

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

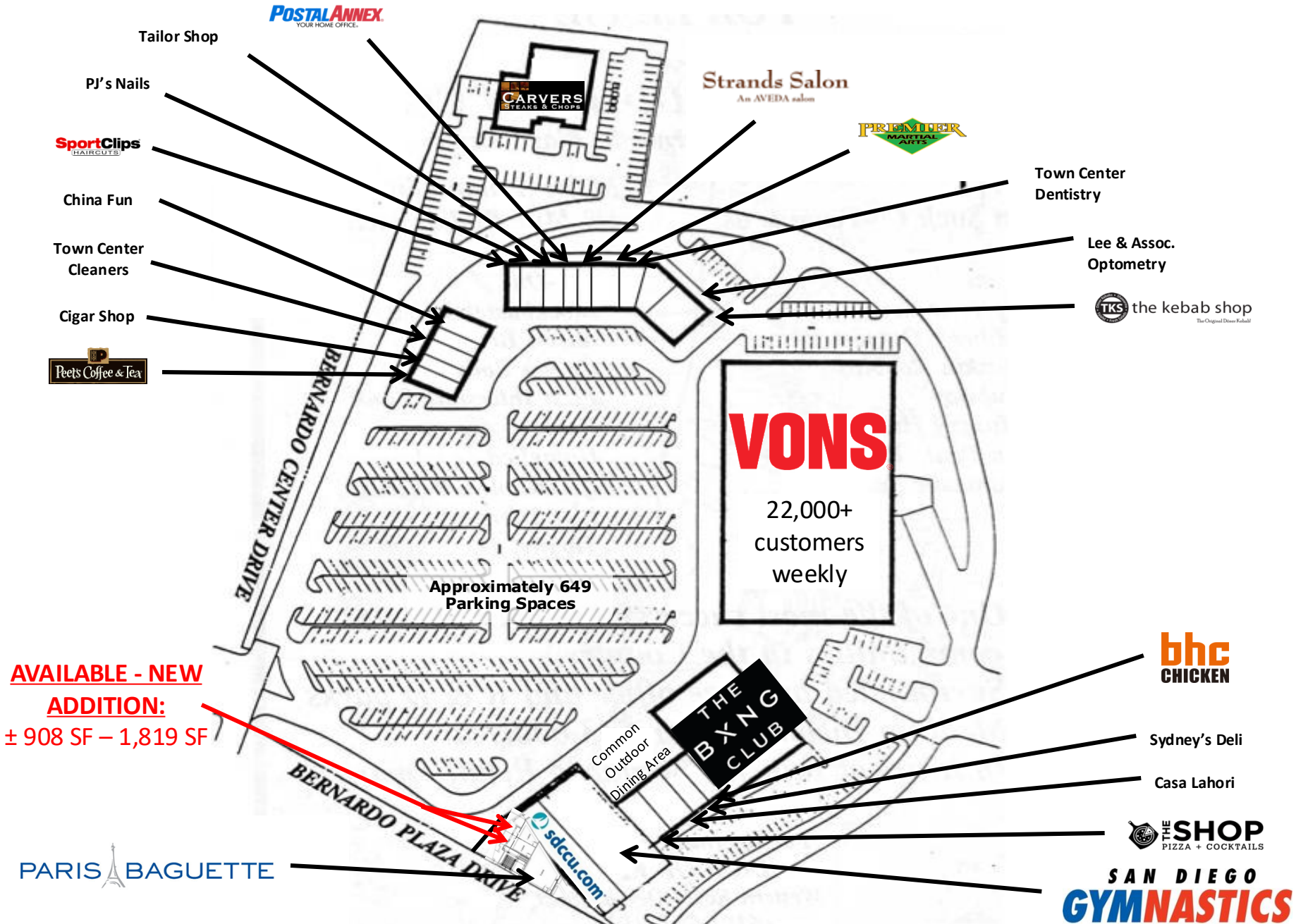


Peter Holker
(858) 525 - 1432
peter@sdreadvisors.com

Substantial Remodel Completed in 2017



Site Plan



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

VONS
22,000+
customers
weekly

Approximately 649
Parking Spaces

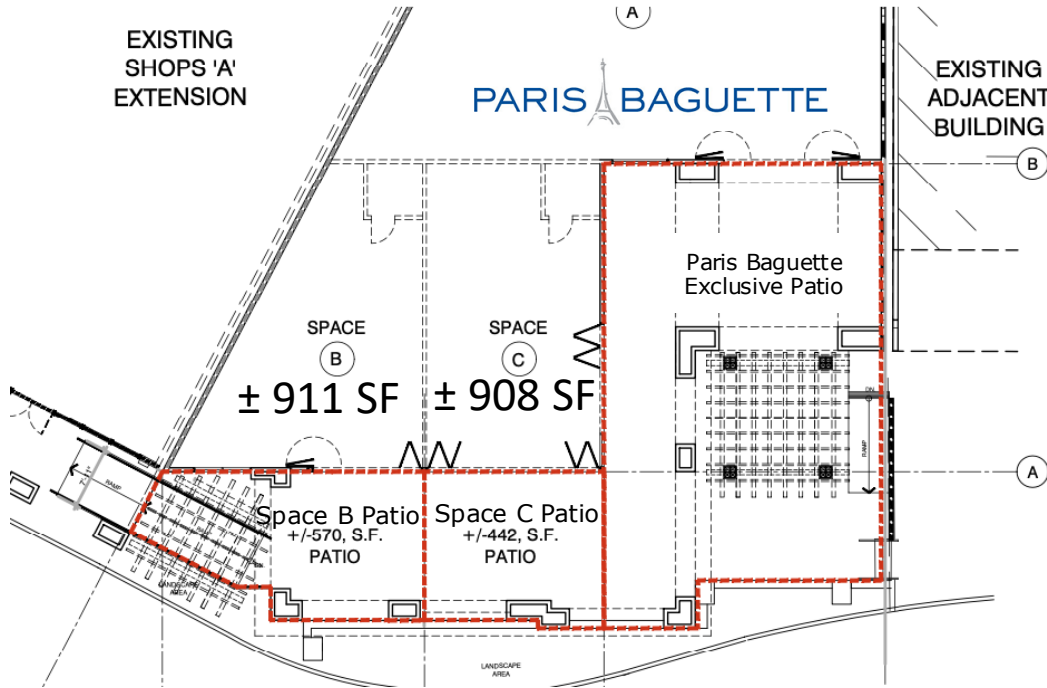
PARIS BAGUETTE

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 – 4th 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 – 4th quarter 2024

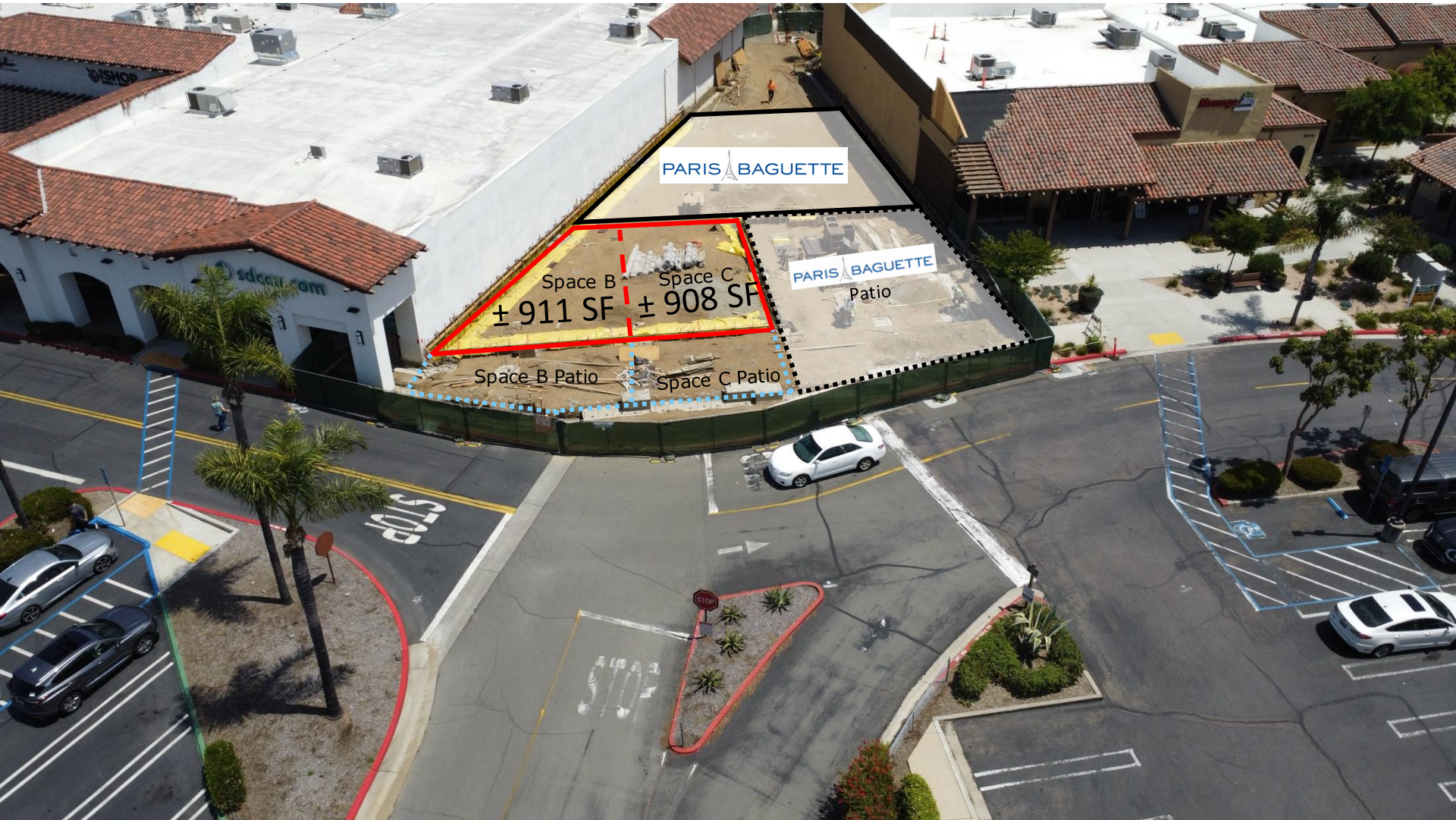
Currently Under Construction



New Addition Coming Soon

Proposed completion date – 4th quarter 2024

Currently Under Construction



New Addition Coming Soon

Proposed completion date – 4th 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 – 4th 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

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

