



RB MEDICAL PLAZA

SAN DIEGO, CA 92128



Rancho Bernardo Medical Campus: ±4,266 SF of Prime, Amenity-Rich Space | Medical Office Condo Investment

Investment Details



Unit Size	± 4,266 RSF Medical Office Condo
Tenant	Aesthetic Partners dba Lansara
Lease Expiration	8/31/2033
Leased	100%
NOI	\$158,079.83
Purchase Price	\$2,634,663
Cap Rate	6%



AESTHETIC
PARTNERS



RB Medical Plaza offers a premier Rancho Bernardo location with excellent visibility and accessibility along Interstate 15. The Property combines professional design, modernized common areas, and enhanced building systems to deliver a high-quality environment for healthcare and professional tenants. With its ongoing capital improvements—including exterior upgrades, refreshed entries, and efficient infrastructure—RB Medical Plaza provides a contemporary, patient-friendly setting designed to support today’s medical practices and long-term tenant success.



Executive Summary

Colliers International (“Colliers”) has been retained on an exclusive basis to sell RB Medical Plaza, the premier medical office condominium project in Rancho Bernardo, CA (the “Property”). A prominently located medical office building, the Property is currently in the process of being condo mapped, with impending capital improvements planned, and occupied by a diverse mix of healthcare and professional services tenants (the “Tenant”).

The Asset

The ±78,872 SF Property is situated on ±3.05 acres in the Rancho Bernardo submarket. Built in 1984 and recently upgraded, the four-story building features steel-frame construction, two elevators, a landscaped central courtyard, above standard parking, and upgraded common areas and restrooms. With its freeway-fronting visibility along Interstate 15 and amenity-rich design, RB Medical Plaza represents a premier medical office opportunity with both stable in-place tenancy and significant lease-up potential.

The Opportunity

Rancho Bernardo serves as the gateway to both North and Central San Diego, offering a premier location for healthcare growth. The submarket is home to strong healthcare demographics and anchored by leading health systems, creating a highly cohesive, all-healthcare environment. With established health systems expanding across North County and increasing demand for outpatient medical space, this market presents a rare opportunity for a healthcare practice to grow, thrive, and position itself alongside some of the region’s most prominent providers.

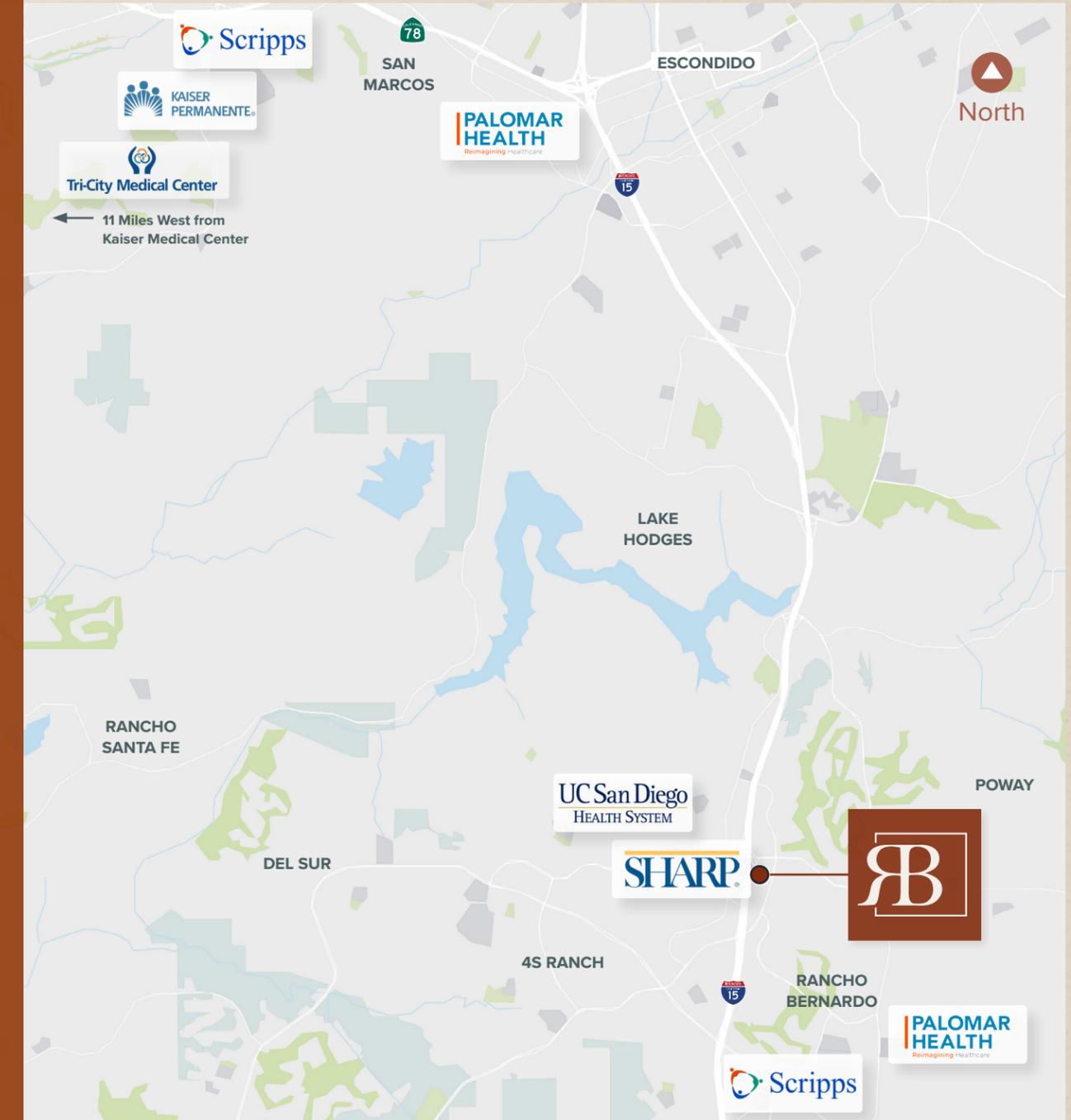
Location	11770 Bernardo Plaza Ct San Diego, CA 92128
Building Area	78,872 SF on 3.05 Acres
Submarket	Rancho Bernardo North County San Diego
Construction	Steel
Roof	Tile
APN	274-781-21-00
Parking Ratio	5.8/1,000 SF



Close to Every Corner of North County's Medical Growth

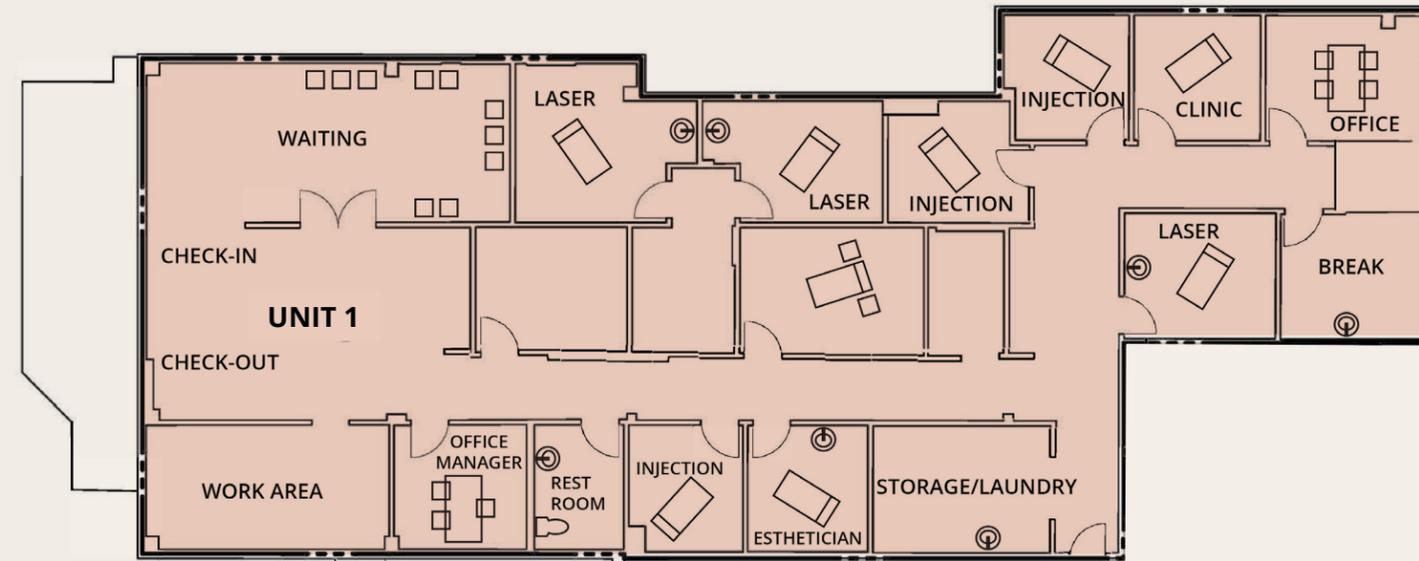
- 3 Minutes I-15
- 5 Minutes UC San Diego Health Rancho Bernardo
- 5 Minutes Sharp Rees-Stealy Rancho Bernardo
- 7 Minutes Scripps Clinic Rancho Bernardo
- 7 Minutes SR 56
- 8 Minutes To Palomar Medical Center Poway
- 14 Minutes Palomar Medical Center Escondido
- 14 Minutes To Scripps Hospital San Marcos
- 16 Minutes To Kaiser Permanente San Marcos
- 22 Minutes Tri-City Medical Center / Sharp Hospital Vista

Nearby Healthcare Systems





Floorplan First Floor BUILDING A



• Unit 1 - 4,266 SF

Tenant Highlights



About Dermacare

Since 2006, Dermacare has been the premier cosmetic medical practice in North San Diego County offering a range of professional skincare and minimally-invasive cosmetic treatments, including BOTOX®, dermal fillers, laser skin rejuvenation, body shaping, and more. Dr. Jeff Birchall and our team of highly-skilled physician assistants, nurses, and licensed esthetic professionals have more than 50 years of combined experience.

About Aesthetic Partners

Established in 2019, Aesthetic Partners is one of the fastest-growing clinical aesthetics and plastic surgery practice management platforms in the U.S. Backed by Norwest Venture Partners, the firm provides strategic capital and operational expertise to leading physician-owned medical aesthetics, dermatology, and plastic surgery practices nationwide.

With a rapidly expanding footprint across key markets—including California, Florida, North Carolina, and Virginia—Aesthetic Partners supports a growing network of affiliated clinics, now totaling approximately 20+ locations. The company employs several hundred professionals and continues to scale through selective partnerships with top-tier physicians and medical specialists.

Their proven model allows partner clinics to retain their brand identity and local reputation while benefiting from centralized support in marketing, HR, training, and expansion strategy. This hybrid structure has positioned Aesthetic Partners as a financially stable, operationally sophisticated, and growth-oriented tenant with long-term staying power.

Their presence in the subject property represents a secure and creditworthy tenancy, supported by private equity backing, strong unit-level economics, and a national platform committed to premium patient care and sustained market expansion.

*Lease is Guaranteed by Conant Healthcare, LLC





Strategic Enhancements. Enduring Value.

Institutional Quality Renovations & Enhancements: Ownership at RB Medical Plaza is executing a targeted capital improvement program designed to elevate the Property's appearance, functionality, and tenant experience. Planned upgrades include parking lot resurfacing and restriping, a complete exterior repainting, and refreshed building and suite signage—enhancements that will strengthen curb appeal and reinforce the Plaza's professional image within the Rancho Bernardo market.

Modernized Common Areas & Building Systems: Interior renovations will modernize the remaining restroom cores and common corridors, creating a consistent and contemporary aesthetic throughout. Building systems are also being upgraded, including installation of a new HVAC control system, refurbished elevator cabs, and replacement of portions of the tile roof underlayment—improvements that enhance efficiency, comfort, and long-term reliability.

Refreshed Entry & Tenant Experience: The main entry will feature new aluminum and glass doors, while tenant suite entrances will be refreshed to create a polished, modern arrival experience for both tenants and visitors. These updates will further position RB Medical Plaza as a high-quality medical office destination in North San Diego.

Ownership Commitment to Long-Term Value: Through these enhancements, ownership is demonstrating a long-term commitment to maintaining RB Medical Plaza as one of Rancho Bernardo's premier medical and professional environments. This proactive investment strategy enhances tenant satisfaction, supports retention, and reinforces long-term asset value in one of San Diego's most established healthcare submarkets.



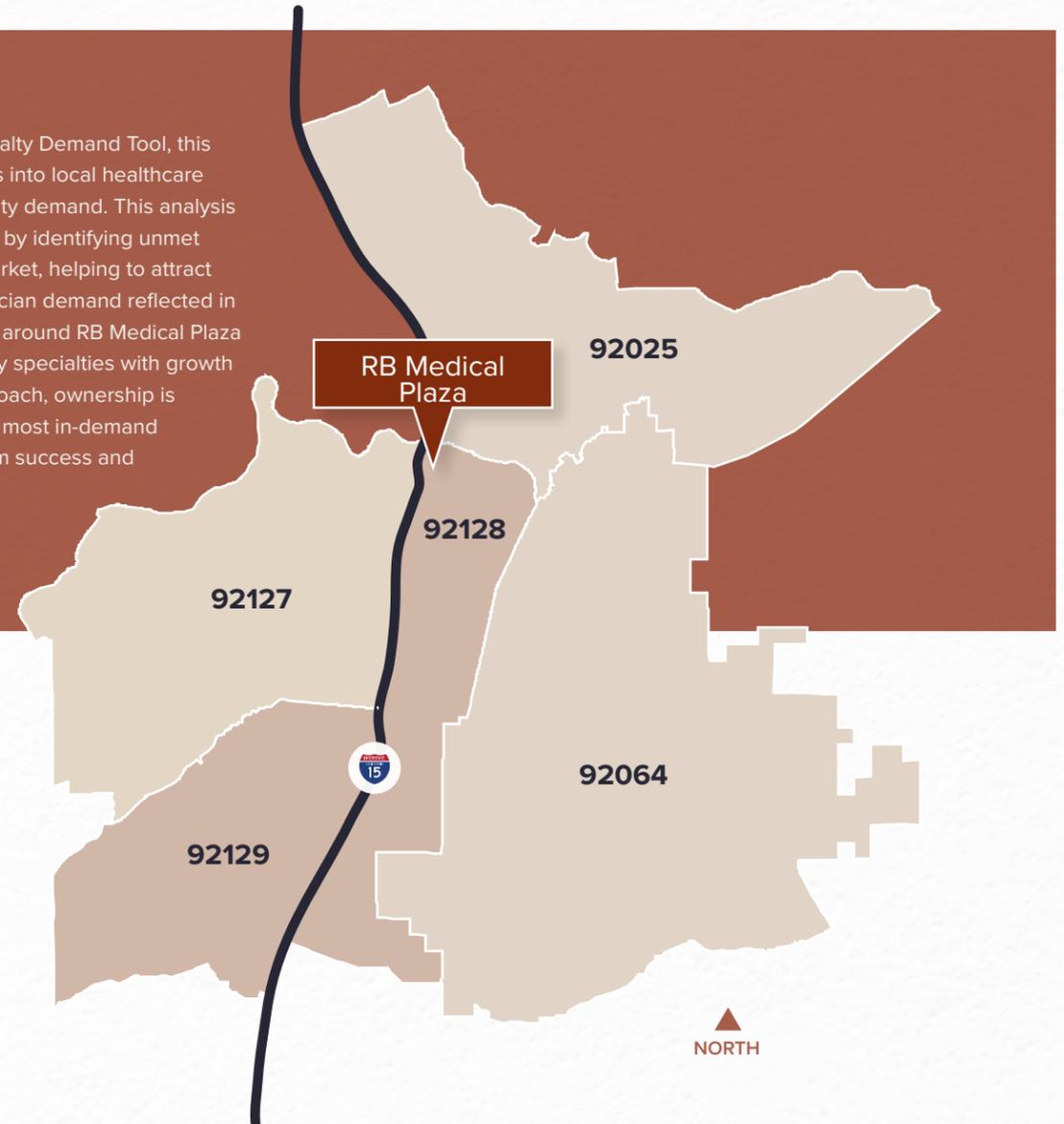


Patient Demand Forecast RB Medical Plaza

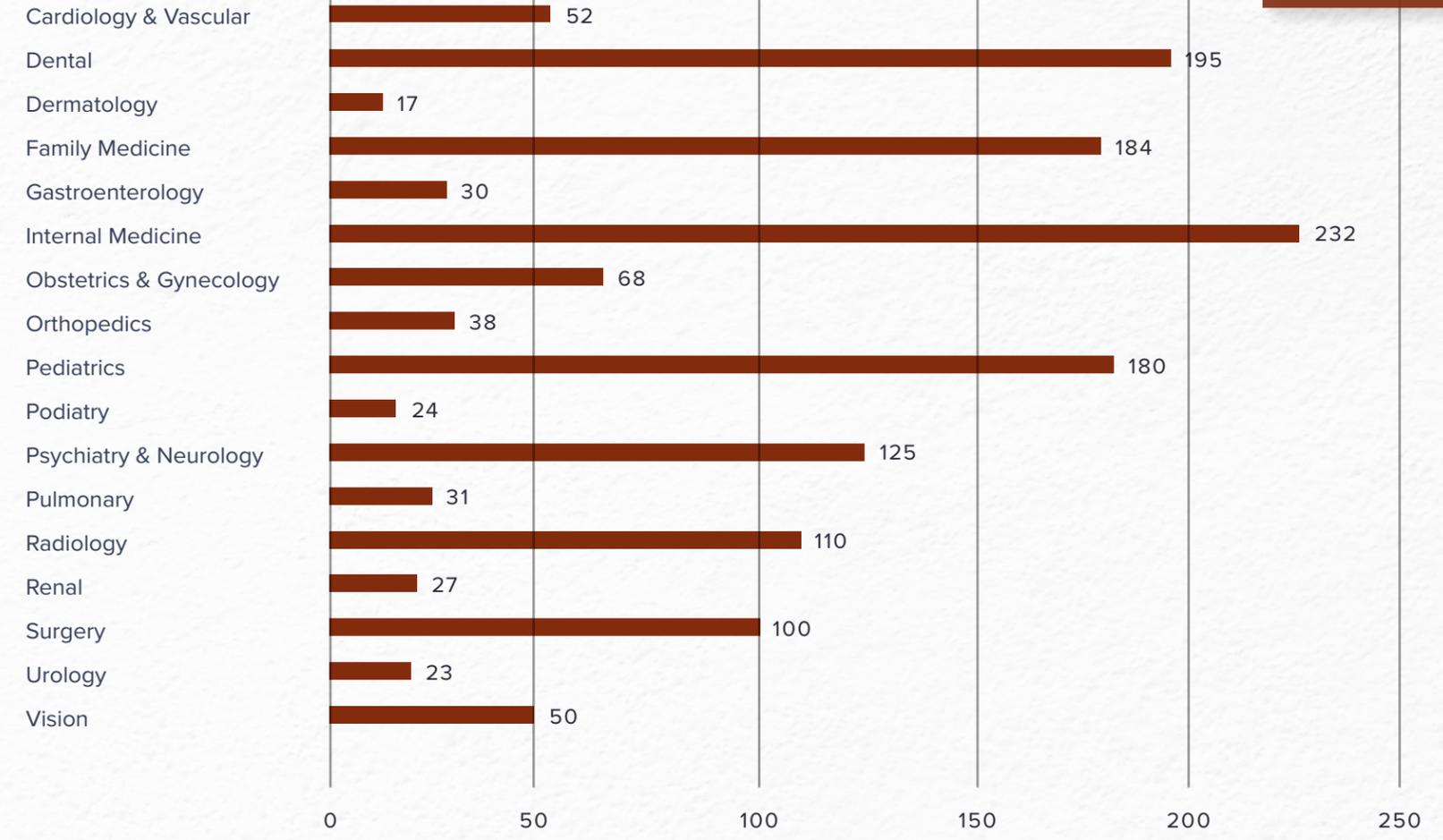
revista_{med}

Utilizing data from the Revista Specialty Demand Tool, this property benefits from deep insights into local healthcare trends, provider density, and specialty demand. This analysis supports strategic leasing decisions by identifying unmet clinical needs in the surrounding market, helping to attract high-value medical users. The physician demand reflected in the data is based on a 5-mile radius around RB Medical Plaza in Rancho Bernardo, highlighting key specialties with growth potential. With this data-driven approach, ownership is positioned to align tenancy with the most in-demand specialties, maximizing the long-term success and stability of the project and the physicians.

TARGET
MARKETS



PHYSICIAN DEMAND CHART (5 Miles)



SERVICE
LINES

Rancho Bernardo Submarket

Build Long-Term Value in Rancho Bernardo

Rancho Bernardo, CA, is a thriving master-planned community known for its strong business climate, scenic landscapes, and exceptional quality of life. Located in northern San Diego county, Rancho Bernardo offers convenient access to major highways, airports, and a highly skilled workforce. The area supports a diverse economy, with strengths in technology, life sciences, defense, and professional services. Businesses benefit from modern office parks, strong community partnerships, and a culture that fosters innovation. With its rolling hills, golf courses, top-rated schools, and abundance of shopping, dining, and recreational amenities, Rancho Bernardo delivers an outstanding balance of work and lifestyle, making it an ideal place to establish and grow your practice.



Demographics

Population	165,287
Average Household Income	\$158,109
Median Age	43.3
Median Home Value	\$1,053,500
College Education	71% of Residents Have Bachelor's Degree or Higher

**Values for 2025, 5-Mile Radius*

Rancho Bernardo Employers



Rancho Bernardo At a Glance



**Values for 2025, 5-Mile Radius*



\$12,068.85

Spent Annually per Household on Healthcare in Rancho Bernardo



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