

FOR LEASE

# BERNARDO VIEW

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

11590

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# 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

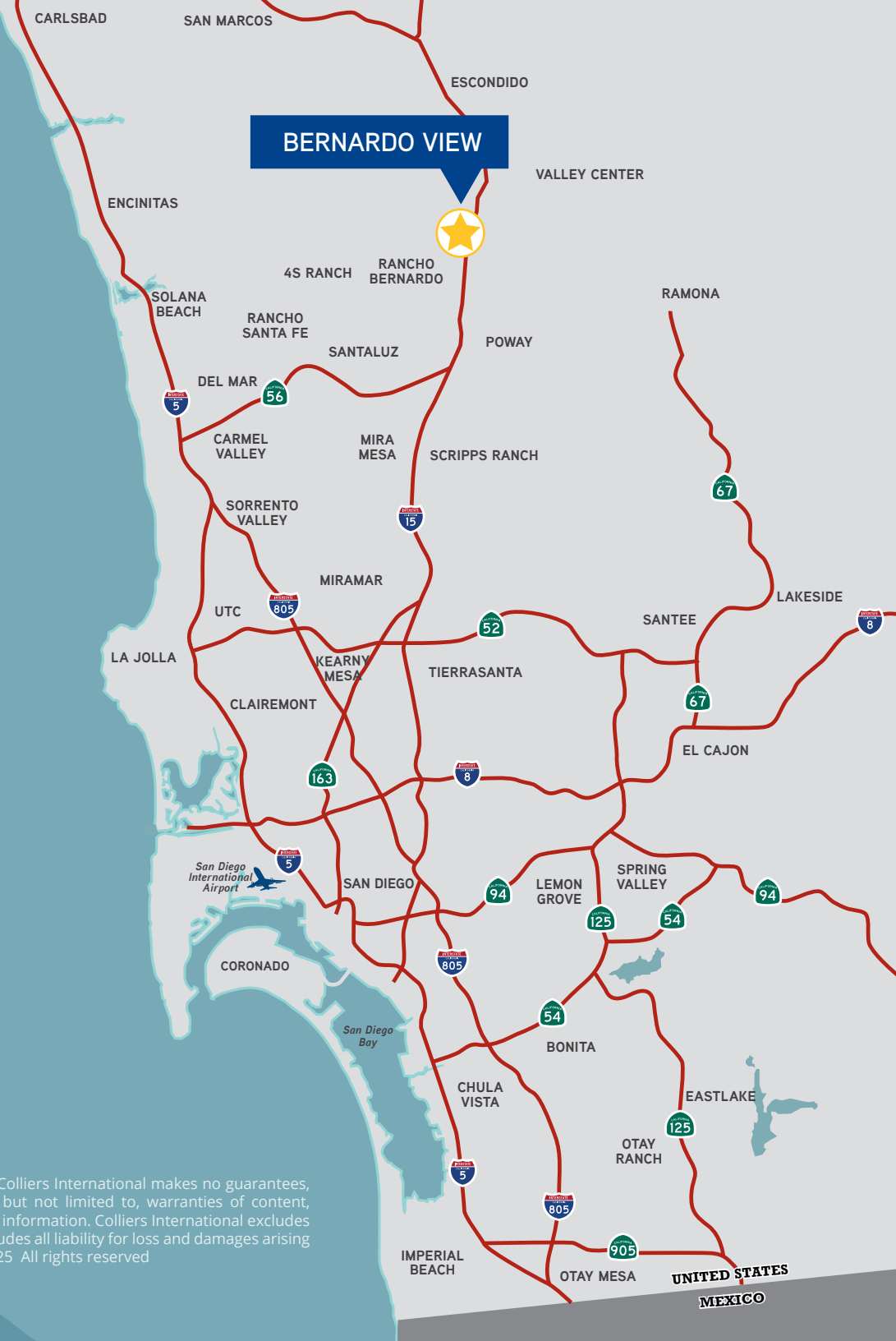
- › Suite 100: 2,806 SF
- › Suite 130: 1,836 SF

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)*

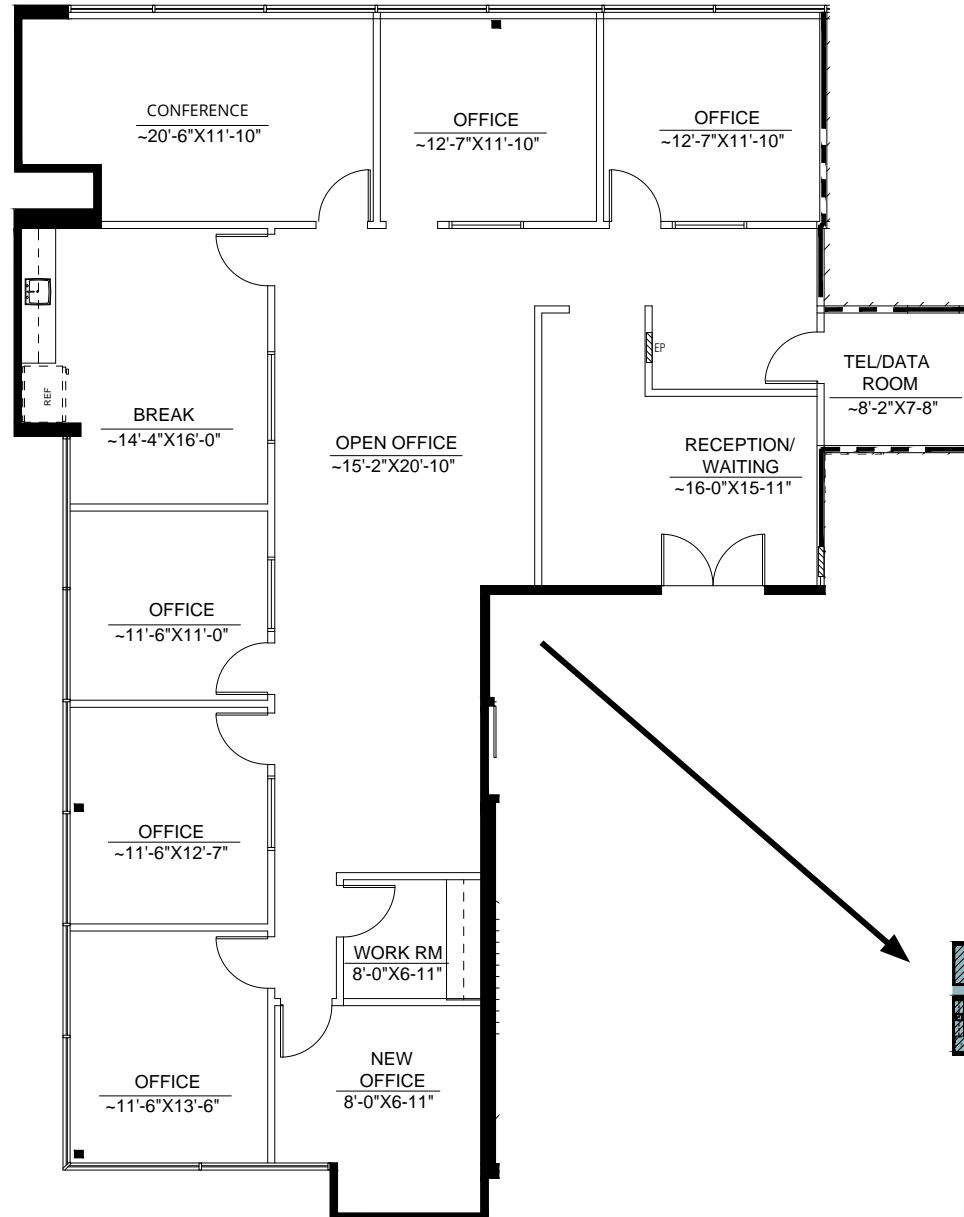








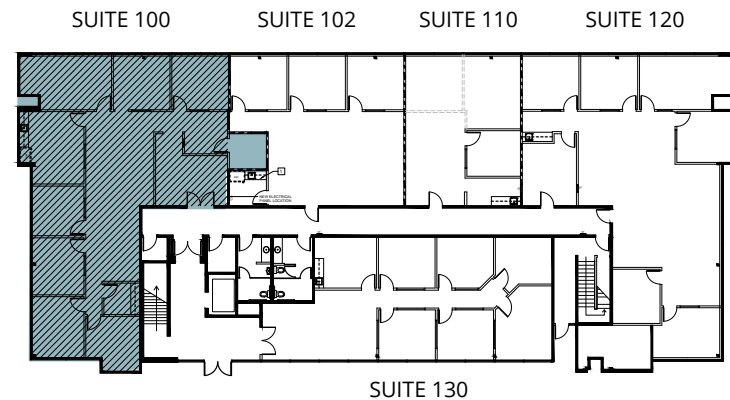
## FLOOR PLAN



11590 W. Bernardo Court Suite 100

Approximately 2,806 SF

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



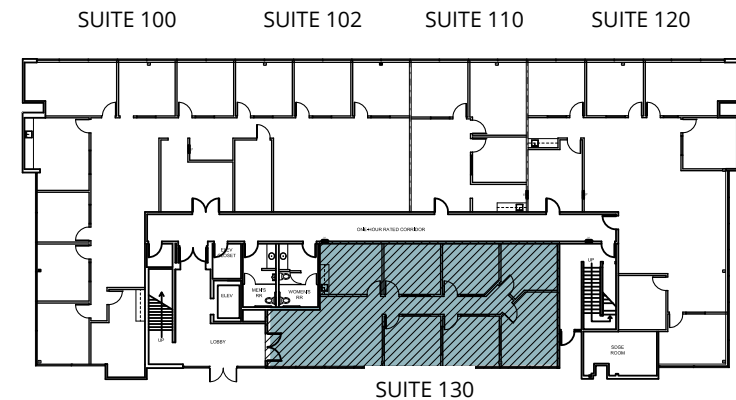
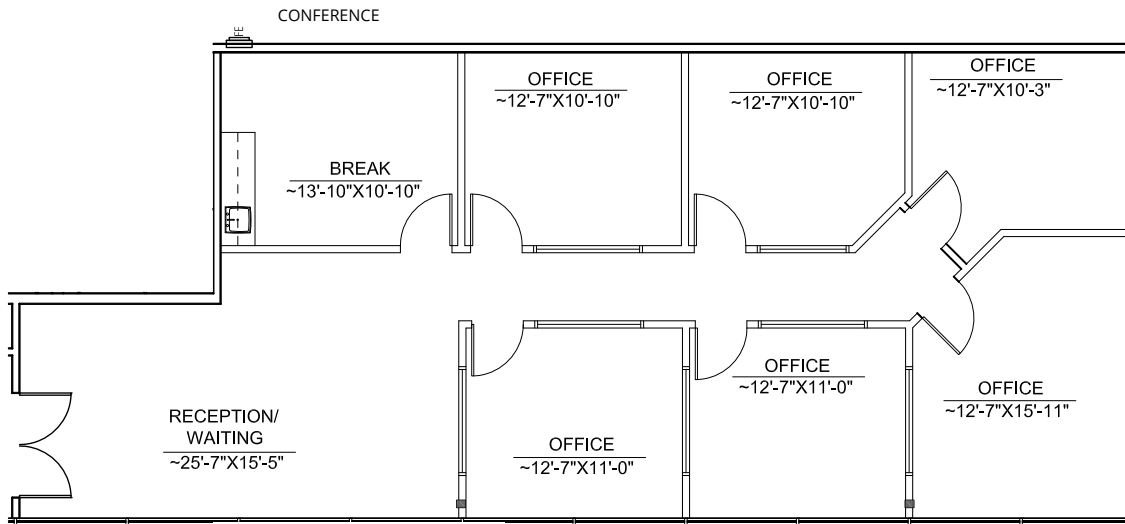
Available July 1, 2025  
(potentially sooner)

## FLOOR PLAN

11590 W. Bernardo Court Suite 130

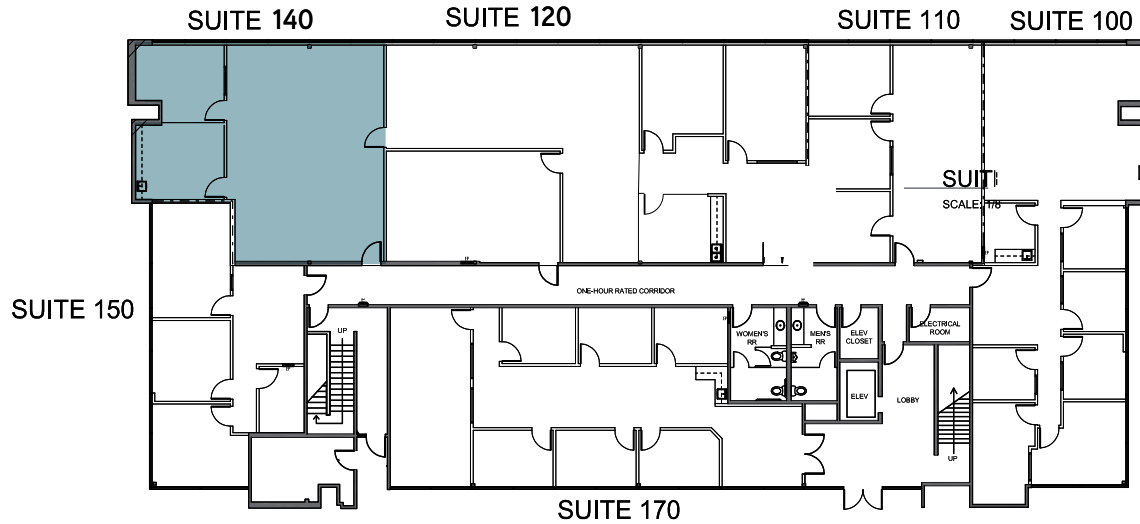
Approximately 1,836 SF

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



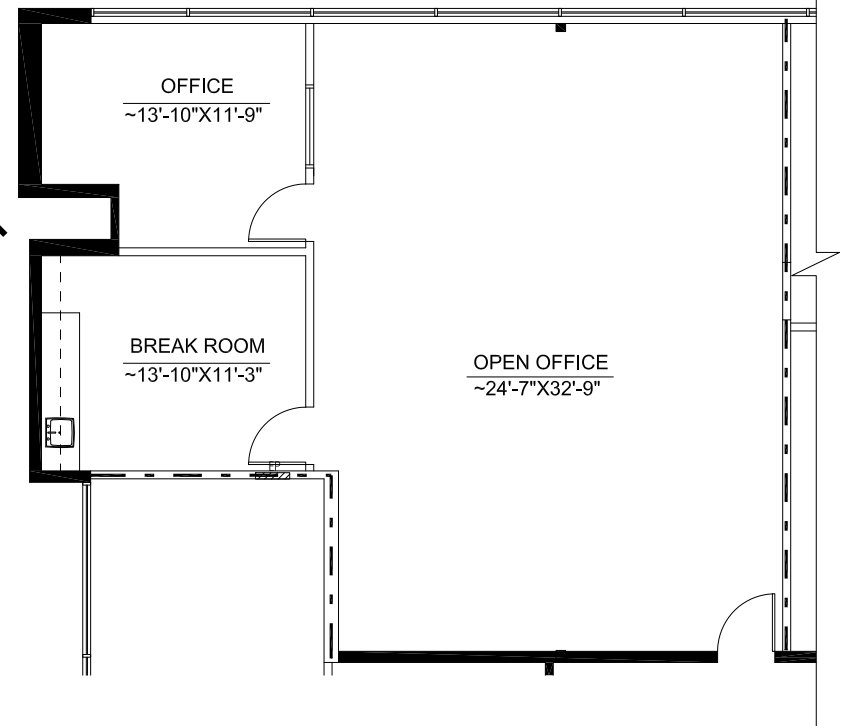
Available July 1, 2025  
(potentially sooner)

## FLOOR PLAN



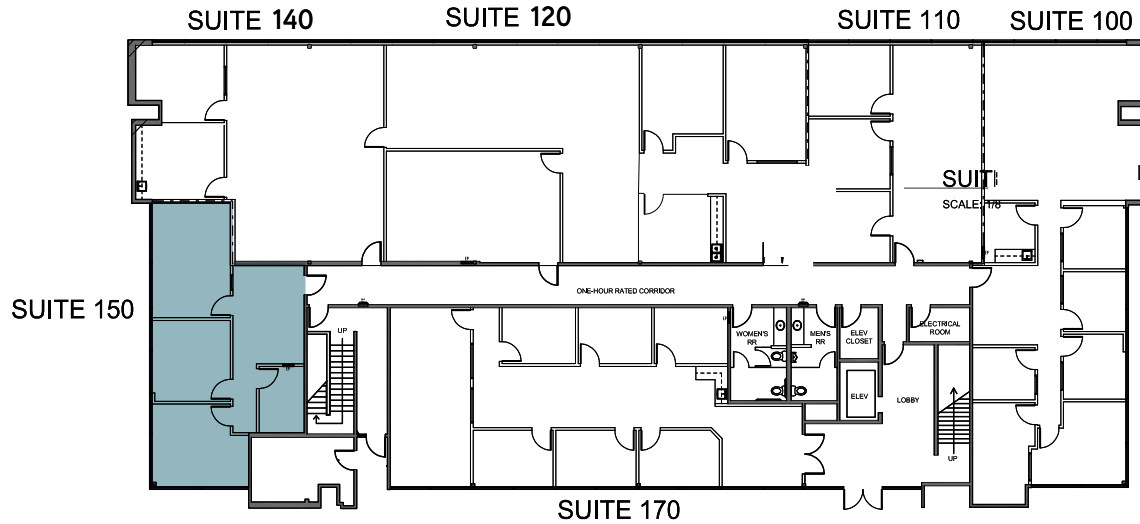
16880 W. Bernardo Drive Suite 140  
Approximately 1,332 SF

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



Available October 1, 2025

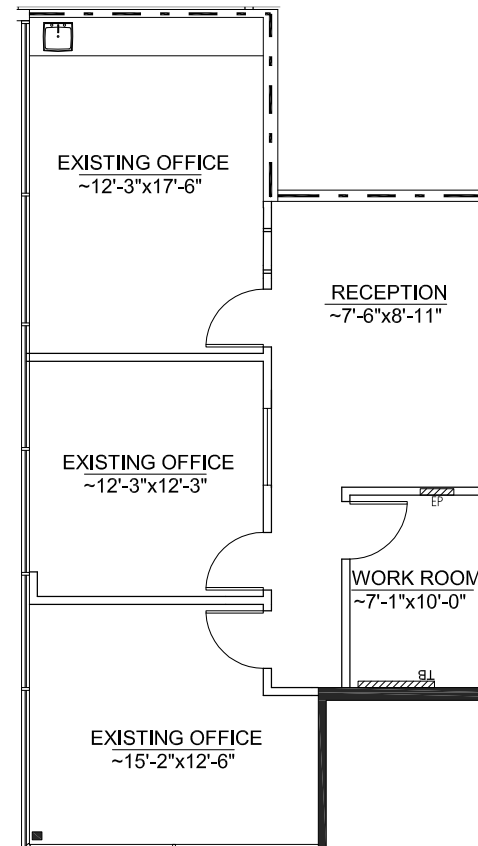
## FLOOR PLAN



16880 W. Bernardo Drive Suite 160

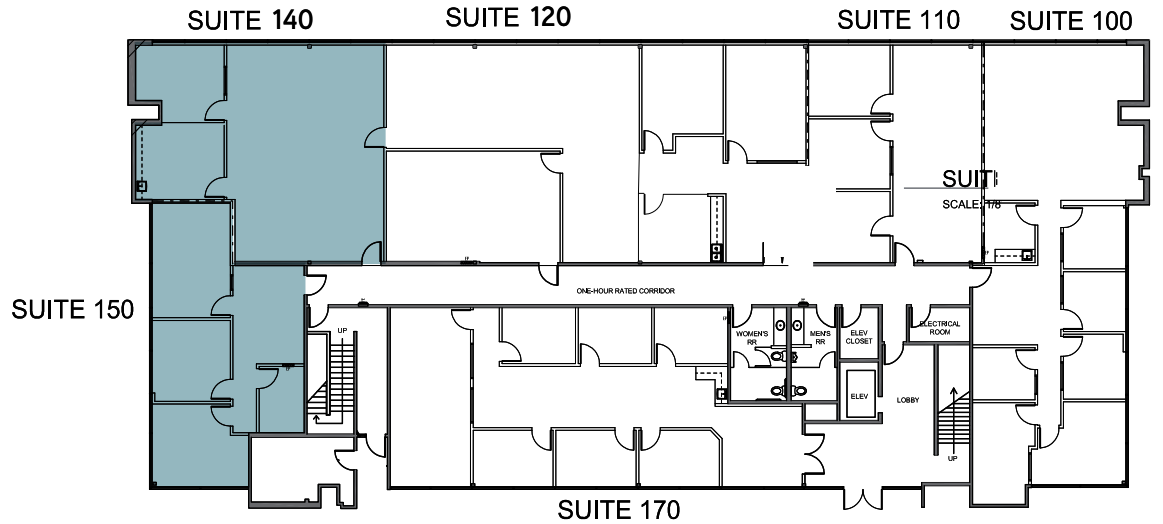
Approximately 1,002 SF

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



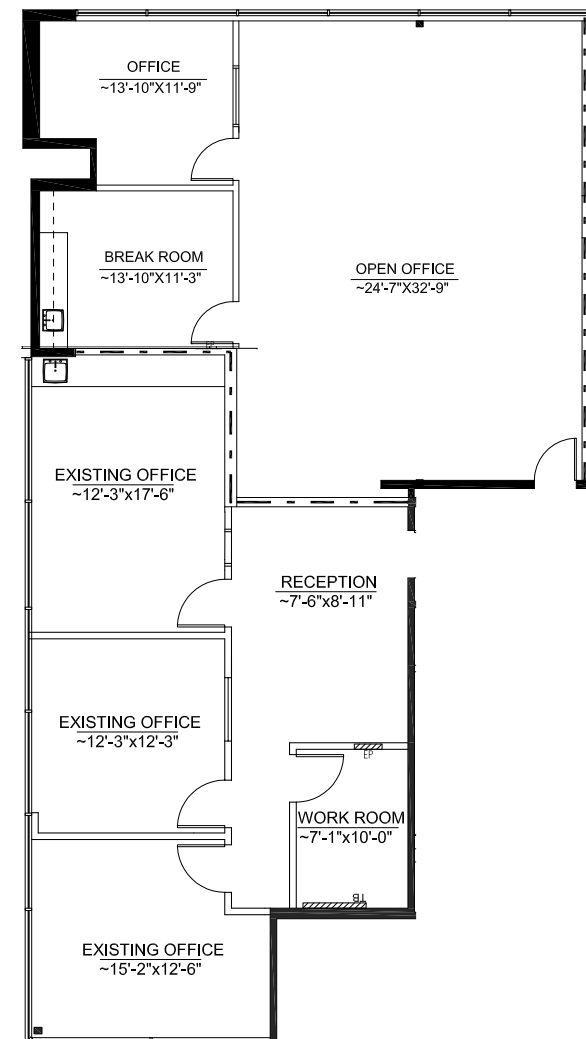
Available November 1, 2025

## 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

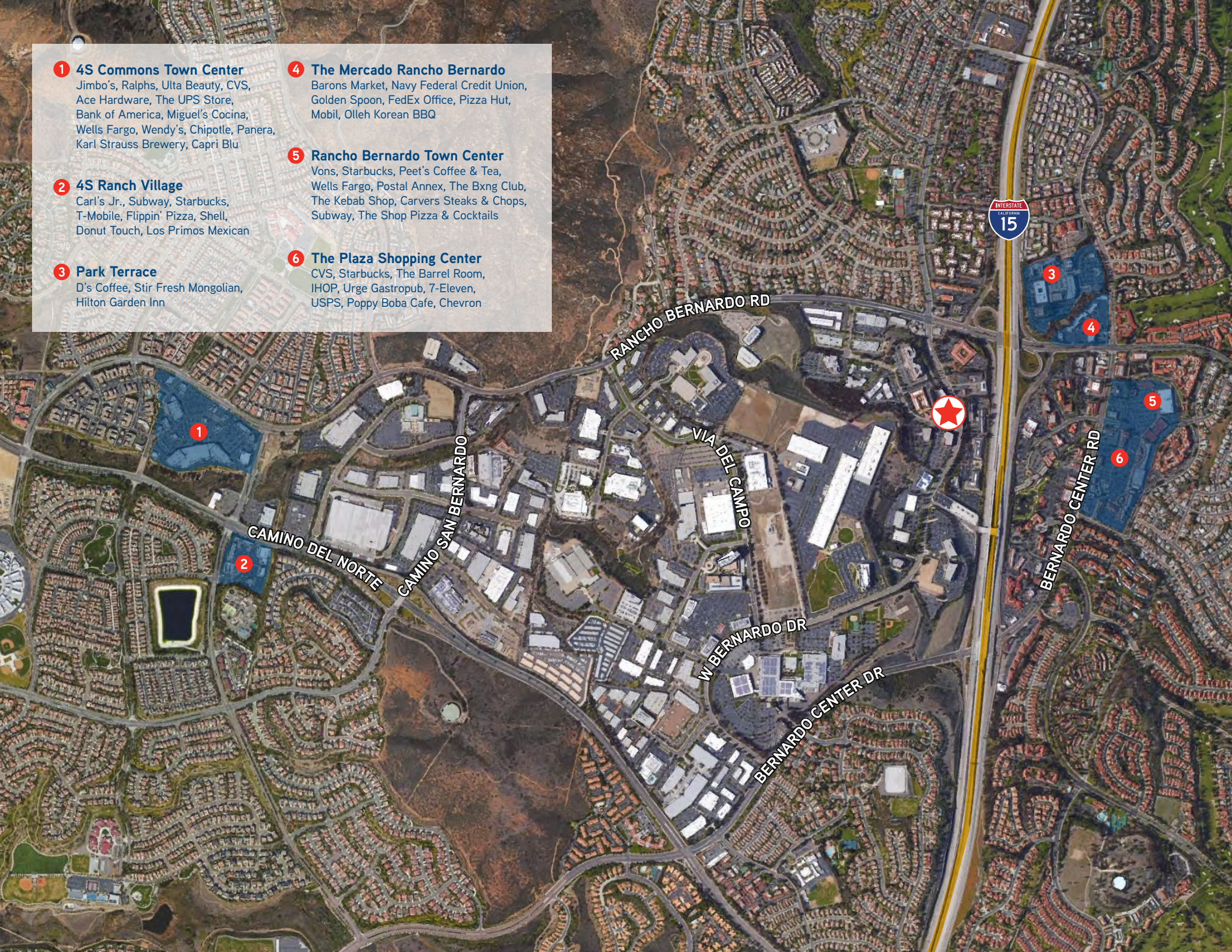
**2 4S Ranch Village**  
Carl's Jr., Subway, Starbucks,  
T-Mobile, Flippin' Pizza, Shell,  
Donut Touch, Los Primos Mexican

**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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