

Rancho Bernardo Town Center

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

AVAILABLE:

**± 1,391 SF Endcap + Patio – Turnkey
Coffee Shop w/ Equipment**

AVAILABLE:

± 15,430 SF Retail – Turnkey Gym



CHASE

#1 Deposit Chase in
San Diego

SDRE
ADVISORS

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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

Available: ± 1,391 SF + Patio - Turnkey Coffee Shop



**Fully Built
Out with
Equipment**



Available: ± 1,391 SF + Patio - Turnkey Coffee Shop



Highly Visible Endcap Space

Large Patio



± 15,430 SF Retail Available



Available



Freshly Remodeled Locker Rooms



Turn Key Condition



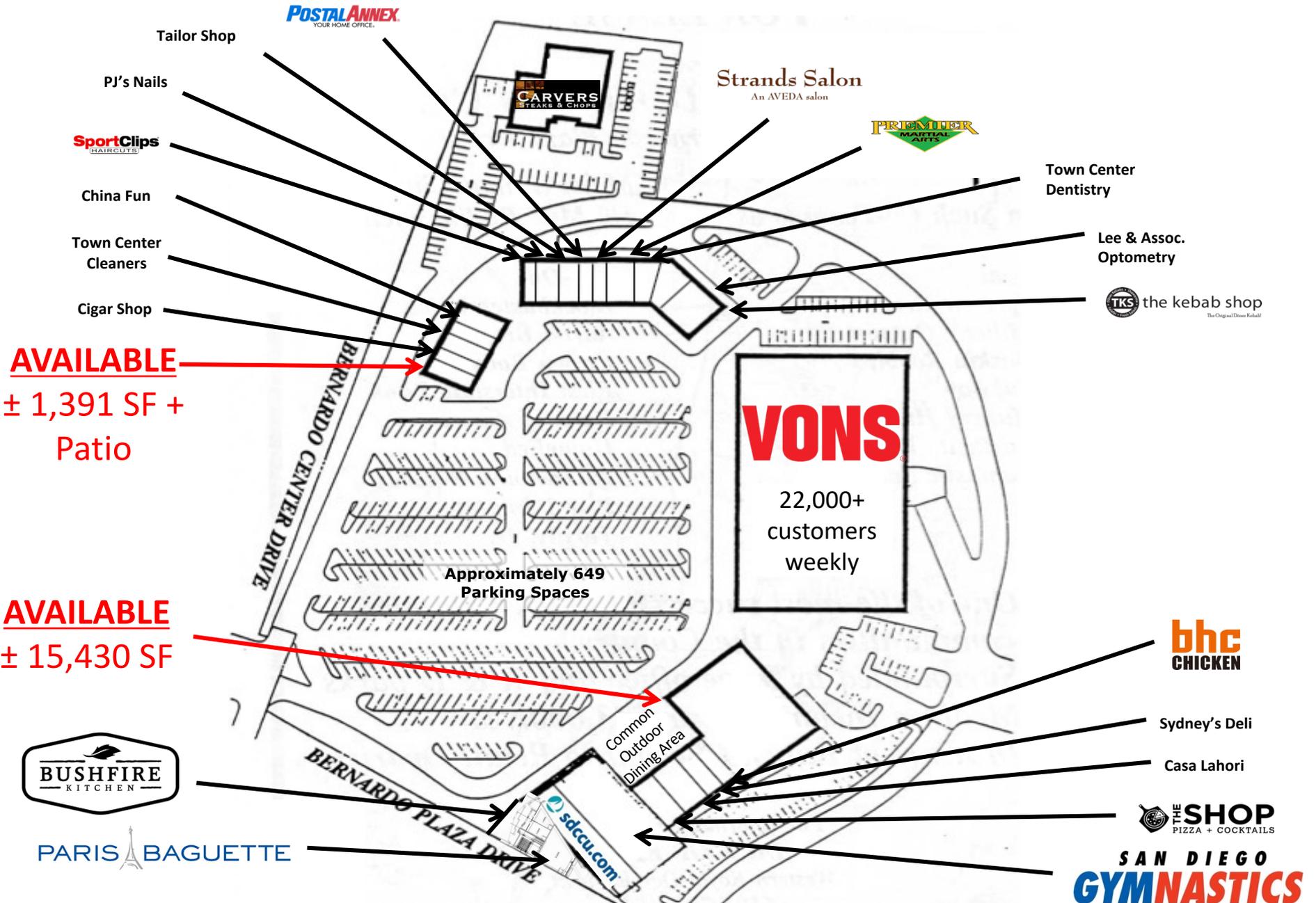
In Excellent Condition



High End Façades



Site Plan



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

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

