

# IBERIA CENTER RANCHO BERNARDO

Space Available



**±1,972 SF for Lease**

16588 Bernardo Center Drive  
San Diego, CA 92128

**SDRE**  
ADVISORS

Peter Holker  
(858) 525 - 1432  
[peter@sdreadvisors.com](mailto:peter@sdreadvisors.com)

# Highlights:

- Prime signalized corner in the central business district of an “underretailed” 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



±1,972 SF

Your Name Here

GIANT PIZZA  
BEER & STYLE Wine

OPEN VAPE CIGAR

Sandwiches • Coffee

Drugs & Cats  
Dental Cleanings  
Oral Surgery  
House Calls  
Vaccines  
Surgery  
Preventive Care  
Call or Text  
(858) 455-1700

SALAD  
Fresh Salads  
Sandwiches

GIANT PIZZA  
By the Slice  
Clean Slice  
Any Pizza  
Any Pasta

# Top Space on Monument Sign

Your Name Here

GIANT PIZZA

rubio's

NAIL SPA

Robeks Juice



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

±220,100 ADT



Space Available



SITE

Bernardo Center Drive  
±25,000 ADT

Iberia Place

Bernardo Heights Parkway  
±14,000 ADT

Bernardo Center Drive  
±24,000 ADT

# Strong Traffic Counts



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



**SITE**

Over 14 million SF of office, industrial, and R&D space

# Demographics

2 Mile

5 Mile



Population

48,253

172,457



Daytime Employees

35,161

65,051



Average HH Income

\$147,820

\$157,547

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