

**FOR SALE | OWNER/USER OPPORTUNITY**

**15717 BERNARDO HEIGHTS PARKWAY, SAN DIEGO, CA 92128**

**4,882 SF FREESTANDING BUILDING IN GROCERY ANCHORED SHOPPING CENTER**



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**Voit**  
REAL ESTATE SERVICES

## PROPERTY HIGHLIGHTS

- » Freestanding Building In Grocery Anchored Shopping Center (Sprouts)
- » 4,882 Square foot, dual Tenant Pad Building
  - 1,800 SF of Grey Shell space allows for additional income with neighboring Tenant
  - 3,082 SF of newly constructed Dental space (2020 Improvements)
- » Existing Tenant will vacate Premises upon closing
- » Great visibility along Pomerado Road (12,000 CPD)
- » Median Household Income exceeds \$100,000 (1, 2 & 3 mile radius)
- » Dental equipment included in asking price





# PROPERTY DETAILS

**RANCHO BERNARDO HEIGHTS**  
CENTER NAME

**MEDICAL/RETAIL**  
CURRENT USE

**4,882 SF**  
TOTAL BUILDING SIZE

**27,035 SF**  
TOTAL CENTER SIZE

**UNDISCLOSED**  
ASKING PRICE

**4.92/1,000 SF**  
PARKING RATIO

**2**  
# OF SUITES

**2020**  
RENOVATED

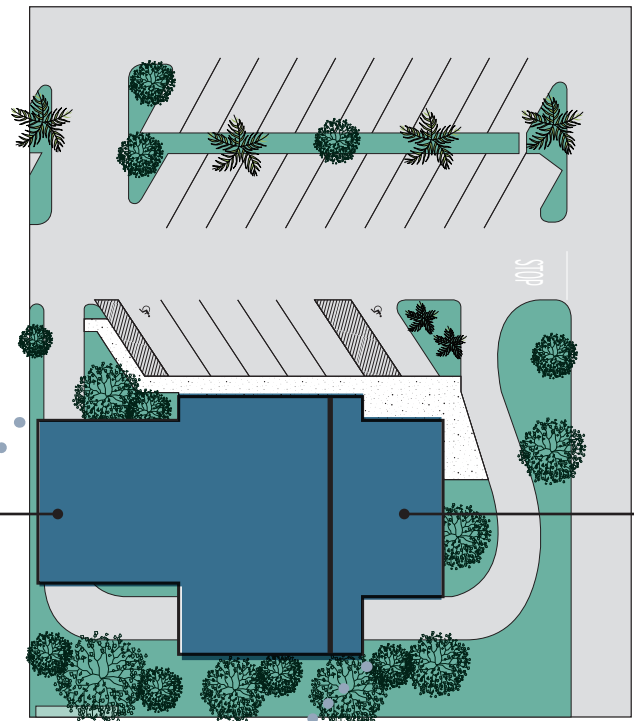
**123'**  
STREET FRONTAGE



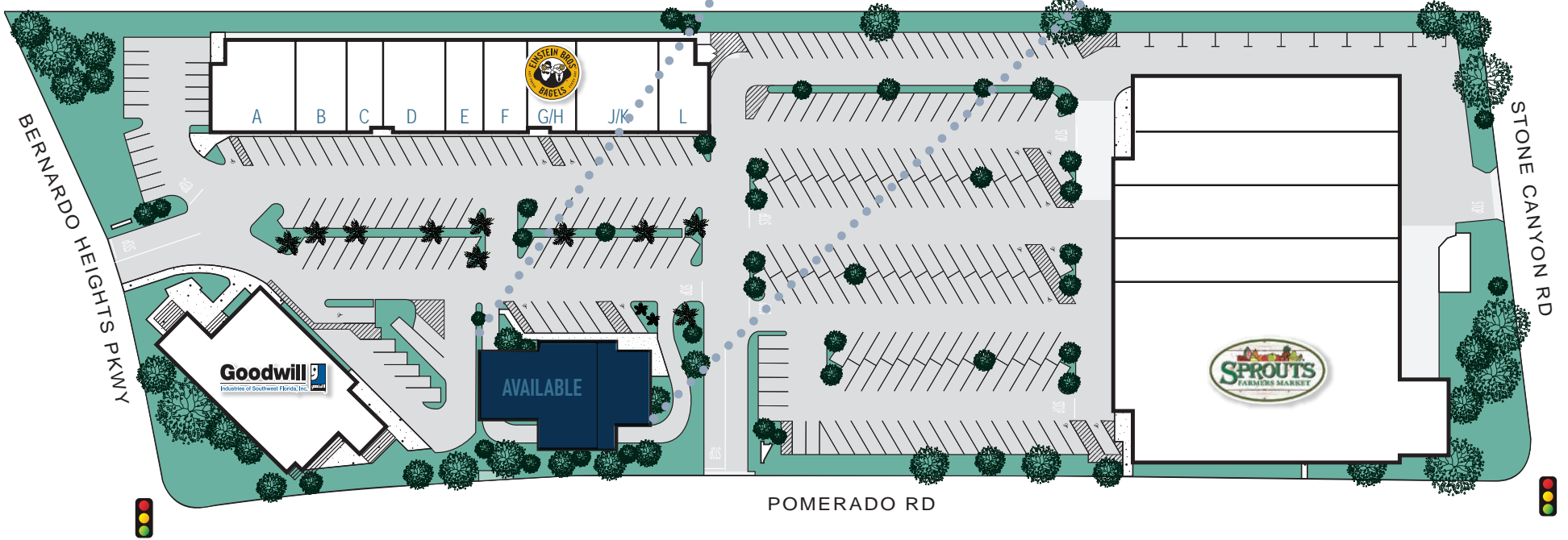
# SITE & FLOOR PLANS

Dental Unit  
3,082 SF  
(Improved 2020)

Grey Shell Unit  
1,800 SF



POMERADO RD



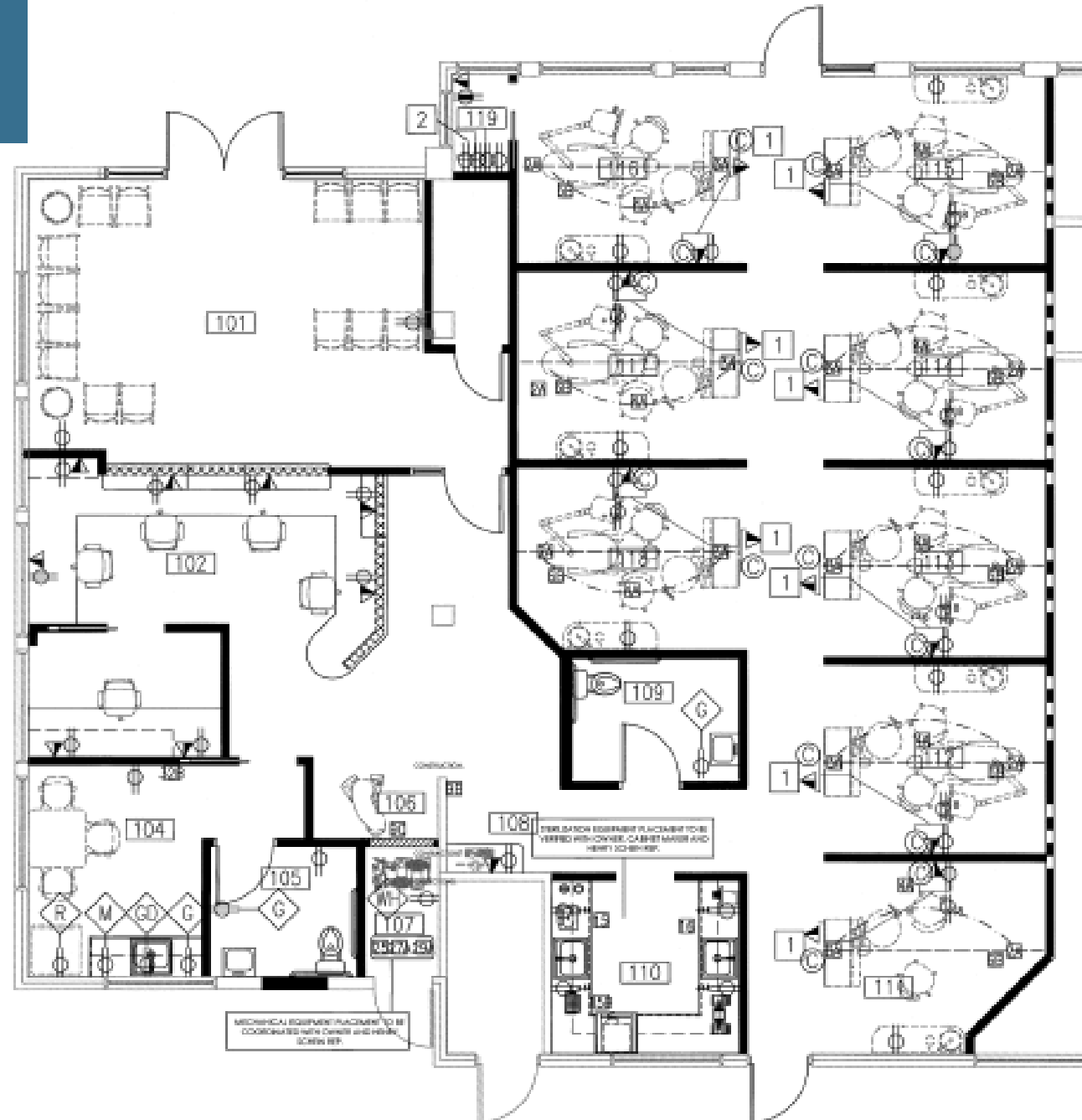
POMERADO RD



# IMPROVED DENTAL UNIT 3,082 SF

## ROOM LEGEND

101	Waiting
102	Reception
103	Office
104	Break
105	Restroom
106	X-Ray
107	Mechanical Room
108	Storage
109	Lab
110	Exam
111	Exam
112	Exam
113	Exam
114	Exam
115	Exam
116	Exam
117	Exam
118	Exam
119	Storage





**4S Commons Town Center**

- Ralphs
- petco
- CHASE
- WORLD MARKET
- UPS
- WELLS FARGO
- ACE Hardware
- Tanera BREAD
- KARL STRAUSS BAKERY & CONFECTION
- Wendy's HAMBURGERS
- CVS pharmacy
- BED, BATH & BEYOND
- ULTA BEAUTY

**Carmel Mountain Plaza**

- SPROUTS FARMERS MARKET
- BARNES & NOBLE BOOKSELLERS
- ISLANDS fine burgers & drinks
- Tanera BREAD
- Michael's Where Creativity Happens
- Marshall's
- ROSS DRESS FOR LESS
- NORDSTROM
- rack
- DICK'S SPORTING GOODS

**Party City**

**BevMo!**

**24 FITNESS**

**FLOOR DECOR**

**Rancho Bernardo Dr**

**Radisson HOTELS & RESORTS**

**COURTYARD Marriott**

**Holiday Inn Express & Suites**

**BARONS market**

**Hilton Garden Inn**

**KAISER PERMANENTE**

**Carmel Mountain Ranch Town Center**

- RITE AID
- Ralphs
- STARBUCKS COFFEE
- TRADER JOE'S
- GameStop

**Rancho Bernardo Town Center**

- VONS
- CVS pharmacy
- CH2OZE FITNESS
- UNITED STATES POSTAL SERVICE
- Peets Coffee & Tea
- Denny's
- STARBUCKS COFFEE
- IHOP RESTAURANT
- Rubio's FRESH MEXICAN GRILL
- McDonald's
- Carl's Jr.

**TARGET**

**OUTBACK STEAKHOUSE**

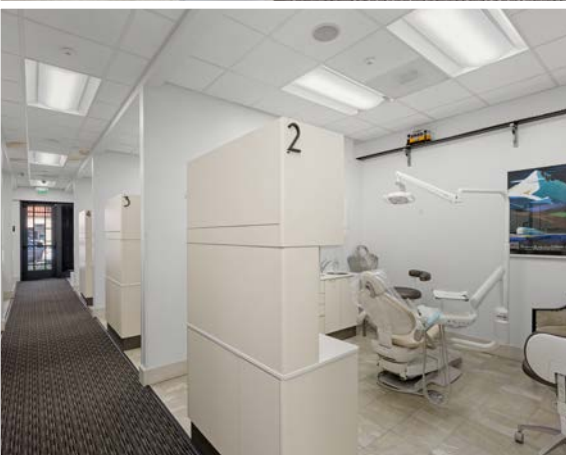
**ORTHO**

**Luna Grill fresh mediterranean**

**STARBUCKS COFFEE**

**SITE**









AVERAGE  
HOUSEHOLD  
INCOME

1  
MILE \$130,864

3  
MILE \$144,721


DAYTIME EMPLOYEES

1  
MILE  
3,387

3  
MILE  
39,925

11,838 CPD  
BERNARDO HEIGHTS PKWY +  
POMERADO RD

23,476 CPD  
POMERADO RD +  
GATEWAY PKRD



22,059 CPD  
PSO LUCIDO +  
CLL PUEBLITO N



POPULATION

1  
MILE 10,582

3  
MILE 86,443

DAYTIME BUSINESSES



1  
MILE  
611

3  
MILE  
4,413







## MAX STONE, CCIM

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