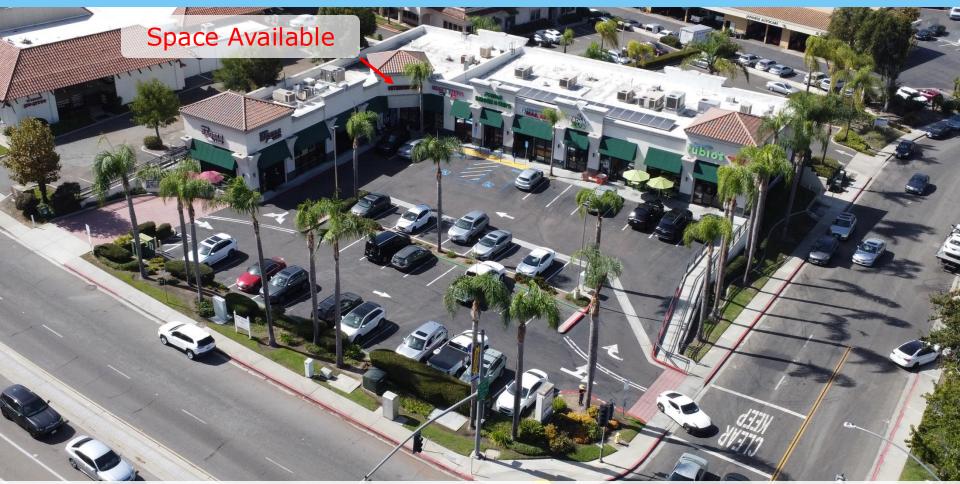
IBERIA CENTER RANCHO BERNARDO



±1,972 SF for Lease

16588 Bernardo Center Drive San Diego, CA 92128



Peter Holker (858) 525 - 1432 peter@sdreadvisors.com

Highlights:

•Prime signalized corner in the central business district of an "under retailed" master-planned community.

•Unique multi-tenant retail center with unobstructed visibility from the main street.

•Exceptionally performing retailers exist in this demographically desirable trade area.

•Rare opportunity in an established center.

Easy accessibility from 15 Freeway

•All fundamentals for customer convenience make this center an attractive retailing opportunity.

Space Available



Space is currently an open and operating Pet Hospital

(Please do not disturb employees)

Excellent Visibility



Top Space on Monument Sign



Over 14 million SF of office, industrial, and R&D space within close proximity across freeway

Space Available

Iberia Pla

Bernardo Center Drive

SZ

INTERSTATE

15

E PAPEL IN THE

Bernardo Heights Parkway ±14,000 ADT

-220,100 ADT

DODAD

Strong Traffic Counts



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



Demographics 5 Mile 2 Mile Population 172,457 48,253 Daytime Employees 65,051 35,161 Average HH Income \$147,820 \$157,547

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