

FOR LEASE

BERNARDO VIEW

16880 W. BERNARDO DRIVE
11590 W. BERNARDO COURT
SAN DIEGO, CA 92127



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Colliers

BERNARDO VIEW

16880 W. Bernardo Drive
11590 W. Bernardo Court
San Diego, CA 92127

Property Details:

- High identity at light intersection, corner location
- Tremendous visibility along West Bernardo Drive
- Immediate access to Interstate 15
- Panoramic mountain views to the east
- Responsive, local ownership

Availability:

11590 W. Bernardo Court

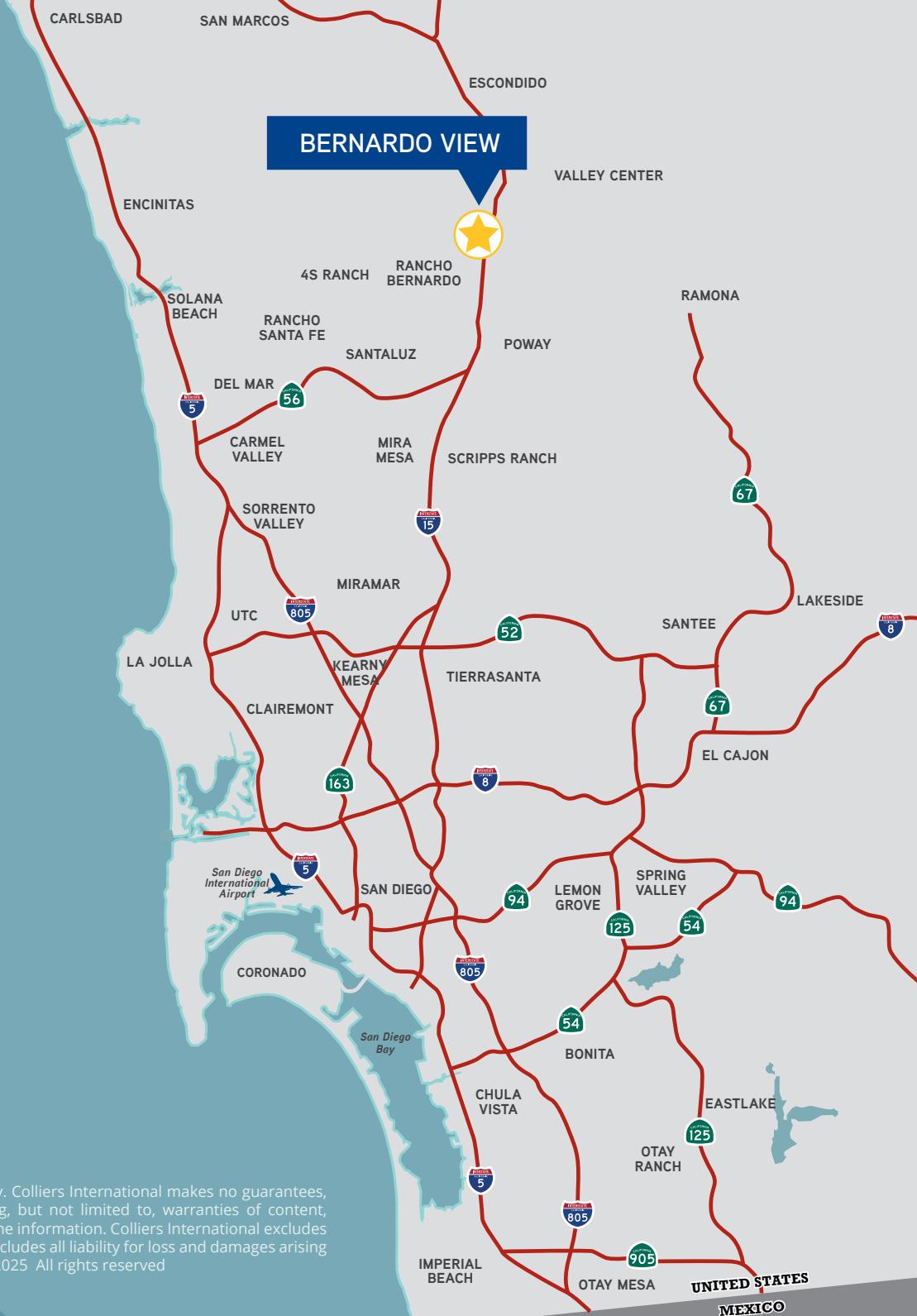
- Suite 100: 2,806 SF
- Suite 130: 1,836 SF

16880 W. Bernardo Drive

- Suite 140: 1,332 SF
- Suite 160: 1,002 SF
- Suite 140/160: 2,334 SF

***Lease Rate:** \$2.45/SF, plus electric

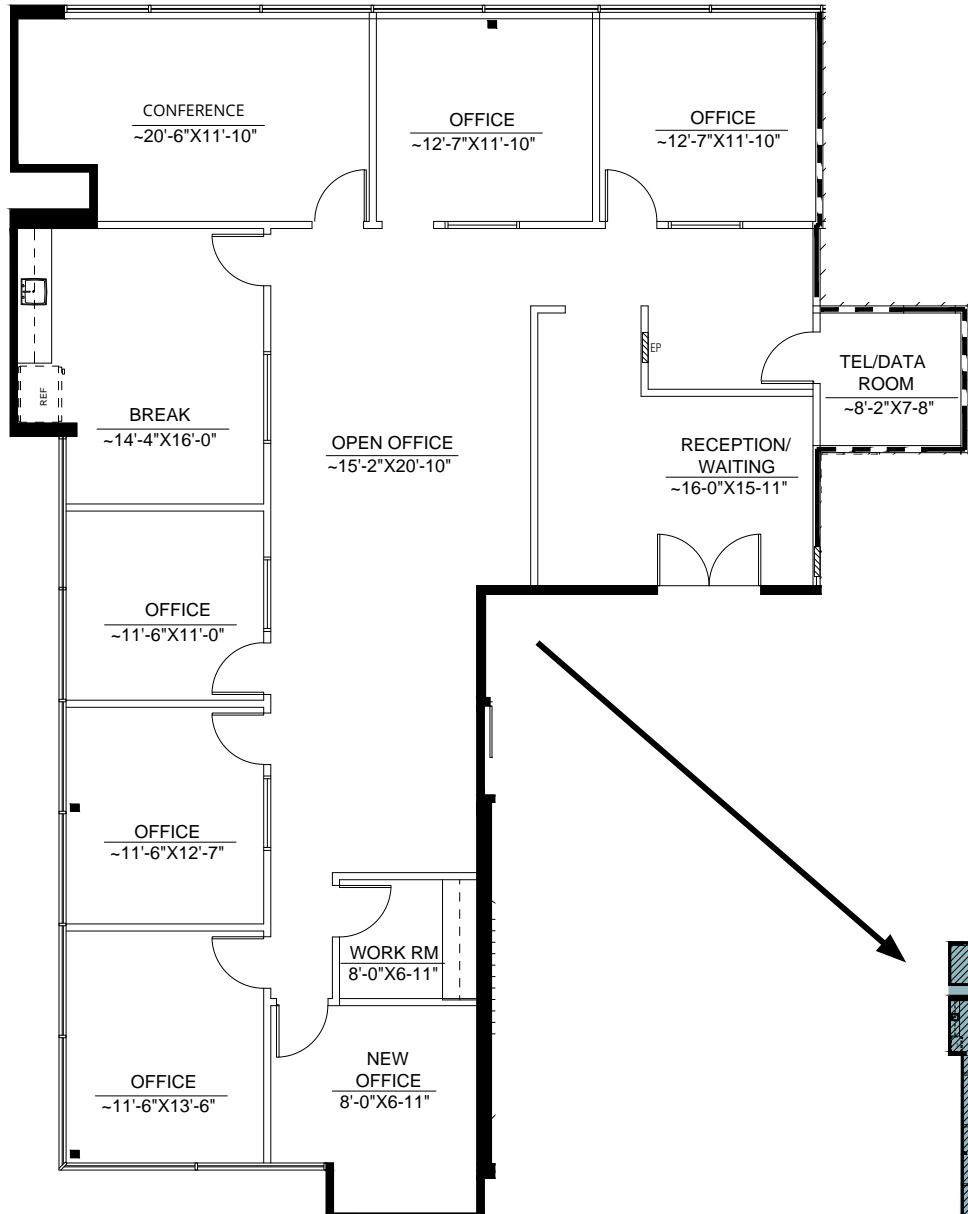
(subject to improvements and other lease terms)



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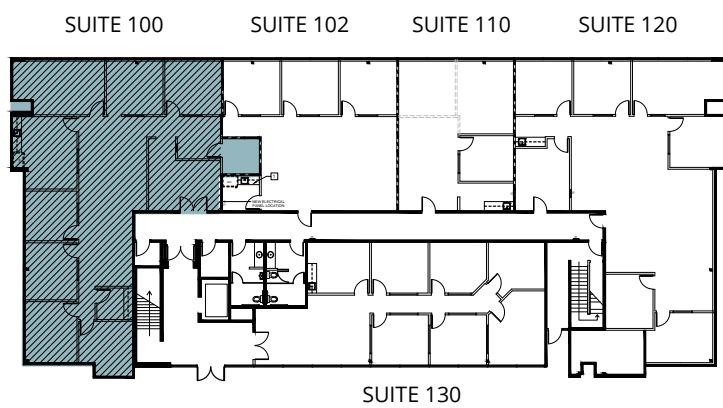
FLOOR PLAN



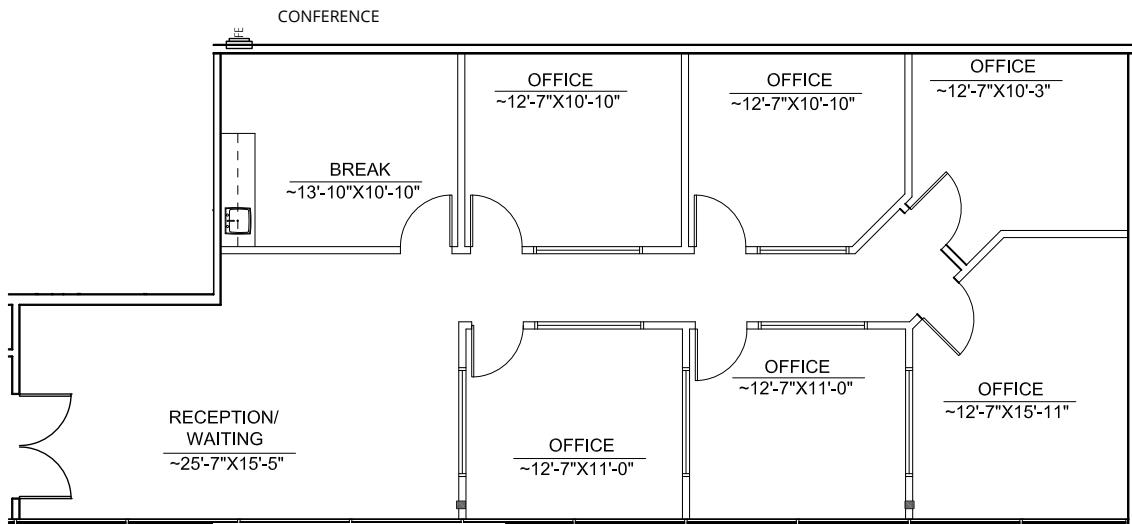
11590 W. Bernardo Court Suite 100
Approximately 2,806 SF

6 offices on window line, conference room, IT room, open space, and breakroom.

Available July 1, 2025
(potentially sooner)



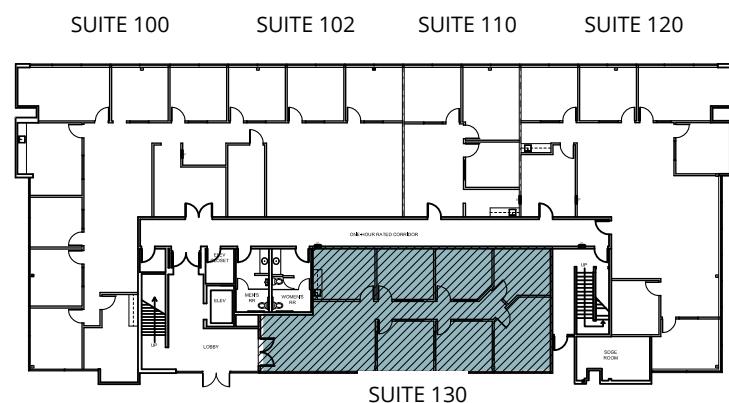
FLOOR PLAN



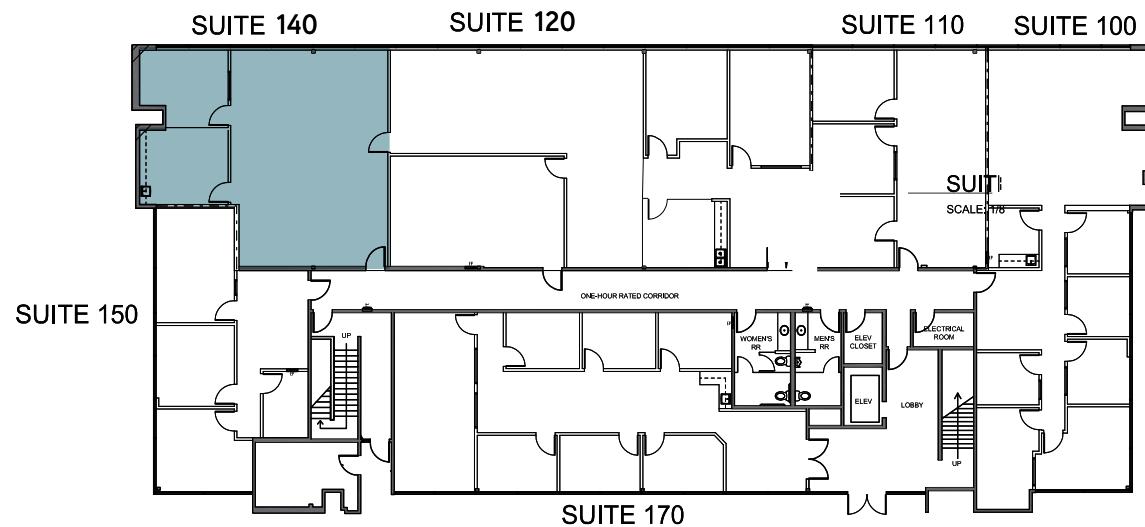
11590 W. Bernardo Court Suite 130
Approximately 1,836 SF

Double door off the lobby with floor to ceiling glass on reception, 3 offices, 3 interior offices, and kitchen.

Available July 1, 2025
(potentially sooner)



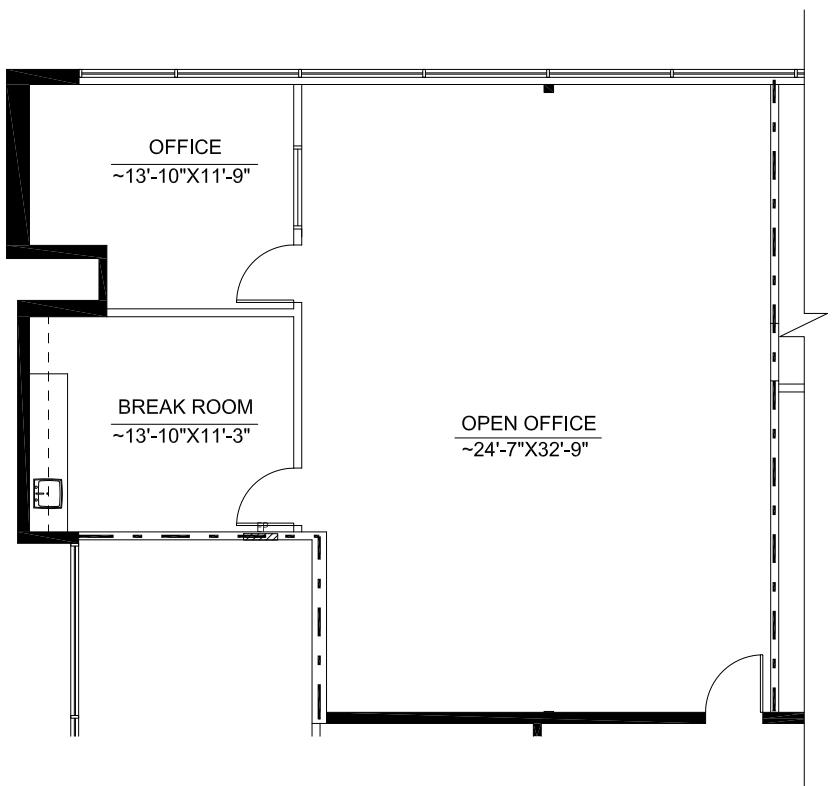
FLOOR PLAN



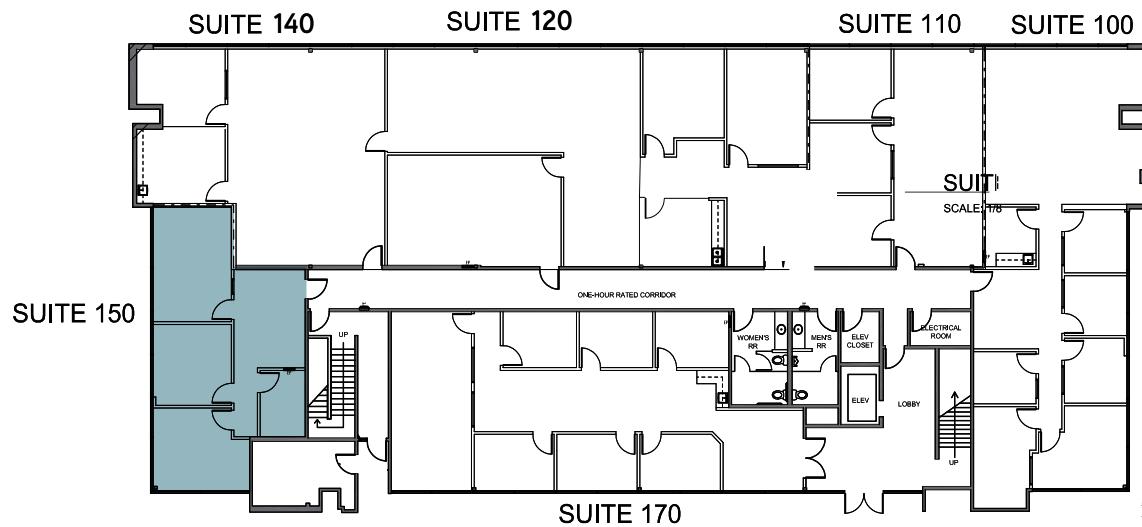
16880 W. Bernardo Drive Suite 140
Approximately 1,332 SF

1 private office on window line, open office area, and breakroom.

Available October 1, 2025

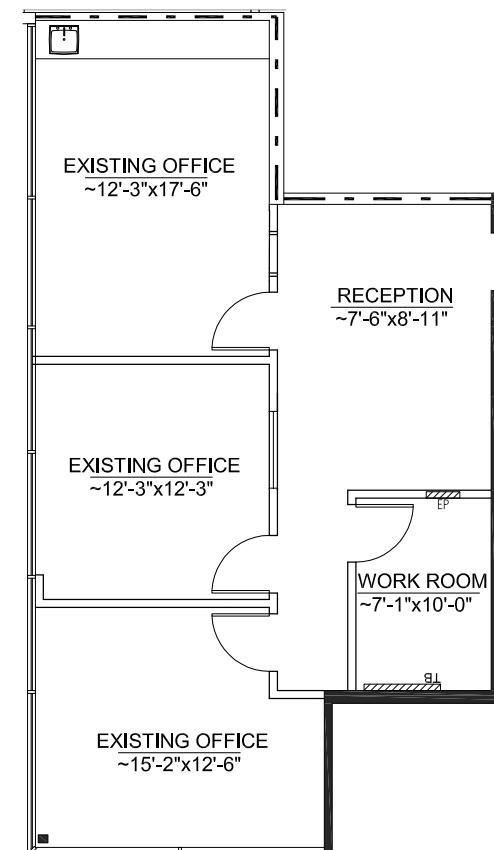


FLOOR PLAN



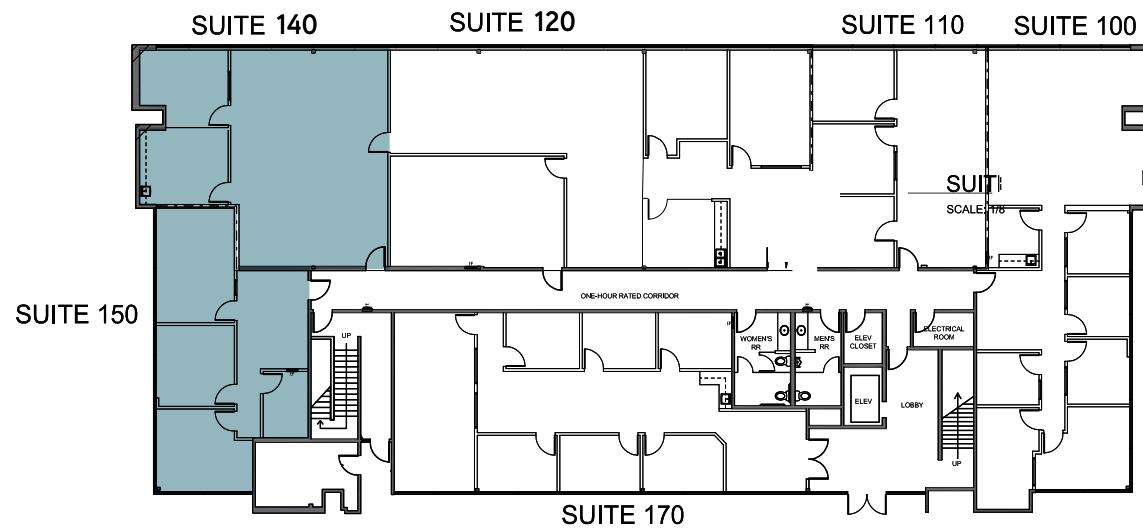
16880 W. Bernardo Drive Suite 160
Approximately 1,002 SF

Reception, storage room, 2 private offices and conference room with sink all on window-line.



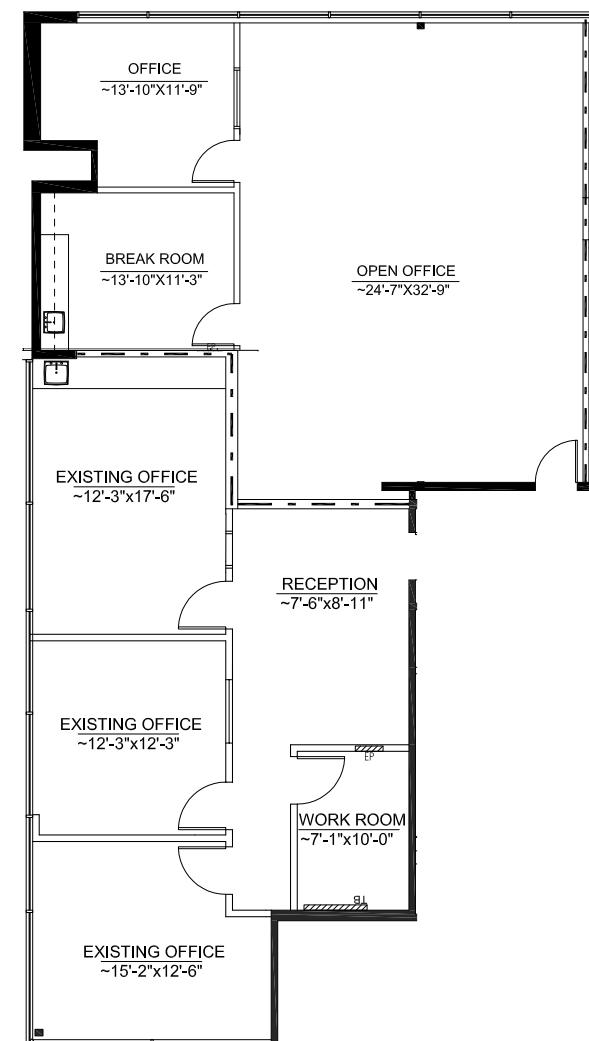
Available November 1, 2025

FLOOR PLAN



16880 W. Bernardo Drive Suite 140/160
Approximately 2,334 SF

Reception, storage room, kitchen, open office, 4 private offices and conference room all on window-line.



Available November 1, 2025

1 4S Commons Town Center

Jimbo's, Ralphs, Ulta Beauty, CVS, Ace Hardware, The UPS Store, Bank of America, Miguel's Cocina, Wells Fargo, Wendy's, Chipotle, Panera, Karl Strauss Brewery, Capri Blu

2 4S Ranch Village

Carl's Jr., Subway, Starbucks, T-Mobile, Flippin' Pizza, Shell, Donut Touch, Los Primos Mexican

3 Park Terrace

D's Coffee, Stir Fresh Mongolian, Hilton Garden Inn

4 The Mercado Rancho Bernardo

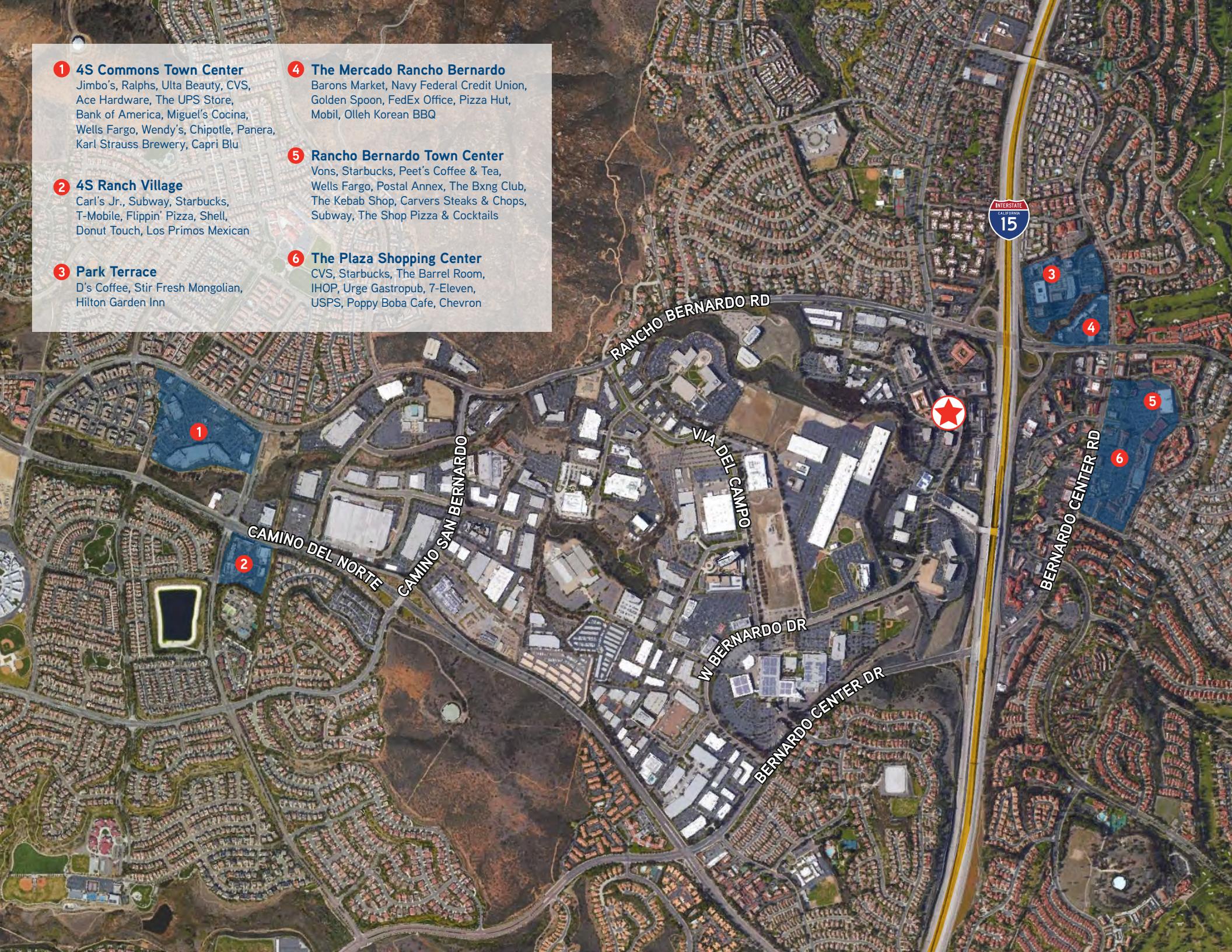
Barons Market, Navy Federal Credit Union, Golden Spoon, FedEx Office, Pizza Hut, Mobil, Olleh Korean BBQ

5 Rancho Bernardo Town Center

Vons, Starbucks, Peet's Coffee & Tea, Wells Fargo, Postal Annex, The Bxng Club, The Kebab Shop, Carvers Steaks & Chops, Subway, The Shop Pizza & Cocktails

6 The Plaza Shopping Center

CVS, Starbucks, The Barrel Room, IHOP, Urge Gastropub, 7-Eleven, USPS, Poppy Boba Cafe, Chevron





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