



Tenant Incentive
Year 1- \$1.50/SF NNN
Year 2- \$1.70/SF NNN
Year 3- \$1.80/SF NNN
**For qualified tenants on a minimum 3 year term*



FOR SALE OR LEASE

11415 W Bernardo Ct ±7,787 SF Flex Condominium | San Diego, CA 92127

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Property Details

Condominium Size ±7,878 SF

Parking Ratio 3/1,000 SF

Zoning IP-2-1

APN 678-400-07

Property Highlights

- 2 story flex condominium
- 2 reception areas, private offices, break room, conference room and warehouse
- 1 grade-level door with ability to add a second
- Multiple restrooms on each floor
- Convenient Rancho Bernardo location near I-15
- Close proximity to numerous retail amenities

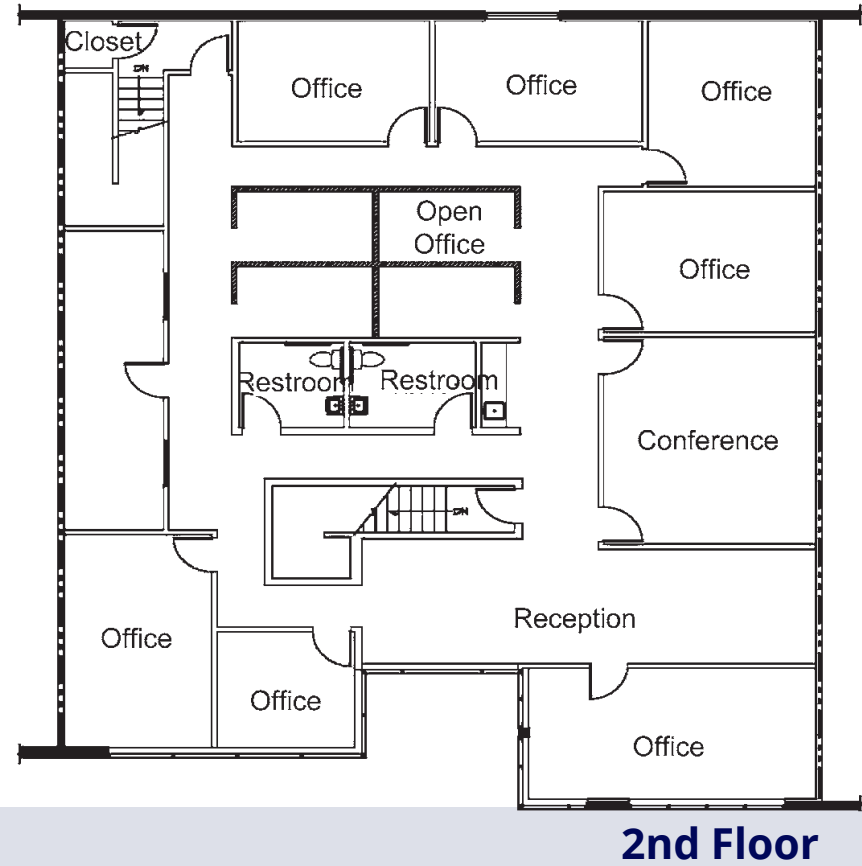
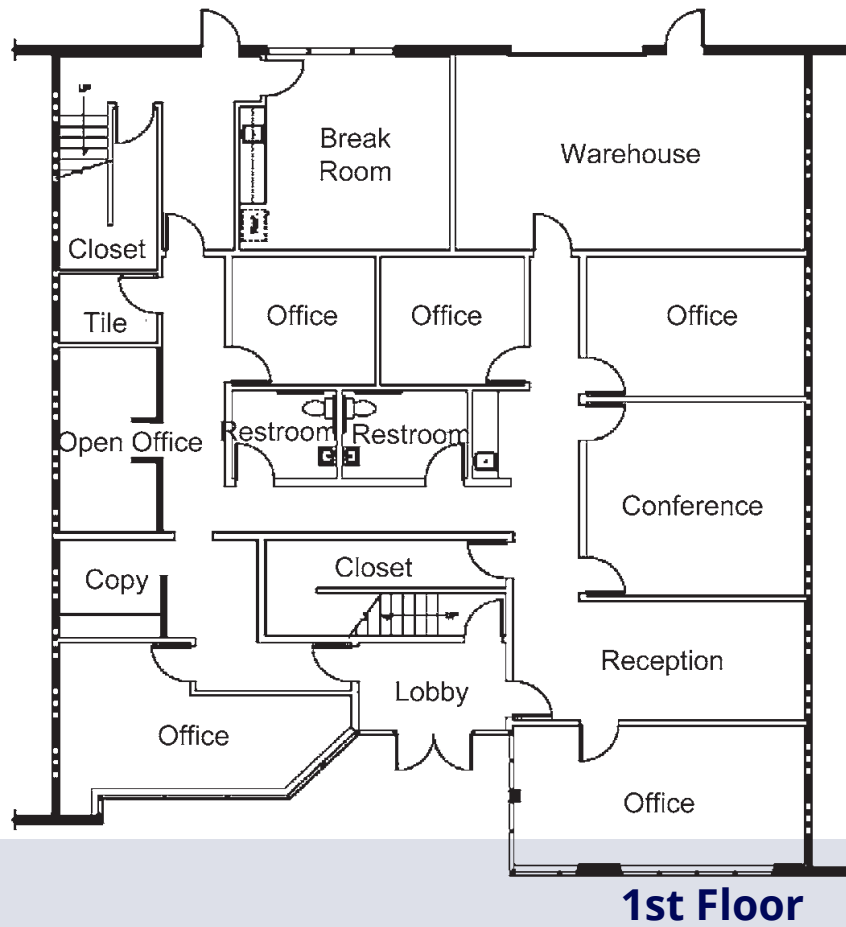


Sale Price: \$2,363,400

Lease Rate: \$1.60/SF NNN







Floorplan

7,878 SF

San Diego County Map

3 Minutes

I-15

9 Minutes

To SR 78

15 Minutes

To I-5

35 Minutes

To Riverside County

45 Minutes

To Orange County

25 Minutes

To Downtown San Diego

25 Minutes

To San Diego Intl Airport

35 Minutes

To US/Mexico Border



Rancho Bernardo Submarket

Grow Your Business in the Heart of Innovation

Rancho Bernardo is nestled amidst the picturesque landscape of northeast San Diego County. Rancho Bernardo is a vibrant community renowned for its tranquil suburban charm and stunning natural beauty. Surrounded by rolling hills, Rancho Bernardo offers everything from spacious single-family homes to luxurious estates and is conveniently located within easy reach of urban amenities, including shopping centers, dining establishments, and recreational facilities.



Demographics

Population	101,809
Average Household Income	\$200,956
Median Age	42
Number of Households	37,105
College Education	72% of Residents Have Bachelor's Degree or Higher

Rancho Bernardo Employers

SONY

hp HEWLETT®
PACKARD

BAE SYSTEMS

NORTHROP GRUMMAN

GENERAL ATOMICS



CYMER

amazon

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