

The Mercado

Rancho Bernardo



Location Driven
Grocery Anchored
Neighborhood Retail



Intersection

Property Highlights

The Mercado

Rancho Bernardo



- Situated in San Diego's tech and innovation corridor, Rancho Bernardo is home to major companies including: Amazon, Hewlett-Packard, Northrop Grumman and Sony, plus Apple's recently purchased 67.5 acre campus
- Convenient access to I-15, direct access to north and south on/off ramps
- Three points of entry via Rancho Bernardo Road and Bernardo Center Drive
- Walk Score: Very Walkable (73) walkable from nearby residential communities and office and hotel properties
- High image center well maintained landscape, prominent signage and abundant outdoor terrace and patio space
- Recent exterior paint was completed to enhance the building signage and unique architectural features
- In 2023, The Mercado was the first retail center in San Diego county to win The Outstanding Building of the Year (TOBY®) award



Property Specifications

The Mercado

Rancho Bernardo

Property Address

11808, 11828, 11868 Rancho Bernardo Road
17030, 17090 Bernardo Center Drive
San Diego, CA 92128

Property Size

Approx. 63,211 SF

Parking

4.5/1,000 SF

Lease Type

First Floor - NNN

Second Floor - MG

Availability

11828 - Suite 206

Approx. 600 SF

Lease Rate: \$2.90/SF



Tenant Directory

The Mercado

Rancho Bernardo

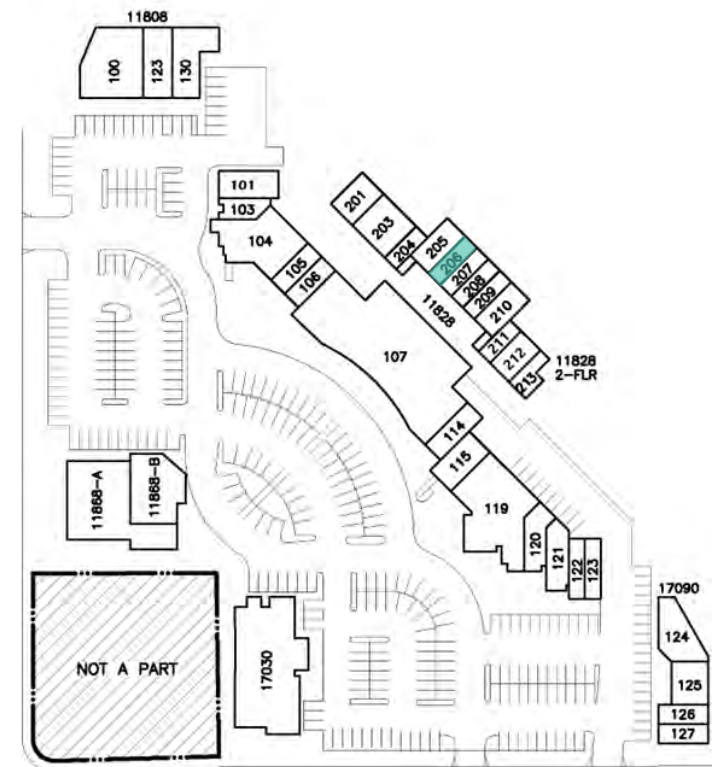
Building 11808	Suite
Pho Ca Dao	100
Curry & More	123
Pizza Hut	130

Building 11868	Suite
Navy Federal Credit Union	A
FedEx	B

Building 17030 & 17090	Suite
Mission Federal Credit Union	17030
Cotija's Taco Shop	124-125
Submarina	126
Presotea	127

Building 11828	Suite
Compa Coffee	101
Body Therapy	103
Incredible Cafe	104
E Med Spa	105
Golden Spoon	106
Baron's Marketplace	107
Sky Brow Threading	114
Ila Dance Studio	115
Olleh Korean BBQ	119
Cherry Blossom Spa	120
H&R Block	121
Xuan Alterations	122
Hair Salon	123
Hour Lash	201
Mercado Dental	203
Allison Shamrell Photography	204
RB Chiropractic	205
AVAILABLE	206
Skin by Nesrin	207
Grand Journeys	208
Control Fitness Pilates	209
Pickford Service Company	210
Planet Spa Ranch	211
Be Yoga and Spa	212
Muse Academy	213

Site Plan



Property Photos

The Mercado

Rancho Bernardo



- » Abundant Parking
- » Spacious Patio Areas
- » Excellent Signage

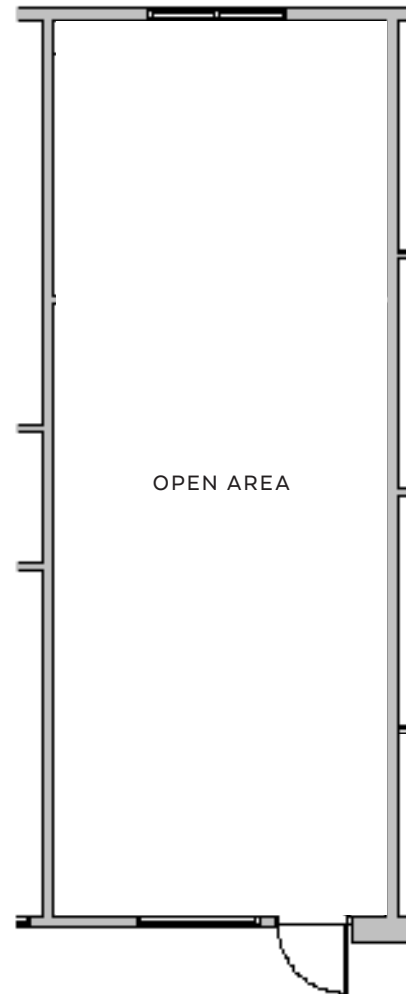


WHERE
QUALITY AND
CONVENIENCE
MEET

11828 - Suite 206

Features - Approx. 600 SF

- » Open area with reception counter
- » Direct elevator access
- » Nearby restrooms and common area deck





PROXIMITY

San Diego Int'l Airport - 16 miles

McClellan-Palomar Airport - 21 miles

US/Mexico Border - 30 miles

PALOMAR COLLEGE

NORTHROP GRUMAN

SHARP REES-STEALY

NATIONAL UNIVERSITY

PHIL'S BBQ

HILTON GARDEN INN



The Mercado
Rancho Bernardo

KAISER PERMANENTE

PUBLIC LIBRARY

UNION BANK

USPS

SD FIRE STATION 33

ARCO/AMPM

BANK OF AMERICA

FARMERS INSURANCE

BERNARDO CENTER DRIVE - 22,559CPD

RANCHO BERNARDO ROAD - 39,134 CPD

PRESTIGE ORTHOPAEDIC
BEST BRAIN
LEARNING CENTER

RANCHO BERNARDO COUNTRY CLUB

RANCHO BERNARDO TOWN CENTER

Vons	Subway
Chase Bank	Starbucks
Kahoots	SDCCU
Peet's Coffee	Strands Salon
Postal Annex	The Kebob Shop
Sports Clips	Wells Fargo

Demographics

NUMBER OF EMPLOYEES (1-MILE RADIUS)

11,814

NUMBER OF BUSINESSES (1-MILE RADIUS)

2,029

AVERAGE HH INCOME (1-MILE RADIUS)

\$134K

MEDIAN HOME VALUE (1-MILE RADIUS)

\$762K

POPULATION	3 MILE	5 MILE	10 MILE
2024 Population	79,393	153,474	593,443
2029 Projection	78,713	152,037	586,772
HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2024 Households	29,216	54,828	196,685
2029 Projection	28,943	54,252	194,168
INCOME	3 MILE	5 MILE	10 MILE
2024 Average Household Income	\$158,363	\$159,864	\$145,231
2024 Median Household Income	\$131,928	\$132,950	\$117,032

Get in Touch

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Disclosure

The information set forth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representation with respect thereto. The above is submitted to errors, prior sale or lease, change in status or withdrawal without notice.

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