

**16766 BERNARDO CENTER DRIVE, SAN DIEGO, CA 92128**

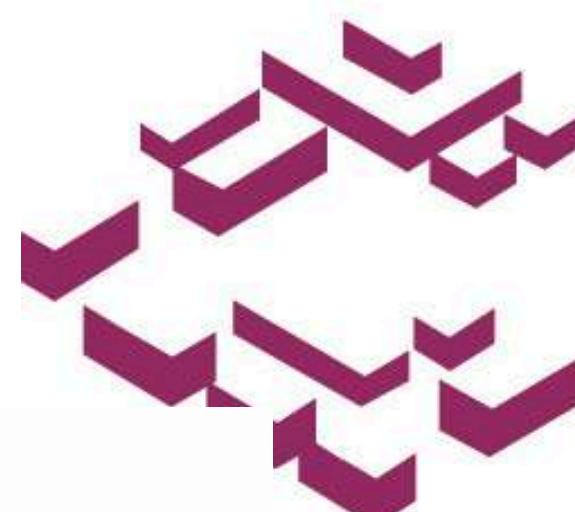


## MEDICAL-OFFICE INVESTMENT OPPORTUNITY



**TODD LAW**  
**Senior Vice President**

858.728.9305  
[tlaw@cgpincre.com](mailto:tlaw@cgpincre.com)  
CA DRE 01309241 - WA DOL 27587



**CAPITAL GROWTH  
PROPERTIES, INC.**

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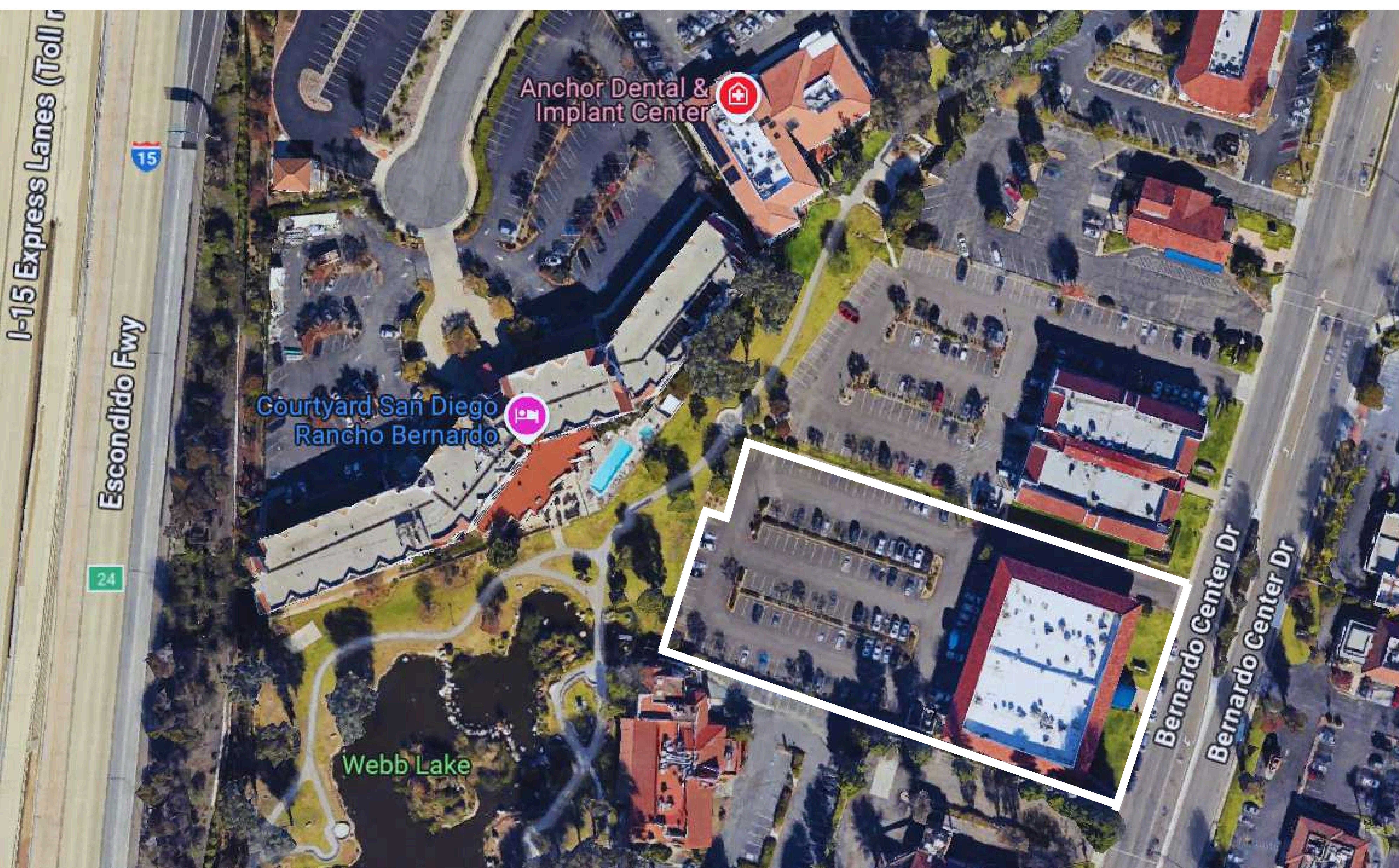
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# 16766 BERNARDO CENTER DRIVE

## RB MEDICAL/OFFICE BUILDING



# DISCLAIMER

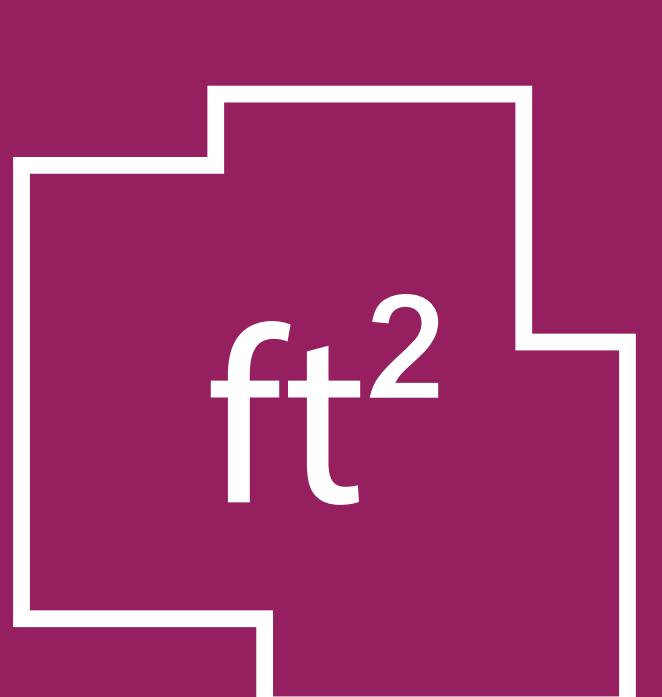
The information contained in this Marketing Brochure for 16766 Bernardo Center Drive, located in San Diego, California 92128, is proprietary and strictly confidential. No portion of the information—including, but not limited to, any details and documents relating to the property—is guaranteed in any manner. This brochure has been prepared to provide a general overview and unverified information to prospective parties, with the intent of establishing preliminary interest in the subject property.

Neither the Owner nor Capital Growth Properties, Inc. makes any representations or warranties regarding the accuracy, completeness, or reliability of the information provided, and shall not bear any liability or responsibility for its content. Prospective buyers are strongly encouraged to conduct their own independent investigations, inspections, and analyses when evaluating the property.

These materials may not be relied upon for any purpose other than to make a preliminary decision regarding further due diligence or potential offer consideration. No part of this information may be used, copied, or disclosed for any other purpose beyond the evaluation of the property.

# 16766 BERNARDO CENTER DRIVE

## RB MEDICAL/OFFICE BUILDING



**±34,960**

TOTAL SF



**±89,298 SF**

LOT SIZE

Capital Growth Properties, Inc., as exclusive advisor, is pleased to offer for sale the fee simple interest in 16766 Bernardo Center Drive, a ±34,960 SF two-story medical/office building which is situated on a ±89,298 SF lot in the heart of Rancho Bernardo.

The building features a flexible layout with ±16,483 SF on the first floor and ±17,530 SF on the second floor. Tenants benefit from abundant natural light, functional medical/professional build-outs, and approximately 143 parking spaces, providing an excellent parking ratio of 4.17 per 1,000 SF.

Currently 98% leased to a stable mix of medical and professional tenants, this asset presents a valuable opportunity for both investors and potential owner-users seeking income, stability, and long-term upside.

Strategically located along Bernardo Center Drive, the property enjoys strong visibility and easy access to major roads, residential communities, retail centers, and corporate campuses. This is a rare opportunity to acquire a well-maintained, high-performing asset in a premier North San Diego submarket.

## 16766 BERNARDO CENTER DRIVE RANCHO BERNARDO, SAN DIEGO, CA

### RB MEDICAL/OFFICE BUILDING

- **Location:** Rancho Bernardo submarket, North County San Diego. High-visibility location with easy access to I-15.
- **Size:** ±34,960 SF two-story building which is situated on an ±89,298 SF lot.
- **Use:** Medical and dental office use. Multi-tenant configurations.
- **Parking:** Ample surface parking for tenants and visitors.
- **Accessibility:** ADA-compliant. Convenient access for patients and staff. Newly remodeled ADA-grade elevator suitable for a gurney.
- **Surrounding Area:** Close proximity to retail, dining, and residential communities. **Abundant shopping directly across the street.** Strong surrounding medical presence.
- **Notable Features:** Professionally managed and well-maintained. Ideal for healthcare professionals with a long-standing occupancy history.
- **Planning & Restrictions:** Located within the Bernardo Town Center General Plan and subject to recorded CC&Rs, supporting cohesive development standards and long-term property value.



# SITE DETAILS

<b>Address</b>	16766 Bernardo Center Dr, San Diego, CA 92128
<b>Parking</b>	Approx. 143 parking spaces
<b>Description</b>	Medical/Office building
<b>Current Occupancy</b>	98%
<b>Ownership Type</b>	Fee-Simple
<b>Lot SF (Tax Records)</b>	±89,298 SF
<b>Bldg. SF (Tax Records)</b>	±34,960 SF
<b>Year Built/Renovated</b>	1976 / 2018
<b>Parcel #</b>	274-781-18-00
<b>Zoning</b>	Commercial / Medical
<b>General Plan</b>	Bernardo Town Center - Property Owners Association



# 16766 BERNARDO CENTER DRIVE

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## RB MEDICAL/OFFICE BUILDING



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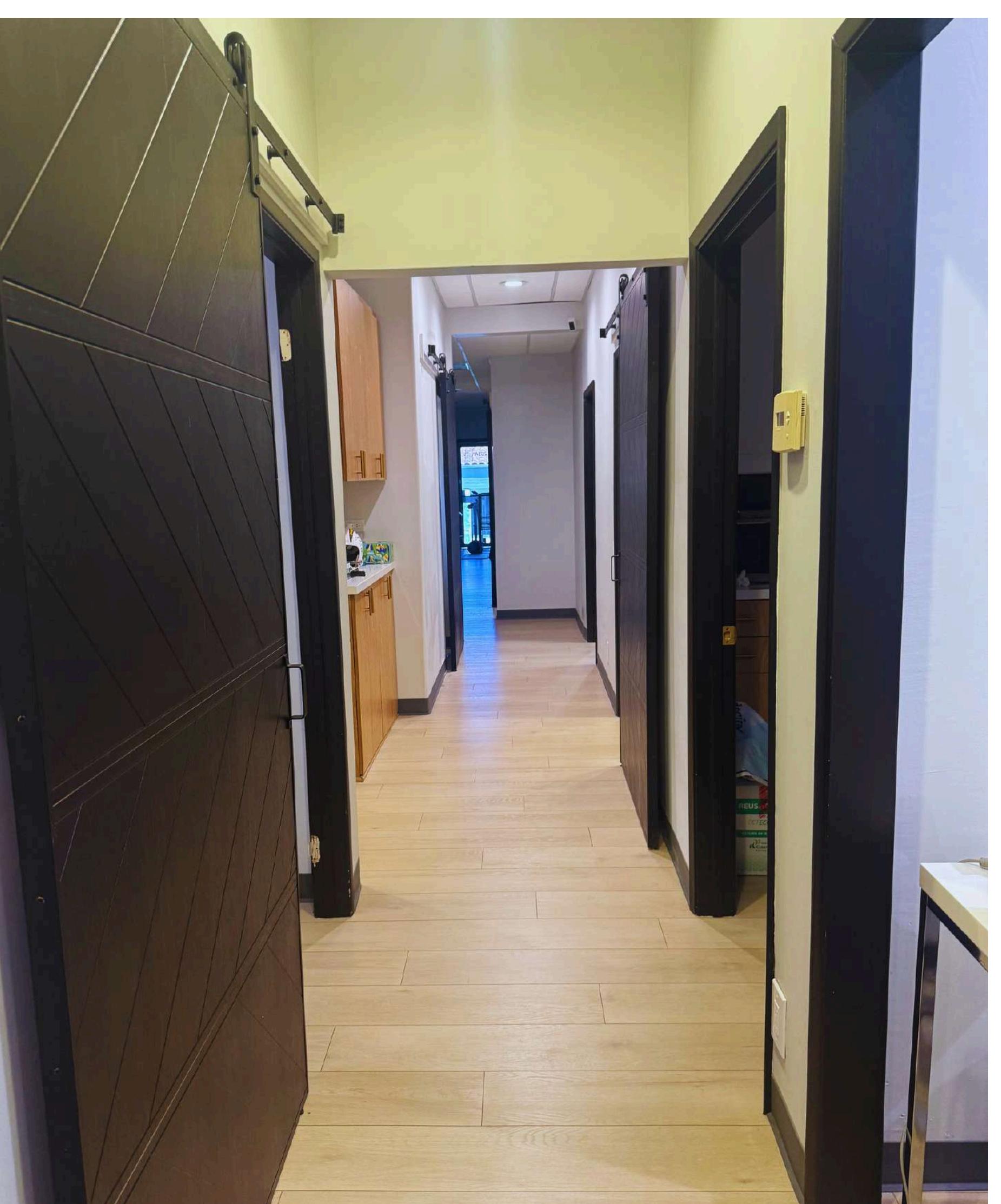
## RB MEDICAL/OFFICE BUILDING



# 16766 BERNARDO CENTER DRIVE

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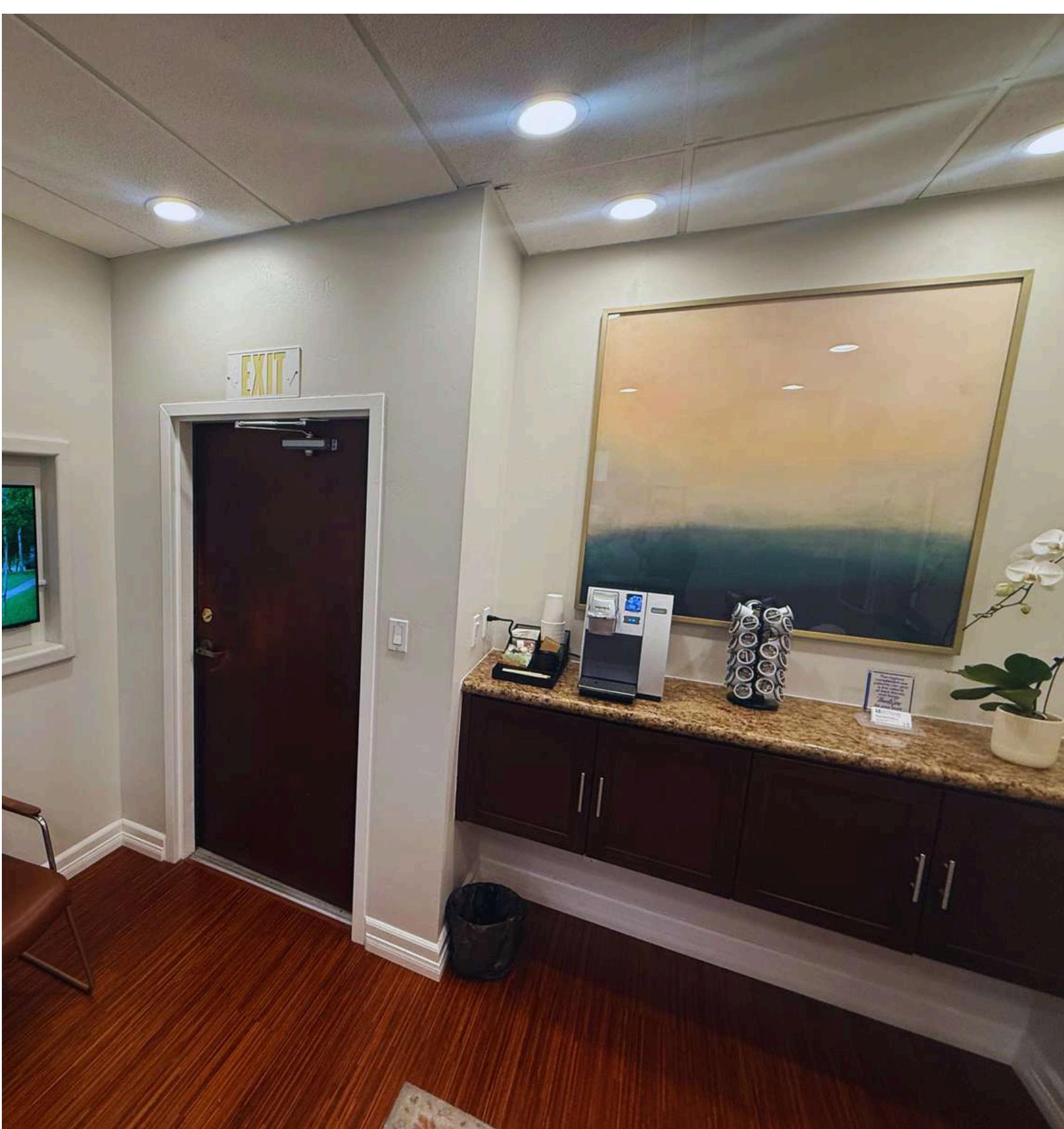
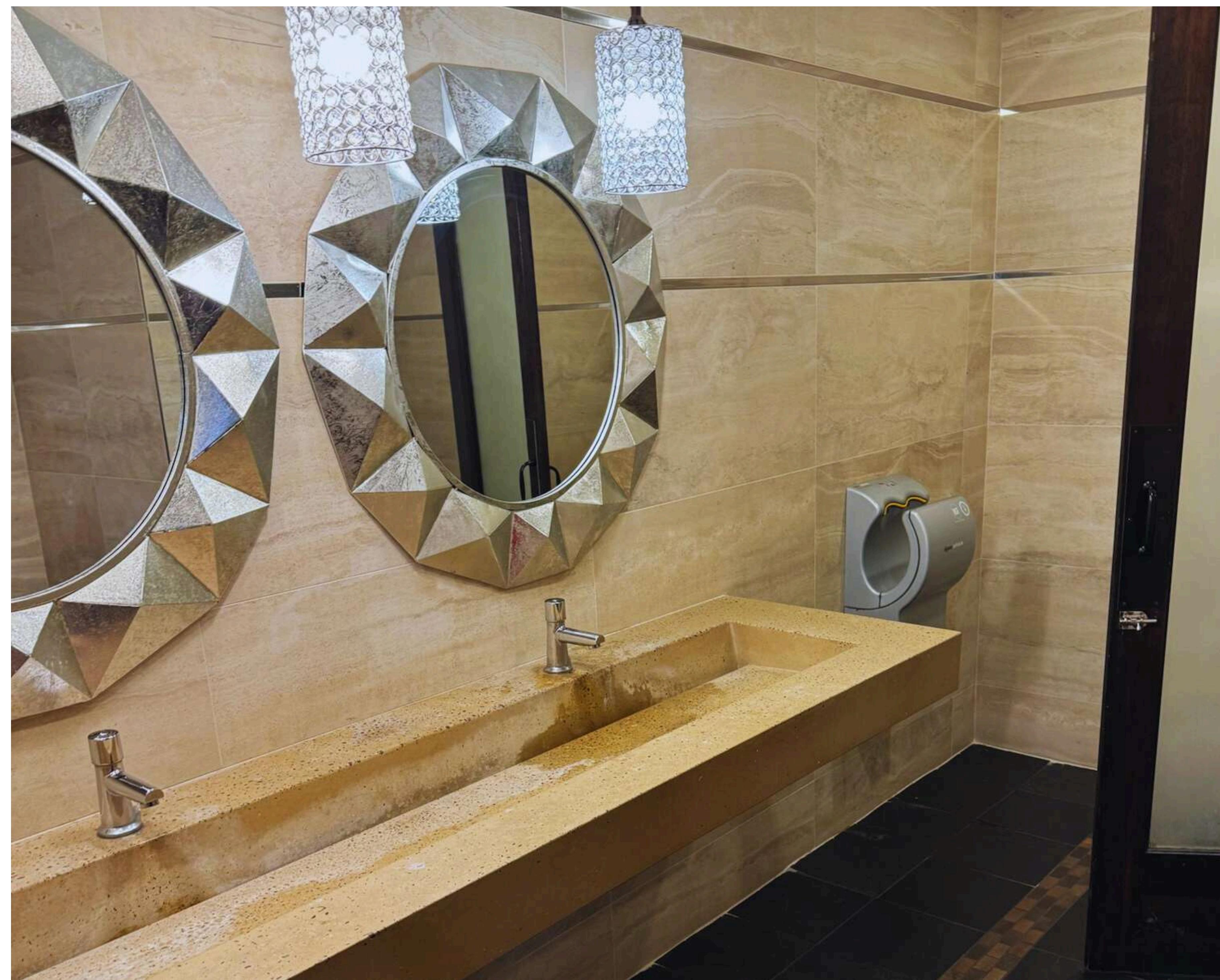
## RB MEDICAL/OFFICE BUILDING



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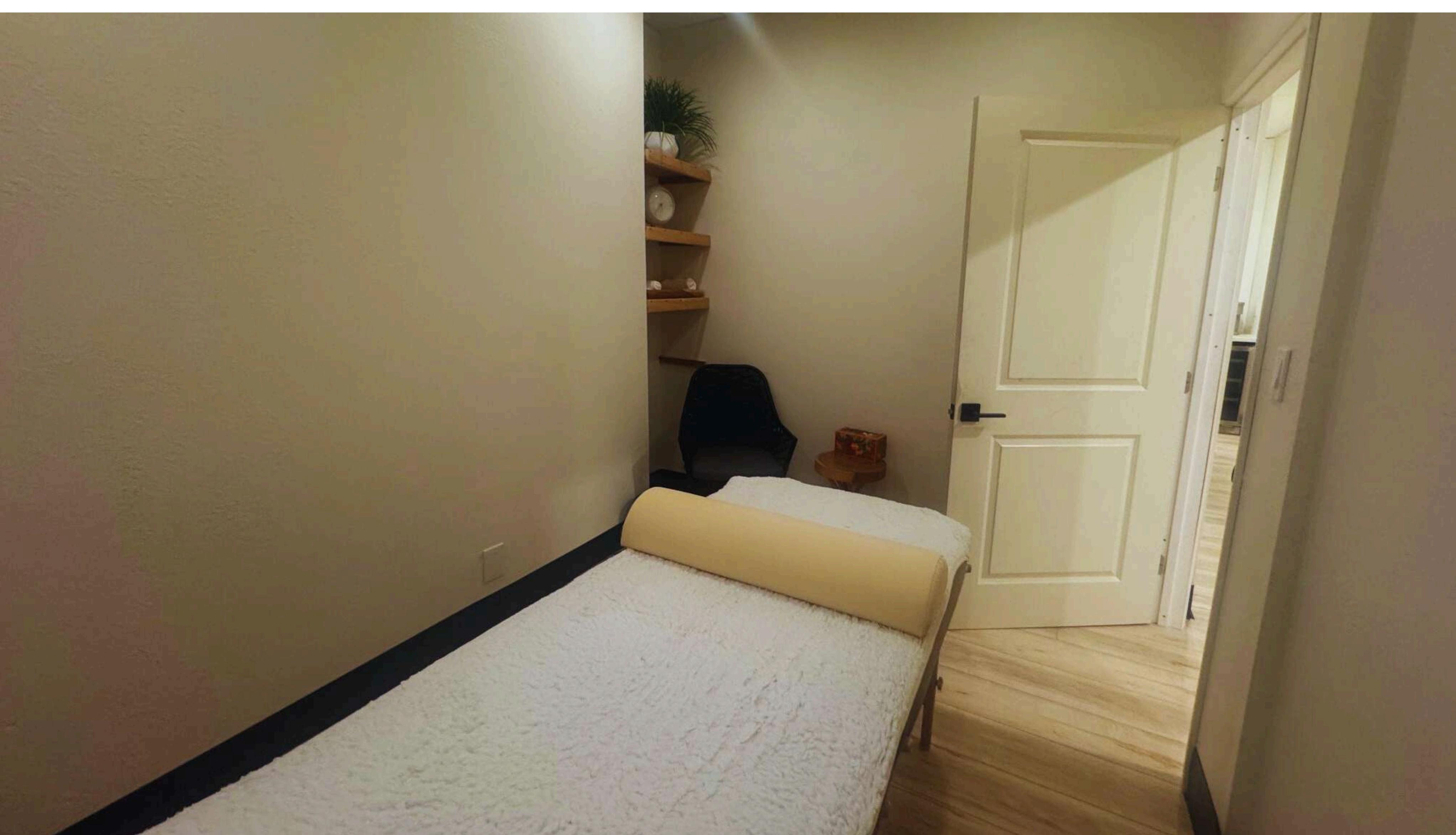
## RB MEDICAL/OFFICE BUILDING



# 16766 BERNARDO CENTER DRIVE

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## RB MEDICAL/OFFICE BUILDING



# PROPERTY SUMMARY



## PROPERTY SIZE

±34,960



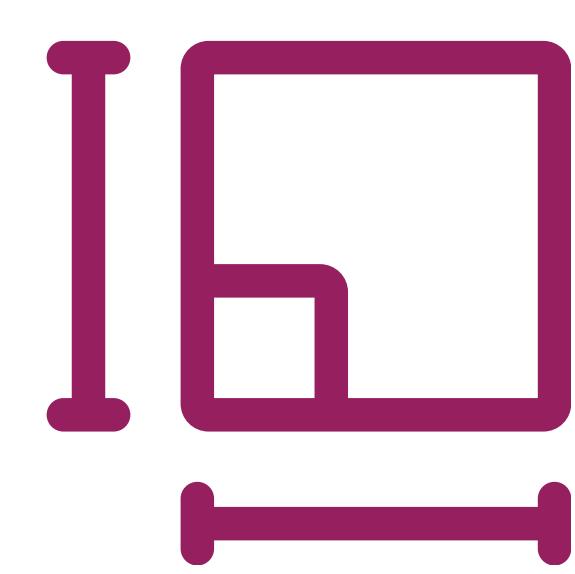
## PARKING RATIO

4.17/1,000 SF



## WEBSITE

<https://cgpincre.com/>



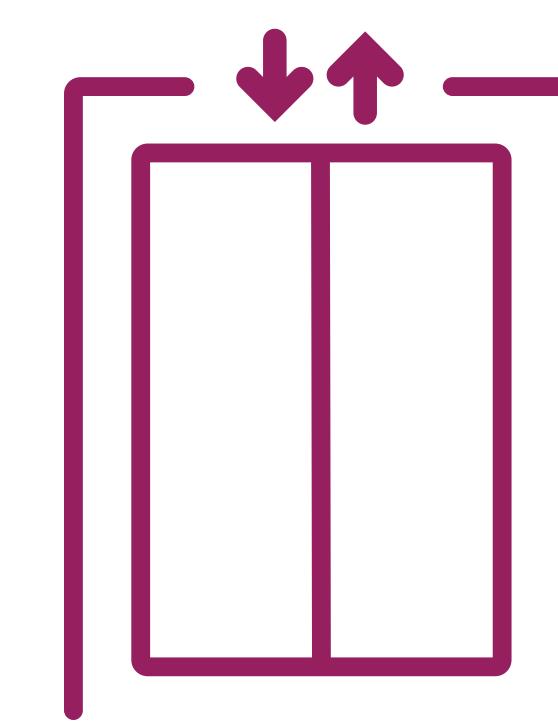
## LAND SIZE

±89,298 SF



## NO. OF BUILDINGS

One Building



## ELEVATOR

One (1) Elevator



## Positioned for High Medical Office Demand in Rancho Bernardo

- **Significant Medical Demand in the Area:** 34 of 38 medical specialties are currently underserved within a 5-mile radius of the properties.
- **Strategic Tenant Opportunity:** The physician shortage provides a strong foundation for targeted medical/dental tenant recruitment.
- **Low Vacancy Rates:** Medical office vacancy along the I-15 corridor is approximately 6.9%, highlighting strong ongoing demand.
- **High Regional Occupancy:** Nearly 75% of all medical office buildings in San Diego County are fully leased.
- **Limited Competition:** One-third of the county's total medical office vacancy is concentrated in just five buildings, making these properties stand out.
- **Ideal Property Features:** Ample surface parking, flexible configurations, and professional management—making them highly attractive to healthcare tenants.
- **Prime Location Benefits:** Located in a thriving residential and commercial corridor, with convenient access to I-15, retail, and dining.

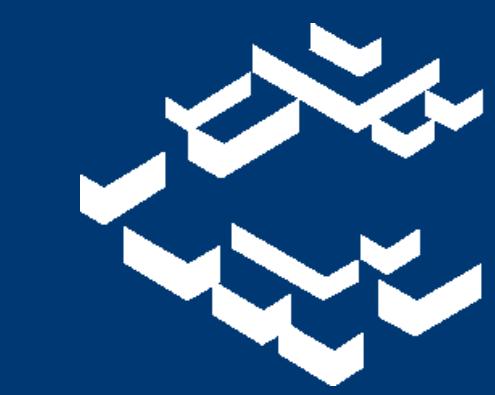


**High Visibility:** Over 200,000 vehicles/day on I-15 and 41,000+ on Rancho Bernardo Rd—prime exposure for tenants.

## Prime Medical/Office Opportunity in Rancho Bernardo's Most Amenity-Rich Corridor

- **Amenity-Rich Location:** Within 3 miles: 2M+ SF retail, 319 restaurants, 123 banks, 102 grocery stores, 25 hotels, and 14 gyms.
- **Strong Demographics:** Avg. income of \$200K+ and 62% college-educated within 3 miles—ideal for medical/professional tenants.
- **Below Replacement Cost:** Offered well under the estimated \$34.47M (\$479/SF) rebuild cost—great value for investors.
- **Medical Leasing Demand:** Low vacancy along I-15, growing need for healthcare space, and excellent property features (ADA, parking, management).

# PARCEL MAP



# CAPITAL GROWTH PROPERTIES, INC.

08

274-7185472

THIS MAP WAS DRAWN FOR THE PARCEL FURNISHED. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COINCIDE WITH LOCAL SUBDIVISION OR BUILDING OR SURVEY LINES.

1

SAN DIEGO COUNTY  
ASSESSOR'S MAP  
BOOK 274 PG 78 SHT 2 OF 3

273  
52

BANCHO'S EBNA AND ED

2. *BR. & C. 85.4* — *10. 6. 21.*

BERNARDO  
ELAZA DR

78  
SHI

1676

274 - 78  
SHT 2 OF 3

1"=200'

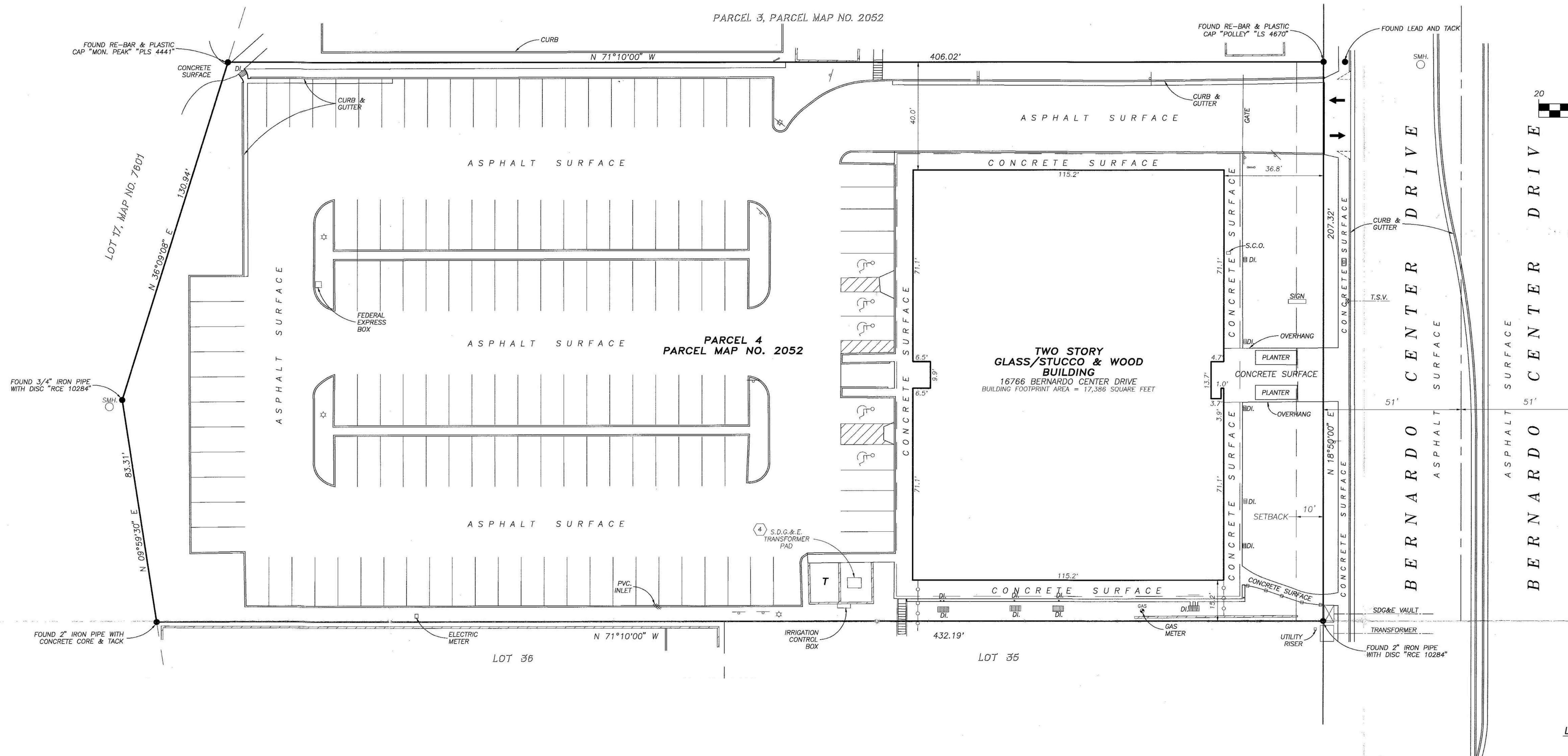
## INTERSTATE

678  
25  
SHT

MAP 9181 - BERNARDO TOWN CENTER UNIT NO 10  
MAP 7890 - BERNARDO TOWN CENTER UNIT NO 7  
MAP 7601 - BERNARDO TOWN CENTER UNIT NO 5  
ROS 7915

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# SITE MAP




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MAP	MAP	PROJECT NAME ADDRESS	PROJECT SIZE LAND SIZE	SALE PRICE PRICE PSF	SALE PRICE PRICE PSF	YEAR BUILT % LEASED
1		12220 El Camino Real, San Diego, CA 92130	56,552 SF / 2.92 AC	\$26,246,038 / \$464.10	04/01/2025 / -	1998 / -
2		12230 El Camino Real, San Diego, CA 92130	56,548 SF / 2.91 AC	\$22,253,962 / \$393.54	04/01/2025 / -	1998 / -
3		8965 Balboa Ave, San Diego, CA 92123	27,761 SF / 3.40 AC	\$12,350,000 / \$444.87	12/19/2024 / -	1987 / 100%
4		10065 Old Grove Rd, San Diego, CA 92131	21,400 SF / 1.10 AC	\$7,000,000 / \$327.10	10/16/2024 / -	1980 / 100%
5		5665 Oberlin Dr, San Diego, CA 92121	14,663 SF / 0.66 AC	\$6,130,000 / \$418.06	10/22/2024 / -	1983 / -
6		12707 High Bluff Dr, San Diego, CA 92130	59,013 SF / 2.22 AC	\$22,214,831 / \$376.44	09/27/2024 / -	1986 / 100%
7		16810-16816 Bernardo Center Dr, San Diego, CA 92128	9,925 SF / 1.14 AC	\$3,550,000 / \$357	09/23/2024 / -	1975 / -
8		15721-15725 Pomerado Rd, Poway, CA 92064	70,000 SF / 4.34 AC	\$22,250,000 / \$317.86	06/24/2024 / -	1990 / 81.7%

**AVERAGE PRICE PSF: \$387**

# #143 PARKING SPACES



**#143 PARKING SPACES**



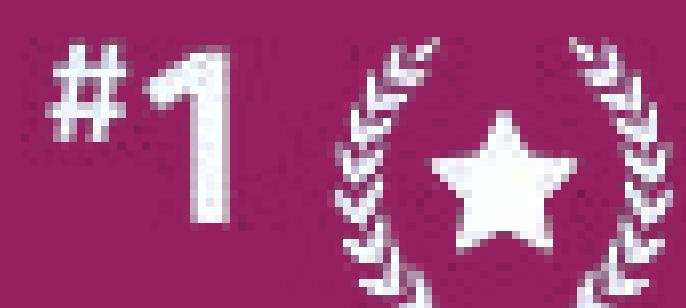
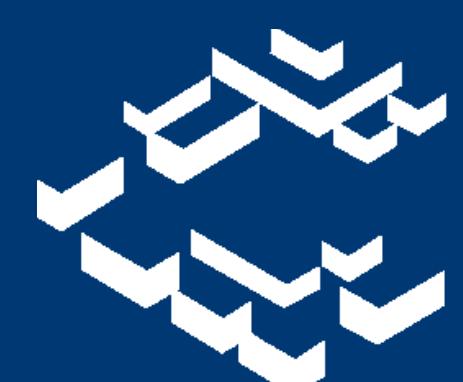
# PRIME LOCATION WITH EXCELLENT VISIBILITY AND CONVENIENT ACCESSIBILITY.



# NEW 67 ACRE CAMPUS HIRING OVER 5,500 EMPLOYEES



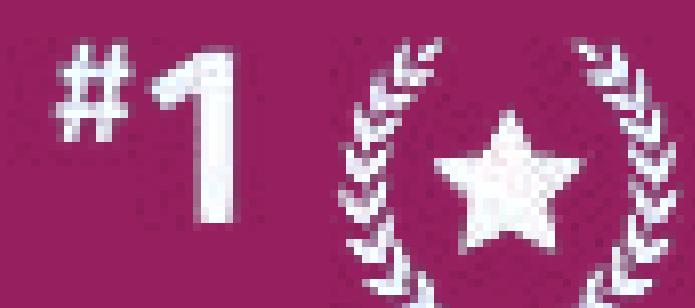
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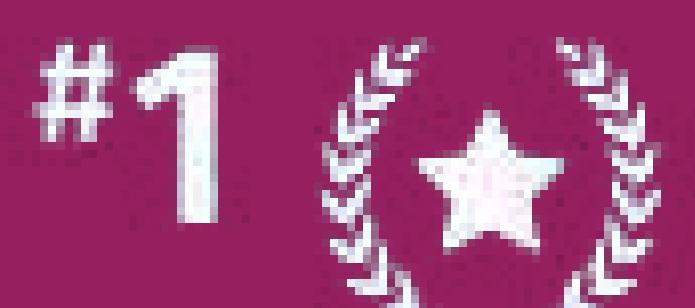
Best place in  
America to launch  
a startup  
**FORBES MAGAZINE**



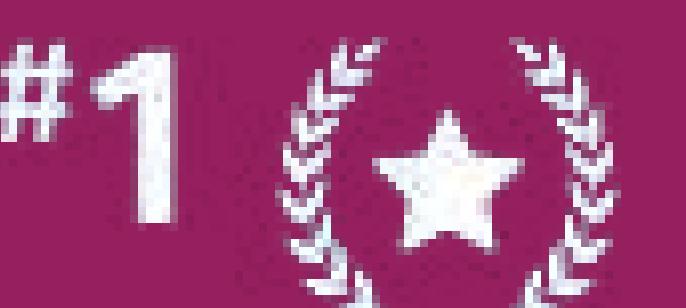
Most diverse  
high-tech sector in  
the nation  
**MILKEN INSTITUTE**



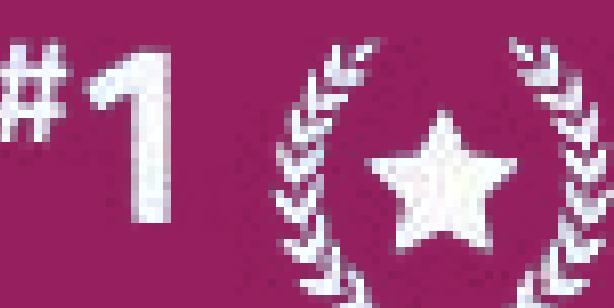
Highest number of  
active duty military  
**BEA.GOV**



Average commute  
time among top 25  
most populated  
metros (24.9 mins)  
**AMERICAN  
COMMUNITY SURVEY**



Top Metro in U.S.  
for relocation  
**APA SURVEY**



Top U.S. Travel  
Destination  
**MONEY MAGAZINE**



With its near-perfect climate and thriving economy, San Diego County remains one of the most sought-after regions to live and work in the U.S. The area's exceptional quality of life continues to draw residents, businesses, and visitors from around the globe.

Over the past 20 years, San Diego has built a distinct reputation—not only as a top travel destination but also as a hub for innovation in defense, biotechnology, clean energy, telecommunications, and electronics manufacturing.



AVERAGE HOME VALUE

\$698,955[1]



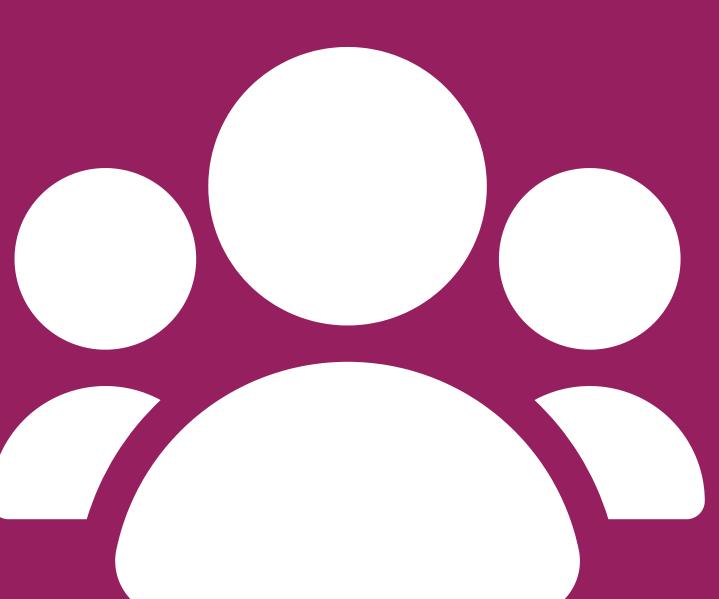
HOUSEHOLDS

1,165,877[1]



AVERAGE HOUSEHOLD INCOME

\$108,186[1]



POPULATION

3,334,024[3]

[1] FAST REPORT [2] U.S. BUREAU OF ECONOMIC ANALYSIS [3] UNITED STATES CENSUS BUREAU

## SAN DIEGO RANKS

**#2**

INNOVATION

PATENT INTENSITY, FEDERAL  
FUNDING, VENTURE CAPITAL  
INVESTMENT

**#2**

TALENT

GRADUATE PIPELINE, TRANSFERABLE  
SKILLS, OCCUPATIONAL  
CONCENTRATION

**#4**

GROWTH

LISTINGS, FIVE-YEAR  
OCCUPATIONAL GROWTH



## SAN DIEGO RANKINGS

#1 MOST PATENT INTENSE REGION IN THE U.S. — #3 IN THE WORLD  
SAN DIEGO ECONOMIC DEVELOPMENT CORPORATION

#3 CLEAN TECH CITY IN AMERICA  
CLEAN TECH LEADERSHIP

#3 LIFE SCIENCES HUB

#4 IN VENTURE CAPITAL DOLLARS PER EMPLOYEE  
NATIONAL VENTURE CAPITAL ASSOCIATION / U.S. BUREAU OF LABOR STATISTICS

#5 CITY FOR FAST-GROWTH COMPANIES  
INC. MAGAZINE

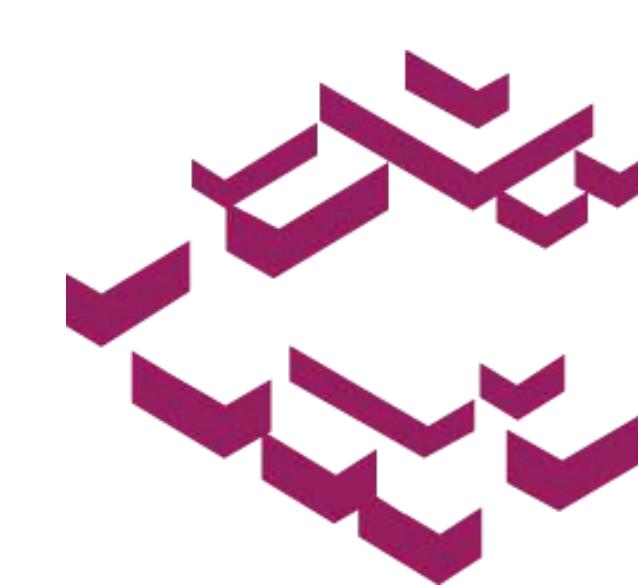
#5 SAN DIEGO RANKS FIFTH AMONG THE TOP 25 U.S. STARTUP HUBS  
U.S. CHAMBER OF COMMERCE FOUNDATION

## Specialty Demand & Physician Gap Near RBMP

- Demand for medical office space continues to outpace supply, with absorption consistently exceeding new deliveries.
- New development remains limited due to high interest rates, rising construction costs, scarce land availability, and other entry barriers.
- Since 2014, average annual medical office deliveries have been less than half the volume seen between 2005–2013.
- From 2014 to year-to-date 2024, net demand has exceeded new supply by an average of 78,657 SF annually.
- Currently, only 9,990 SF of ground-up medical office development is underway in San Diego—offering minimal short-term supply relief. The market may see limited additional space through select conversion projects in the pipeline.

## SAN DIEGO MEDICAL OFFICE STATISTICS Q2 2024

San Diego Medical Office Statistics Q2 2024								
Submarket	Total inventory (s.f.)	Q2 total net absorption (s.f.)	12-month total net absorption (s.f.)	12-month net absorption (% of inventory)	Direct vacancy (%)	Prior year vacancy (%)	Average asking rent (\$ p.s.f.)	Year-over-year change (%)
Oceanside/Vista	1,174,806	-10,497	606	0.1%	11.1%	11.2%	\$3.82	6.4%
Escondido/San Marcos	1,190,391	676	32,455	2.7%	5.4%	8.1%	\$4.45	-1.1%
North County Coastal	1,525,565	-763	25,302	1.7%	5.5%	6.9%	\$5.10	-0.6%
I-15 Corridor	1,099,739	7,183	-4,460	-0.4%	6.9%	6.7%	\$4.40	8.9%
La Jolla/UTC/Sorrento	2,018,539	20,208	-4,460	-0.7%	5.2%	3.7%	\$4.83	0.2%
Kearny Mesa/Mission Valley	2,156,458	2,577	-24,096	-1.1%	6.9%	5.5%	\$4.32	2.1%
Uptown/Hillcrest	1,011,130	0	2,586	0.3%	1.7%	2.0%	\$3.65	9.3%
East County	1,856,771	-16,252	-34,083	-1.8%	6.0%	4.1%	\$3.31	3.8%
South County	1,663,215	-16,196	-36,882	-2.2%	4.7%	2.4%	\$3.32	0.0%
Other	427,994	2,213	8,969	2.1%	2.6%	4.6%	\$3.32	-1.2%
<b>Market Totals</b>	<b>14,124,608</b>	<b>-20,416</b>	<b>-43,794</b>	<b>-0.3%</b>	<b>5.9%</b>	<b>5.4%</b>	<b>\$4.14</b>	<b>0.0%</b>
On Campus	2,161,094	-5,109	-1,332	-0.1%	3.1%	3.3%	\$4.41	3.0%
Off Campus	9,433,696	-9,085	-15,454	-0.2%	5.6%	5.1%	\$4.27	-0.7%
Adjacent to Campus	2,529,818	-6,222	-27,008	-1.1%	9.4%	8.1%	\$3.65	-1.6%



**TODD LAW**  
Senior Vice President  
[tlaw@cgpincre.com](mailto:tlaw@cgpincre.com)  
858.729.9305  
CA DRE 01309241  
WA DOL 27587

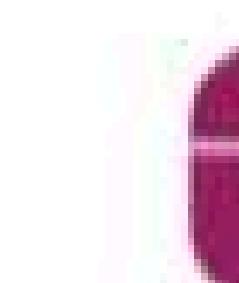
## Capital Growth Properties, Inc.



1120 Silverado Street, Suite 200  
La Jolla CA 92037



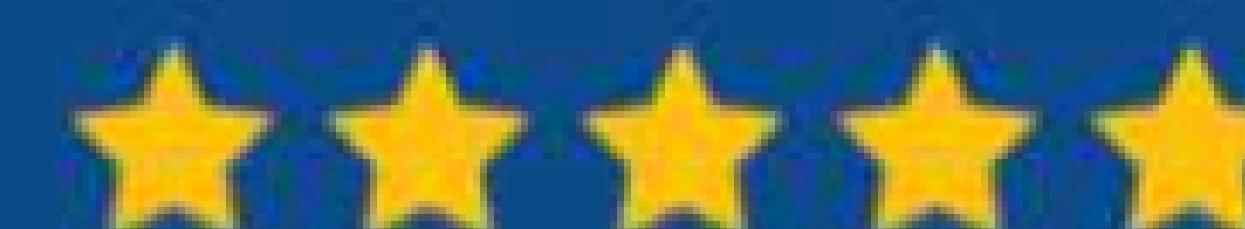
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*"Todd is an extremely professional Realtor that has helped clients of mine find commercial properties. Whenever I send a client his way, I know that they will be very well taken care of and I get nothing but rave reviews. I highly recommend Todd!" - Alan Cox*

Don't miss out—request the full property details now!