

# Rancho Bernardo Town Center

11922-11987 Bernardo Plaza Dr., San Diego, CA 92128

**AVAILABLE:**

✧ ± 908 S.F. – 1,819 S.F. in high profile new addition with patio and grease trap

## Highlights

- ❖ Anchored by dominant Vons
  - #1 grocery store in 5-mile radius
  - Approx. \$50M in annual revenue
- ❖ Town center of master-planned community
- ❖ Recently remodeled (2017)
- ❖ “Under-retailed” with high barriers to entry
- ❖ Strong position among “National Retailers”
- ❖ Approximately 649 parking spaces, best in trade area
- ❖ Proximate to Interstate 15

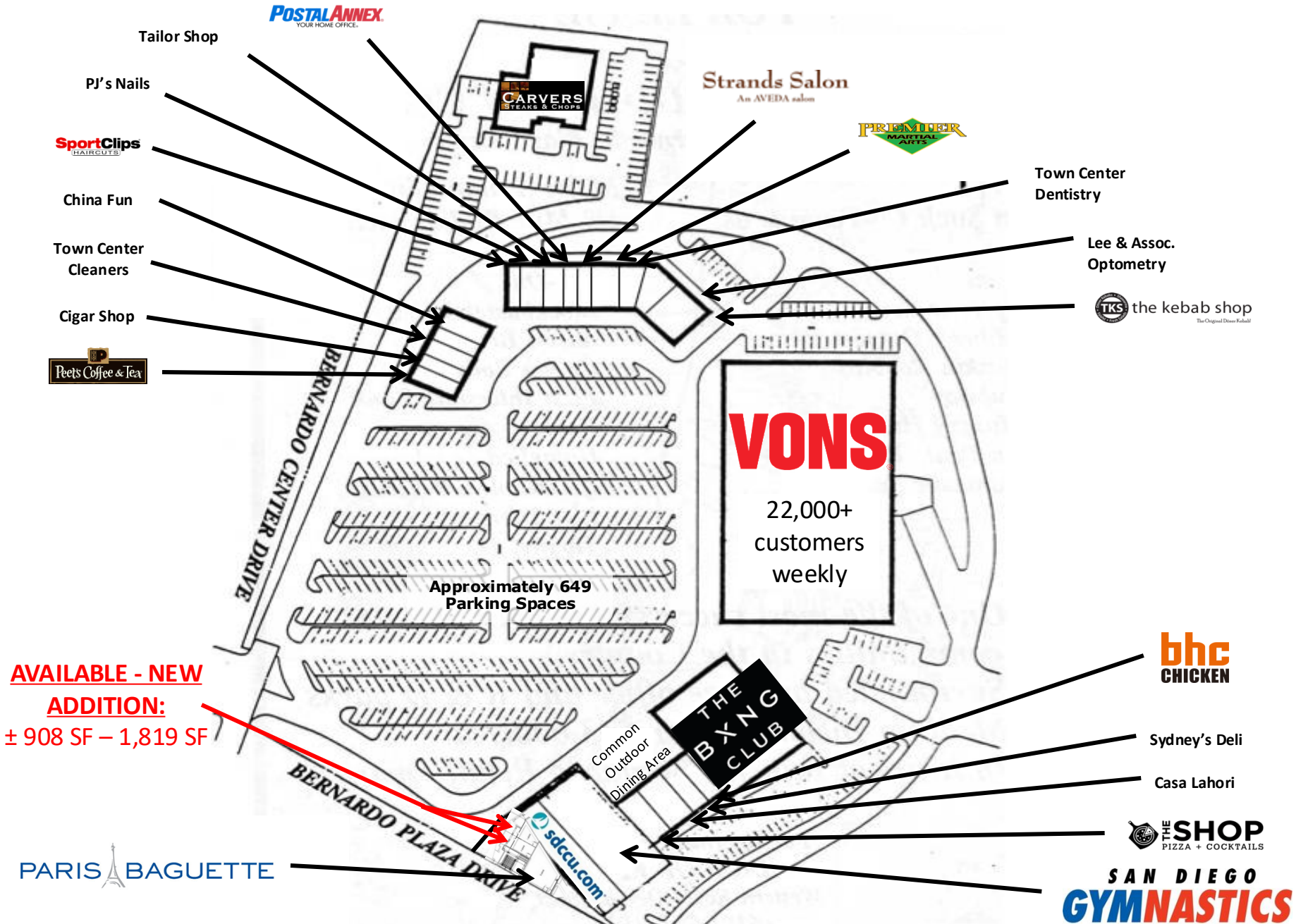


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# Substantial Remodel Completed in 2017



# Site Plan



**AVAILABLE - NEW  
ADDITION:  
± 908 SF – 1,819 SF**

**VONS**  
22,000+  
customers  
weekly

Approximately 649  
Parking Spaces

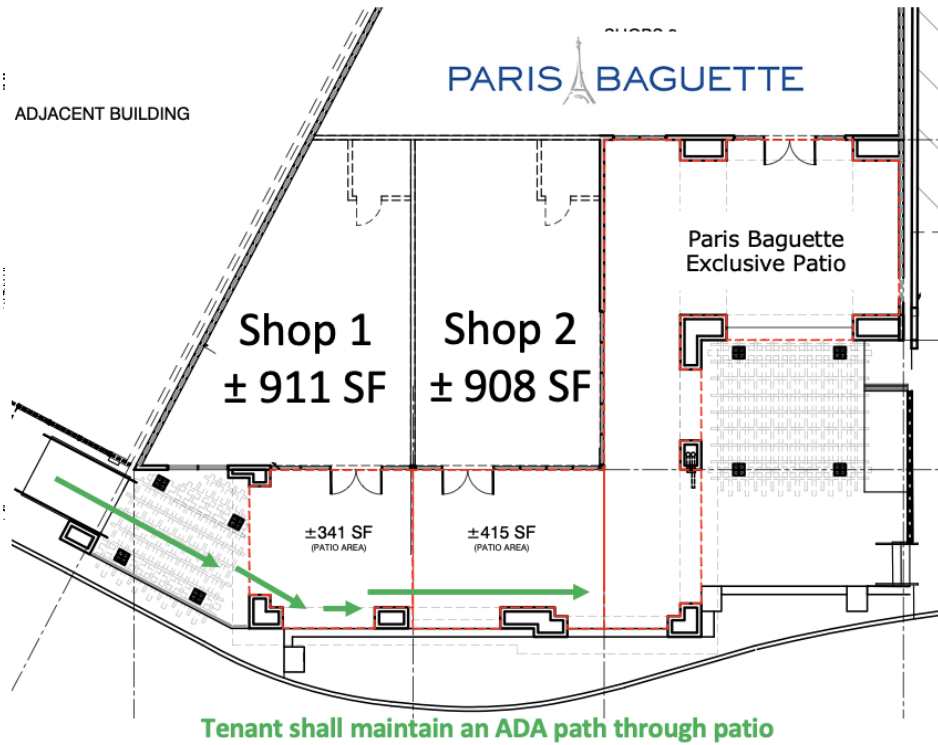
PARIS BAGUETTE

**SAN DIEGO  
GYMNASTICS**

The information contained herein, while obtained from sources believed to be reliable, is not guaranteed.

# New Addition Coming Soon

Proposed completion date – 4<sup>th</sup> quarter 2024



## Highlights

- ❖ High identity building, in direct line of site to customers entering main entrance to center
- ❖ New construction with tall ceilings and luxurious finishes
- ❖ Lease signed with Paris Baguette



# New Addition Coming Soon

Proposed completion date – 4<sup>th</sup> quarter 2024

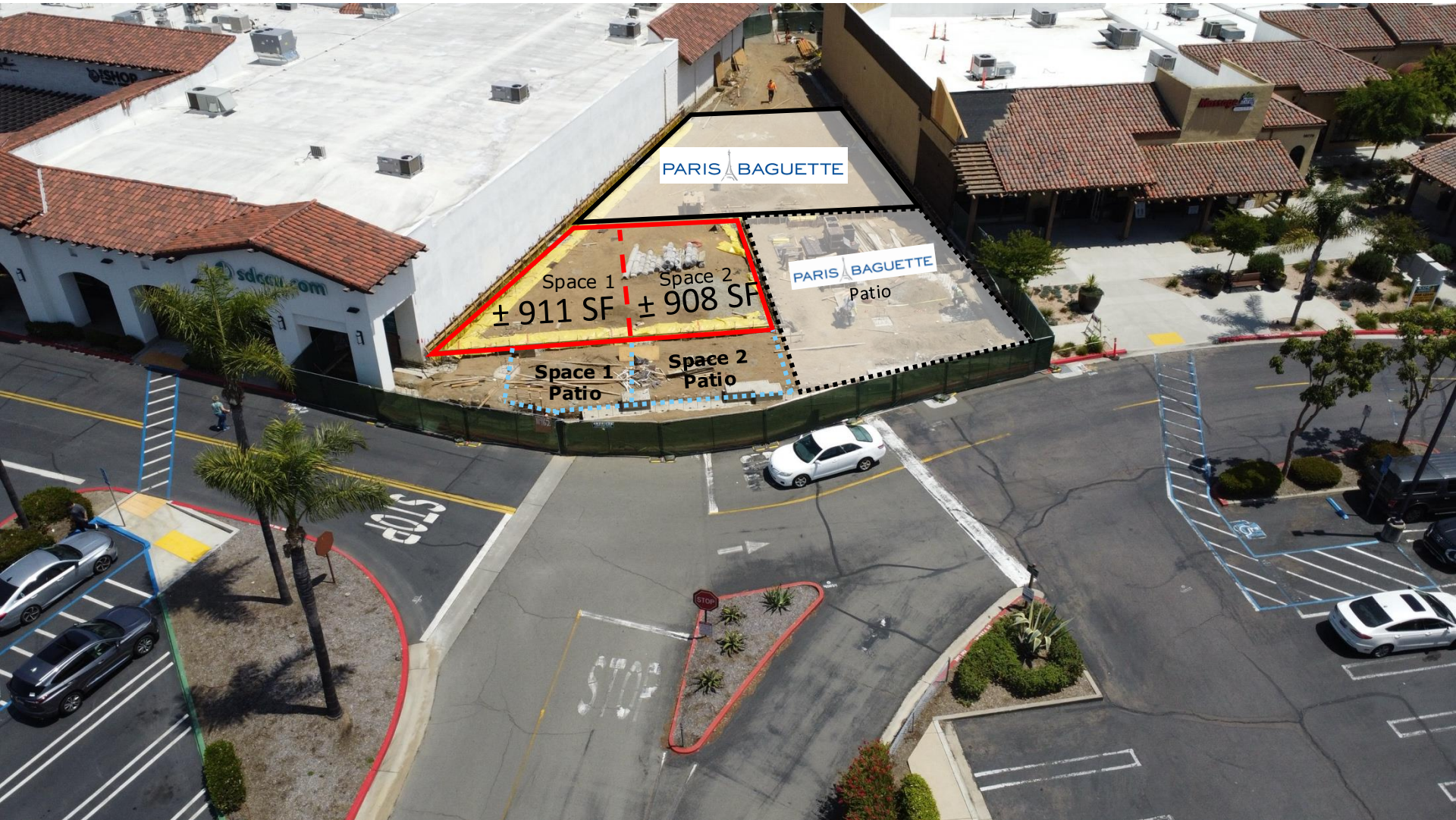
## Currently Under Construction



# New Addition Coming Soon

Proposed completion date – 4<sup>th</sup> quarter 2024

## Currently Under Construction



# New Addition Coming Soon

Proposed completion date – 4<sup>th</sup> quarter 2024

**AVAILABLE - NEW**  
**ADDITION:**

± 908 SF – 1,819 SF

## *Highlights*

- ❖ New addition is in the middle of the VONS and CVS centers, approx. 300,000 SF of retail
- ❖ In direct line of site to customers entering main entrance to center



# New Addition Coming Soon

Proposed completion date – 4<sup>th</sup> quarter 2024

**AVAILABLE - NEW**  
**ADDITION:**  
± 908 SF – 1,819 SF

Pine trees planned to be removed





# Demographics

	1 Mile	3 Miles	5 Miles
Population	14,356	81,927	158,714
Daytime Population	17,268	102,374	189,614
Employee Population	7,512	47,213	79,824
Average Household Income	\$137,302	\$174,545	\$172,692
Median Single Family Home Price (Redfin)		\$1,200,000	

The Rancho Bernardo submarket is the fifth largest office space submarket in San Diego County

Major Employers Include:

- Sony
- Apple
- General Atomics
- Broadcom
- Hewlett-Packard
- Microsoft
- Renovate America
- Teradata
- LSI
- BAE Systems
- ASML
- Northrop Grumman
- Amazon
- UCSD
- Sharp Rees-Stealy
- Kaiser

**According to NielsonIQ data, the subject Vons does 30% higher annual revenues compared to the Ralphs and Albertsons in the trade area**

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