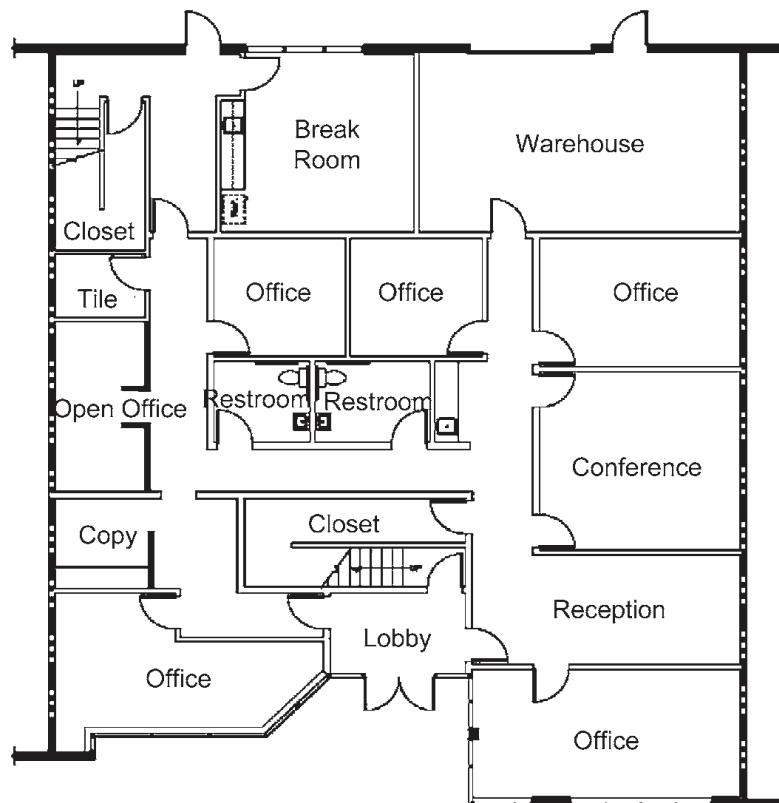


Floor Plan

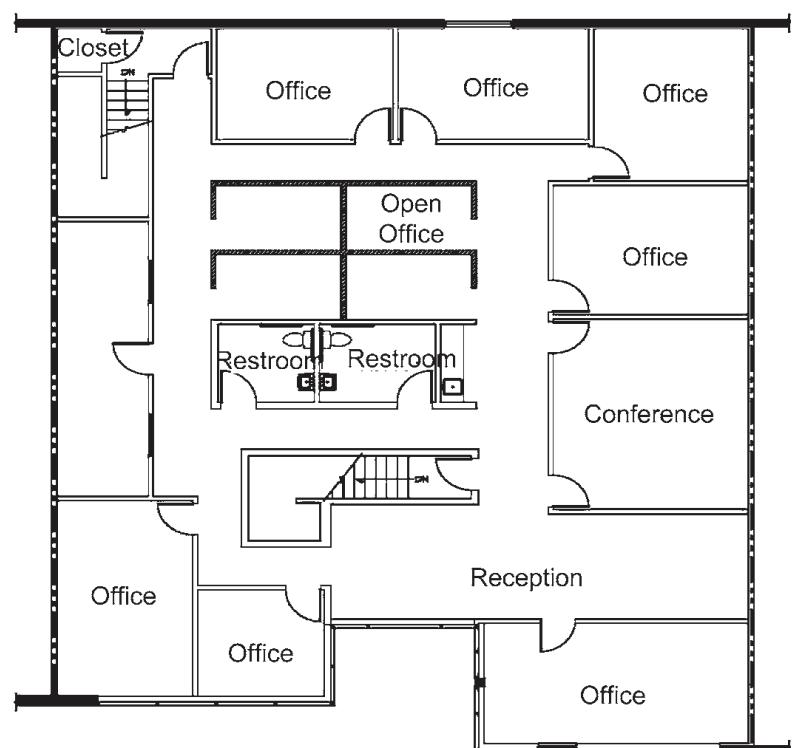
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FIRST FLOOR



SECOND FLOOR



±7,878 Total SF

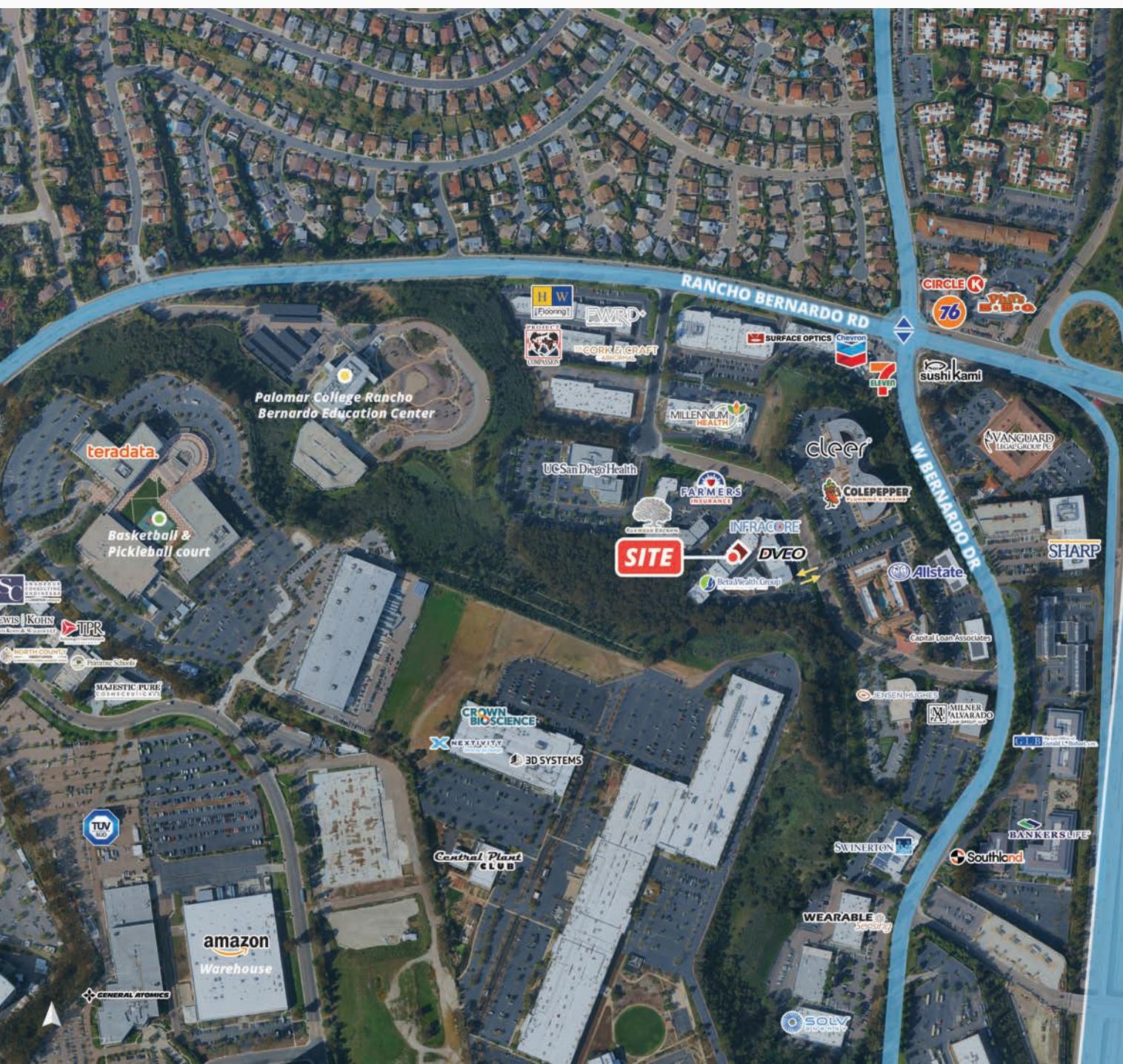
Property Photos

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Corporate Neighbors & Access

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Rancho Bernardo Submarket

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RANCHO BERNARDO SUBMARKET

Rancho Bernardo is nestled within the picturesque landscape of northeast San Diego County, offering a vibrant community defined by a tranquil suburban character. Home to an affluent population and a diverse residential mix ranging from well-appointed single-family neighborhoods to luxury estates, the area remains highly supply constrained for industrial users. These factors reinforce Rancho Bernardo's appeal for businesses seeking stability, access to urban amenities, and long-term positioning in a tightly constrained submarket.

EMPLOYERS



CYMER

**NORTHROP
GRUMMAN**

BAE SYSTEMS

SONY

AREA DEMOGRAPHICS

101.8K
Population

\$209,300
Average HH Income

42.8
Median Age

0.4%
2025-2030
Population Growth

2.5 MSF
Industrial Base
(Q4 2025)

4.0%
Rancho Bernardo
Vacancy Rate
(Q4 2025)

\$1.69
Rancho Bernardo
Asking Rates
(Q4 2025)

0 SF
Rancho Bernardo
Development
(2025 YTD)

San Diego County Map

11415 W Bernardo Court | San Diego, CA 92127



SAN DIEGO COUNTY MAP

3 Minutes
To I-15

9 Minutes
To SR 78

15 Minutes
To I-5

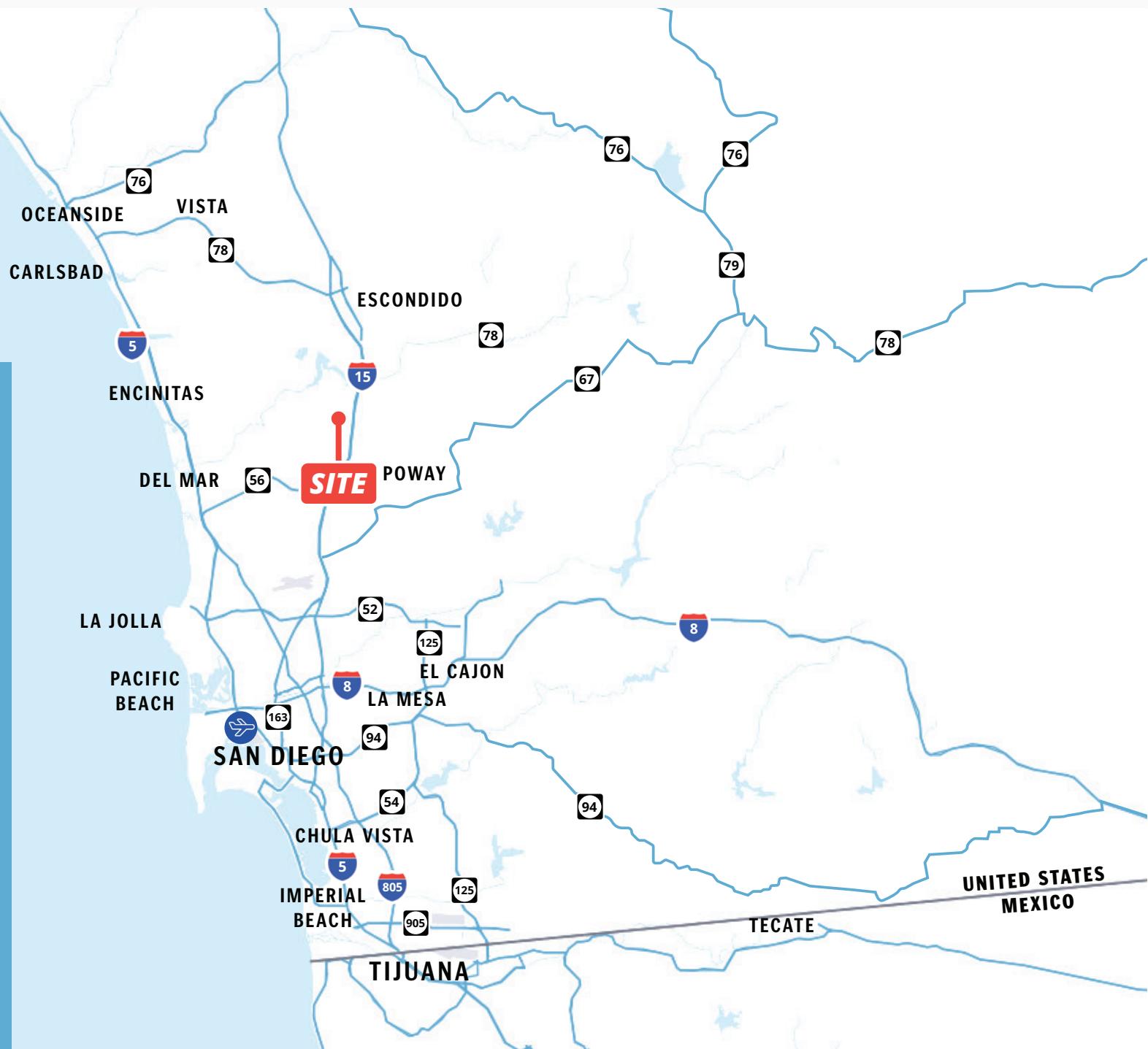
35 Minutes
To Riverside County

45 Minutes
To Orange County

25 Minutes
To Downtown San Diego

25 Minutes
To San Diego International Airport

35 Minutes
To US/Mexico Border





SRS
INDUSTRIAL

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