

# Bernardo Center

*Rancho Bernardo, San Diego*

Prime Retail Endcap

16495 Bernardo Center Drive, San Diego

For Lease: ± 1,000 - 1,600 Square Foot Endcap



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# Highlights:

## Exceptional Retail Opportunity

**Premier Location** in a thriving business district within an **under-retailed** master-planned community.

**High Visibility Endcap** along Bernardo Center Drive, ensuring strong exposure.

**Easily Accessible** from both directions on Bernardo Center Drive and the I-15 Freeway.

**Proven Success**—surrounded by high-performing retailers in a demographically desirable trade area.

**Rare Availability** in a well-established and sought-after retail center.

**Designed for Success**, offering all fundamentals for customer convenience make this center an attractive retailing opportunity.

**Abundant Parking** to accommodate customers and employees.

**Unique Feature:** A **built-in bank vault**, providing a distinctive opportunity for creative repurposing.



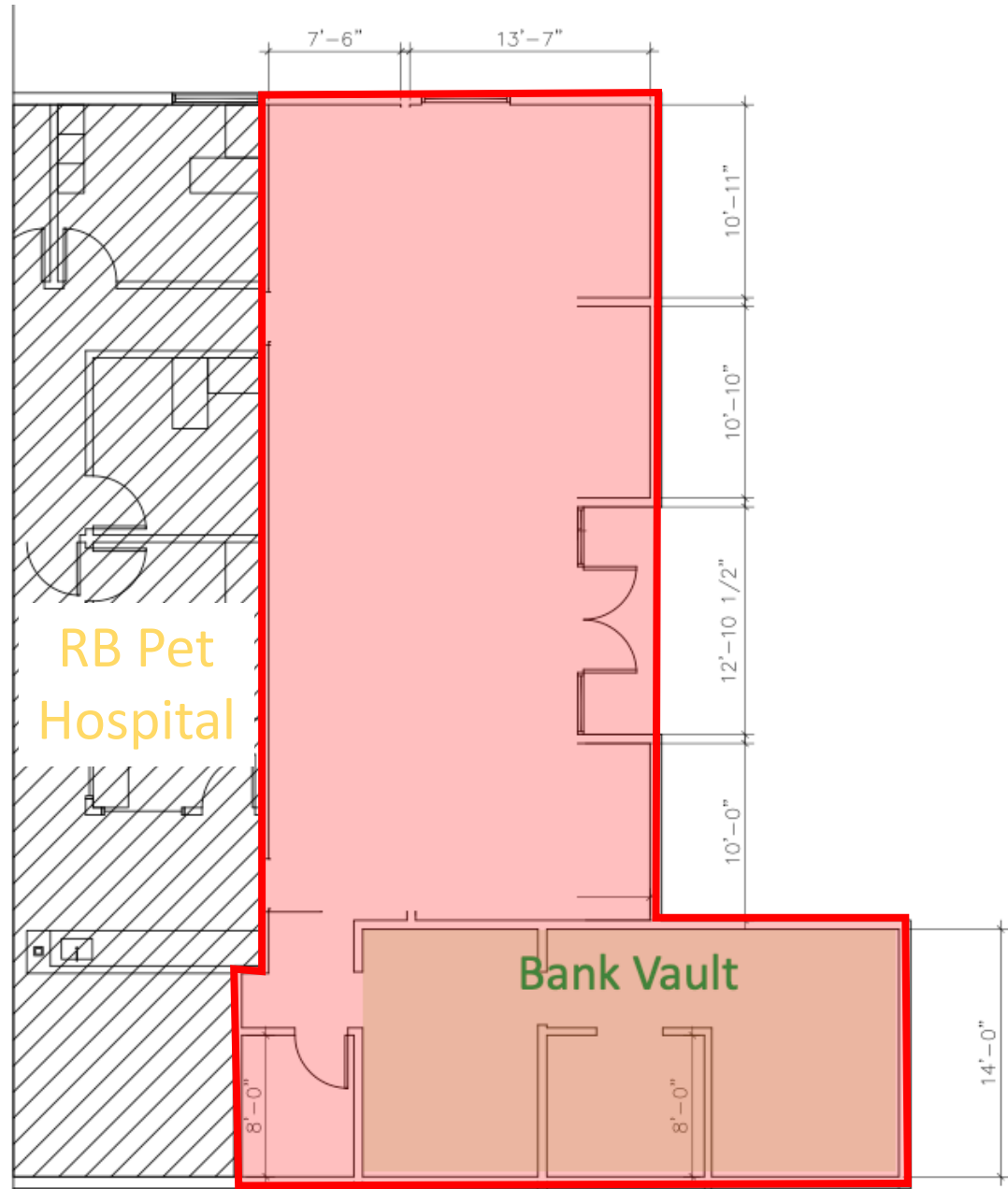


# Space Plan

(Measurements are approximate)

Premises shown in Red – Can be demised to approx. 1,000 SF

Bernardo Center Dr.





# Strong Traffic Counts – Easy Access from Interstate 15





# Endcap of an Established Shopping Center



Abundant Parking



# Excellent Visibility from Bernardo Center Drive





# Retail Synergy and Next to 5<sup>th</sup> Largest Office Park in San Diego





# DEMOGRAPHICS



## POPULATION

1 MILE	3 MILE	5 MILE
12,415	93,635	174,847

## DAYTIME EMPLOYMENT

1 MILE	3 MILE	5 MILE
15,899	43,527	65,091



## AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
\$136,848	\$156,180	\$157,710



## TRAFFIC COUNTS

INTERSTATE 5	BERNARDINO CENTER DR.
± 232,000 ADT	± 23,388 ADT

\*Data from Costar

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