

MONTADURA BUSINESS PARK

11415 WEST BERNARDO COURT
SAN DIEGO, CA 92127

SALE / LEASE

**SELLER
FINANCING
AVAILABLE**

ASK BROKER
FOR DETAILS

7,878 SF TWO-STORY FLEX BUILDING IN RANCHO BERNARDO

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

11415 WEST BERNARDO COURT

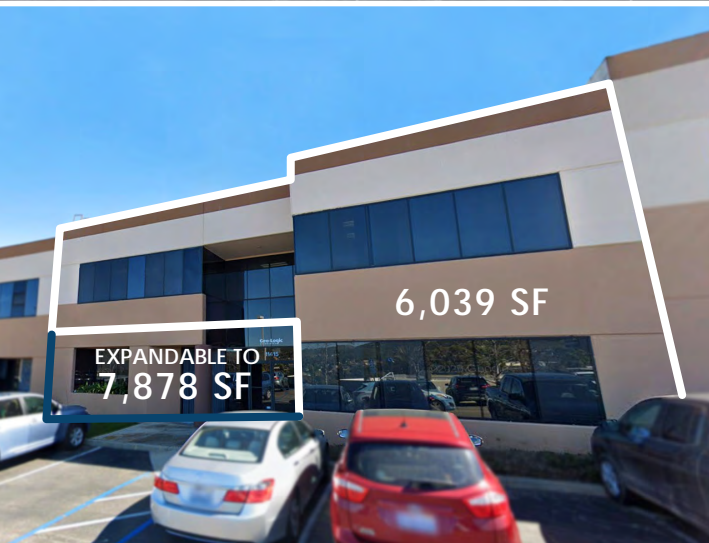
THE PROPERTY

-  7,878 SF two-story flex condo
-  6,039 - 7,878 SF available for a user,
*owner can lease back half of ground floor long term
-  Tenant improvements available
-  Built in 1991
-  Extensive windowline
-  One grade-level loading door (expandable)
-  100% climate controlled
-  Heavy power
-  Parking: ± 3.0 / 1,000 SF
-  Zoning: IP-2-1

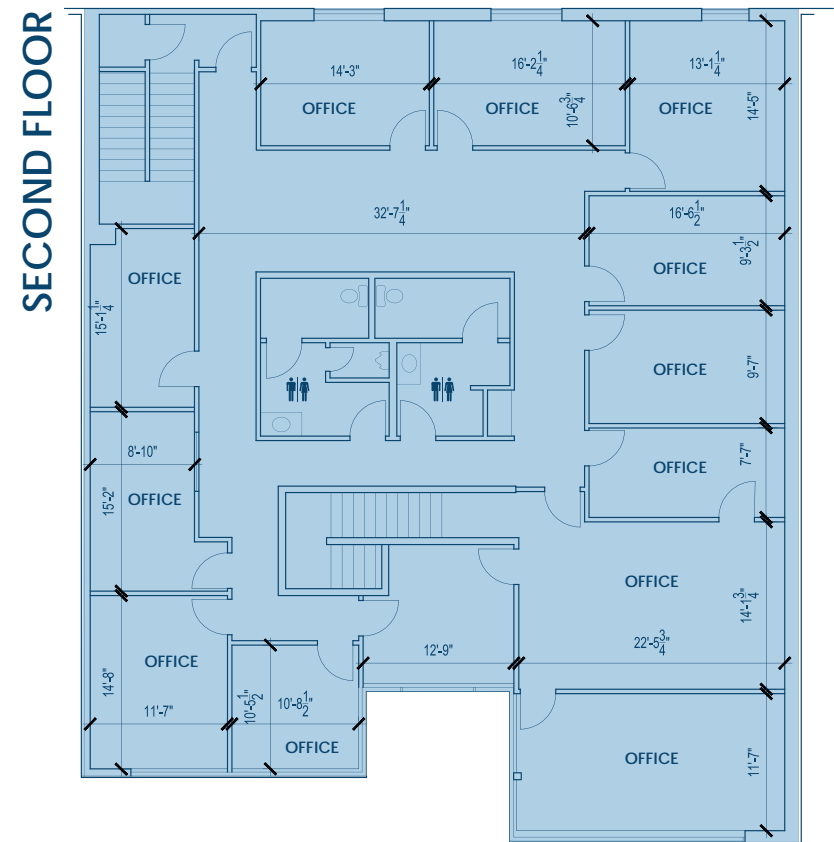


OFFERED AT: \$2,560,350 (\$325 / SF) | LEASE RATE: \$1.70 / SF NNN

POTENTIAL LEASE WITH OPTION TO BUY STRUCTURE AVAILABLE | ASK BROKER FOR DETAILS



FLOORPLAN



CAN BE INCLUDED FOR A TOTAL OF 7,878 SF
 6,039 SF

Floorplans not to scale, for reference only.

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WEST BERNARDO COURT

11415

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AREA AMENITIES

RANCHO BERNARDO

- Ralph's Grocery
- CVS
- World Market
- Bed Bath & Beyond
- Karl Strauss Brewing Co.
- Miguel's Cocina
- Wendy's
- Jamba Juice

- Jersey Mike's Subs
- Sushi on the Rock

- Phil's BBQ
- The Cork & Craft
- Sushi Kami

- Target
- Sprouts Farmers Market
- Chick-fil-A
- Starbucks
- Board & Brew
- Swami's Cafe
- Orangetheory Fitness

- Subway
- Carl's Jr
- Flippin Pizza
- Greenspot Salad Co.

- FedEx
- Olieh Korean BBQ
- U.S. Post Office
- Vons
- Peet's Coffee
- Denny's
- The Kebab Shop
- Chuz Fitness
- CVS
- UPS Store
- IHOP
- Jack In The Box
- Carl's Jr
- Starbuck's
- Rubio's
- McDonald's

MONTADURA BUSINESS PARK

RANCHO BERNARDO

Rancho Bernardo's central location and accessibility to several arterial freeways, including Interstate 15, provide relatively easy commutes for residents from across San Diego, not to mention distribution routes through the region, both to the coast and Inland Empire. Its proximity to—and discount to—neighboring employment nodes in the UC San Diego area (UTC and Torrey Pines) and Sorrento Mesa make the submarket an attractive alternative for tenants who might be priced out of those areas. One-quarter of Rancho Bernardo residents hold a graduate degree, many with a STEM degree according to census data, and median annual household incomes are above \$100,000.



3,286,069

2021 POPULATION
SAN DIEGO COUNTY



161,650

POPULATION
(5 MILE RADIUS)



\$152,920

AVERAGE HH INCOME
(5 MILE RADIUS)



57,044

EMPLOYEES
(5 MILE RADIUS)

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TWO-STORY FLEX BUILDING IN RANCHO BERNARDO

For more information or to tour the property, please contact:

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