

MONTADURA BUSINESS PARK

FOR LEASE

11415 WEST BERNARDO COURT
SAN DIEGO, CA 92127

7,708 SF TWO-STORY FLEX BUILDING IN RANCHO BERNARDO | 5,781 - 7,708 SF AVAILABLE

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

11415 WEST BERNARDO COURT



7,708 SF two-story flex condo



5,781 - 7,708 SF available



Tenant improvements available



Built in 1991



Extensive windowline



One grade-level loading door (expandable)



100% climate controlled



Heavy power



Parking: ± 3.0 / 1,000 SF



Zoning: IP-2-1

THE PROPERTY



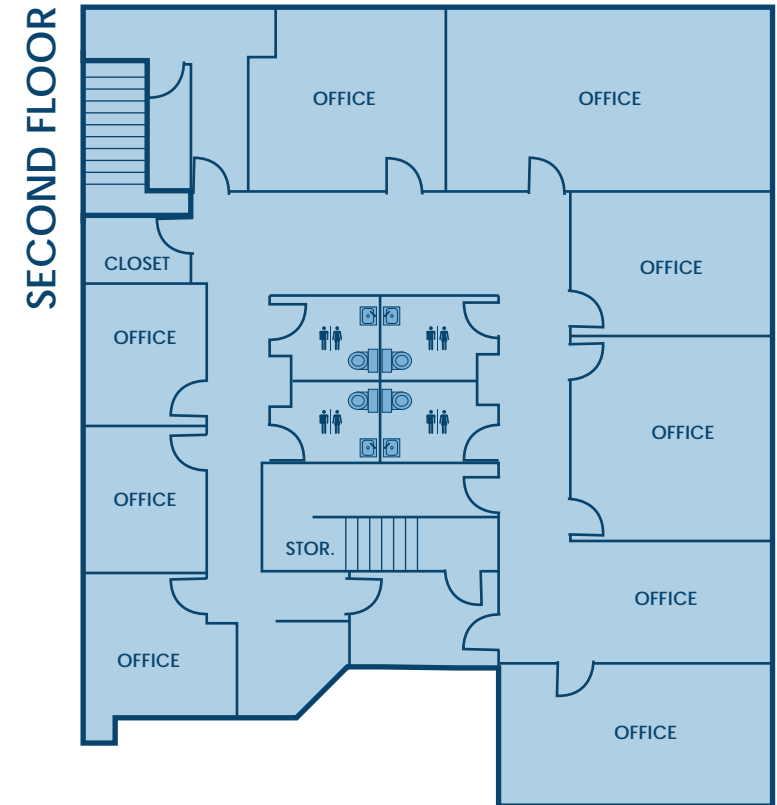
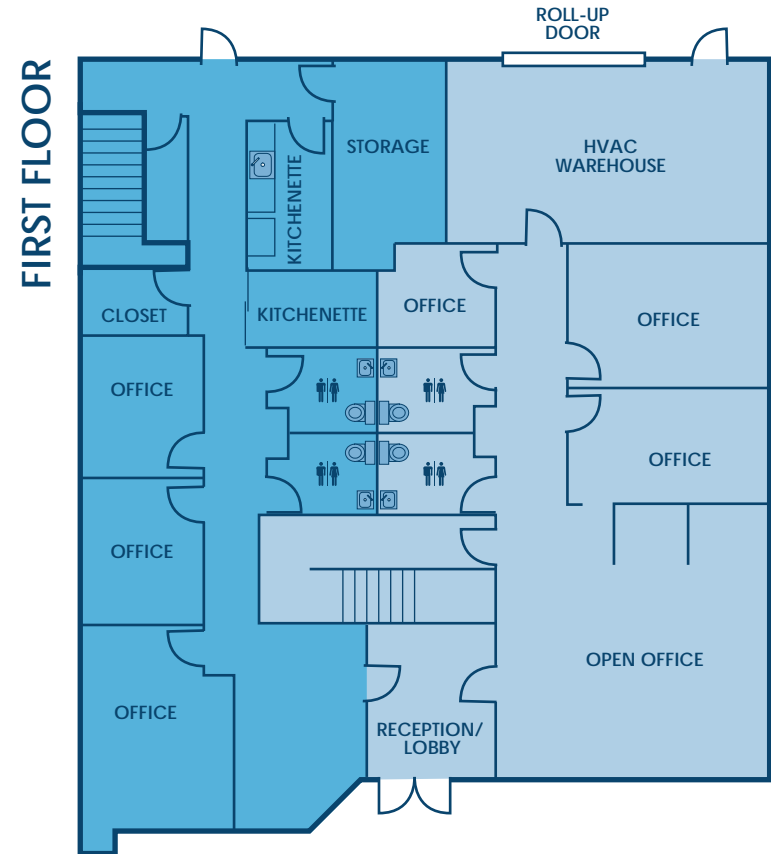
LEASE RATE | \$1.70 / SF NNN



5,781 SF

EXPANDABLE TO
7,708 SF

FLOORPLAN



5,781 SF

CAN BE INCLUDED FOR A TOTAL OF 7,708 SF

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AREA AMENITIES

RANCHO BERNARDO

- Ralph's Grocery
- CVS
- World Market
- Bed Bath & Beyond
- Karl Strauss Brewing Co.
- Miguel's Cocina
- Wendy's
- Jamba Juice

- Jersey Mike's Subs
- Sushi on the Rock

- Phil's BBQ
- The Cork & Craft
- Sushi Kami

- Target
- Sprouts Farmers Market
- Chick-fil-A
- Starbucks
- Board & Brew
- Swami's Cafe
- Orangetheory Fitness

- Subway
- Carl's Jr
- Flippin Pizza
- Greenspot Salad Co.

- FedEx
- Olieh Korean BBQ
- U.S. Post Office
- Vons
- Peet's Coffee
- Denny's
- The Kebab Shop
- Chuz Fitness
- CVS
- UPS Store
- IHOP
- Jack In The Box
- Carl's Jr
- Starbuck's
- Rubio's
- McDonald's

MONTADURA BUSINESS PARK

RANCHO BERNARDO

Rancho Bernardo's central location and accessibility to several arterial freeways, including Interstate 15, provide relatively easy commutes for residents from across San Diego, not to mention distribution routes through the region, both to the coast and Inland Empire. Its proximity to—and discount to—neighboring employment nodes in the UC San Diego area (UTC and Torrey Pines) and Sorrento Mesa make the submarket an attractive alternative for tenants who might be priced out of those areas. One-quarter of Rancho Bernardo residents hold a graduate degree, many with a STEM degree according to census data, and median annual household incomes are above \$100,000.



3,286,069

2021 POPULATION
SAN DIEGO COUNTY



161,650

POPULATION
(5 MILE RADIUS)



\$152,920

AVERAGE HH INCOME
(5 MILE RADIUS)



57,044

EMPLOYEES
(5 MILE RADIUS)

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For more information or to tour the property, please contact:

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.