

# FOR LEASE

FREEWAY VISIBLE RETAIL CENTER

# Bernardo Center

16381-16485 Bernardo Center Drive, San Diego, CA 92128

HOME

PROPERTY & LOCATION HIGHLIGHTS

AVAILABILITY & SITE PLAN

DEMOGRAPHICS

CONTACT US



**Lee Suryani**

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## PROPERTY FEATURES

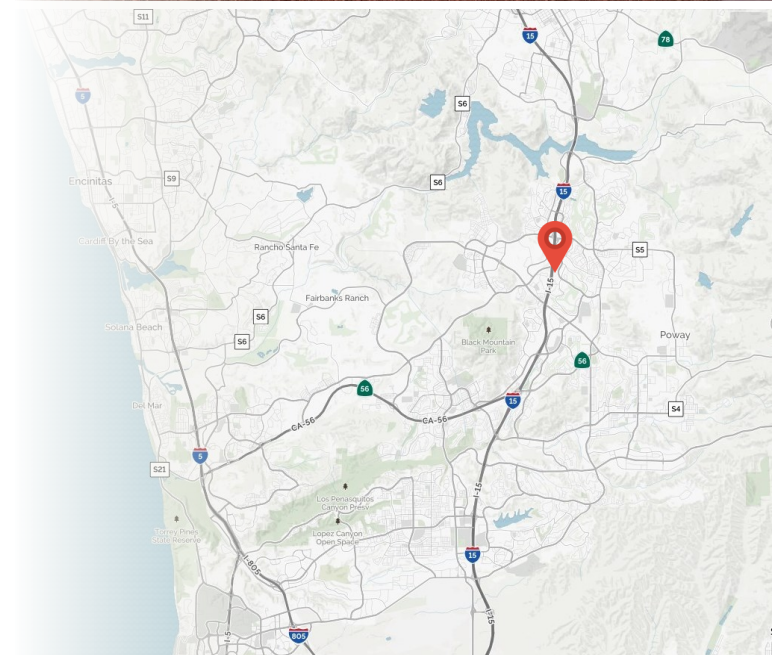
- ± 83,220 SF FREEWAY VISIBLE RETAIL CENTER
- ± 479, 1,235, & 2,898 SF Spaces Available
- Ample Parking
- Freeway Visibility
- Highest & Best Uses Include: Bank Branch, Dental Office, Finance Office...and Many More

## LOCATION HIGHLIGHTS

- Ideal Location at Intersection of Interstate 15 and Bernardo Center Drive
- Visible from Freeway On/Off Ramp
- Located within the Master Planned Community of Rancho Bernardo
- Center Provides Excellent Visibility & Access

## TRAFFIC COUNTS

- Interstate 15: 220,700 VPD
- Bernardo Center Drive: 28,300 VPD



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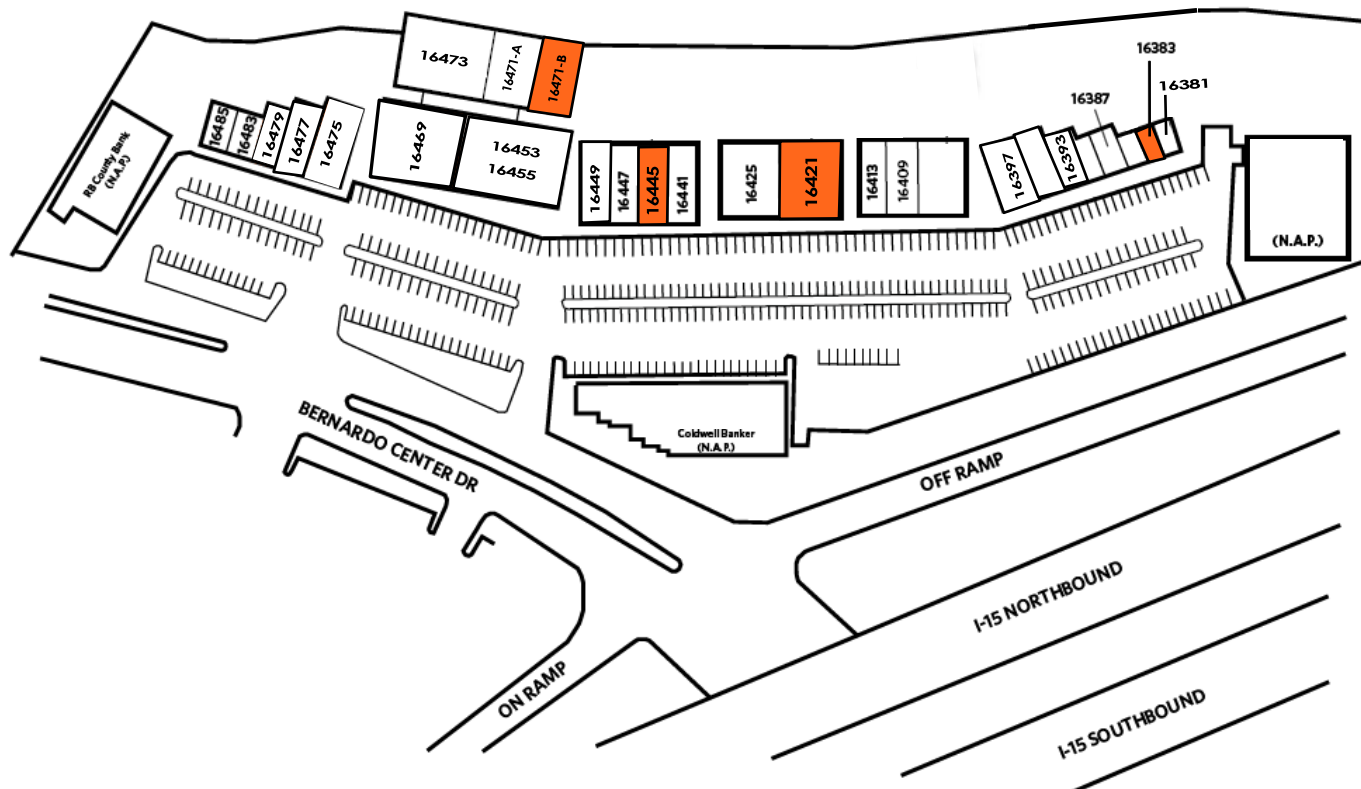
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### SUITE TENANT SQ. FT.

|               |                               |              |
|---------------|-------------------------------|--------------|
| 16381         | New Life Ultrasounds          | 479          |
| <b>16383</b>  | <b>AVAILABLE NOW</b>          | <b>479</b>   |
| 16385         | Scrubs                        | 482          |
| 16387         | Men's Salon                   | 710          |
| 16389         | Living Fit, Inc.              | 1,546        |
| 16393         | Gardenia Spa                  | 804          |
| 16395         | Kumon                         | 970          |
| 16397         | Dressed 2 Dance               | 1,953        |
| 16405         | RB Sushi                      | 3,085        |
| 16409         | Dr. Quan - Dentist            | 1,071        |
| 16413         | Passage to India              | 1,950        |
| <b>16421</b>  | <b>AVAILABLE NOW</b>          | <b>2,898</b> |
| 16425         | Pho Hoang Express             | 3,000        |
| 16441         | Pailin Thai Cuisine           | 3,615        |
| <b>16445</b>  | <b>AVAILABLE NOW</b>          | <b>1,235</b> |
| 16447         | Bernardo Massage Center       | 1,211        |
| 16449         | DABOBA                        | 1,138        |
| 16453         | American Breakfast Restaurant | 2,107        |
| 16455         | American Breakfast Restaurant | 2,719        |
| 16469         | Ivy Leaf Academy              | 5,265        |
| 16471A        | RGB Dental                    | 3,223        |
| <b>16471B</b> | <b>AVAILABLE NOW</b>          | <b>2,043</b> |
| 16473         | Studio Sweat                  | 5,105        |
| 16475         | Hair & Nail Salon             | 2,275        |
| 16477         | Perfect Pizza                 | 2,143        |
| 16479         | El Pueblo                     | 1,472        |
| 16483         | Clear Choice Hearing Aid      | 642          |
| 16485         | Pro Barber                    | 599          |



\* Site plan is not to scale; for reference purposes only.

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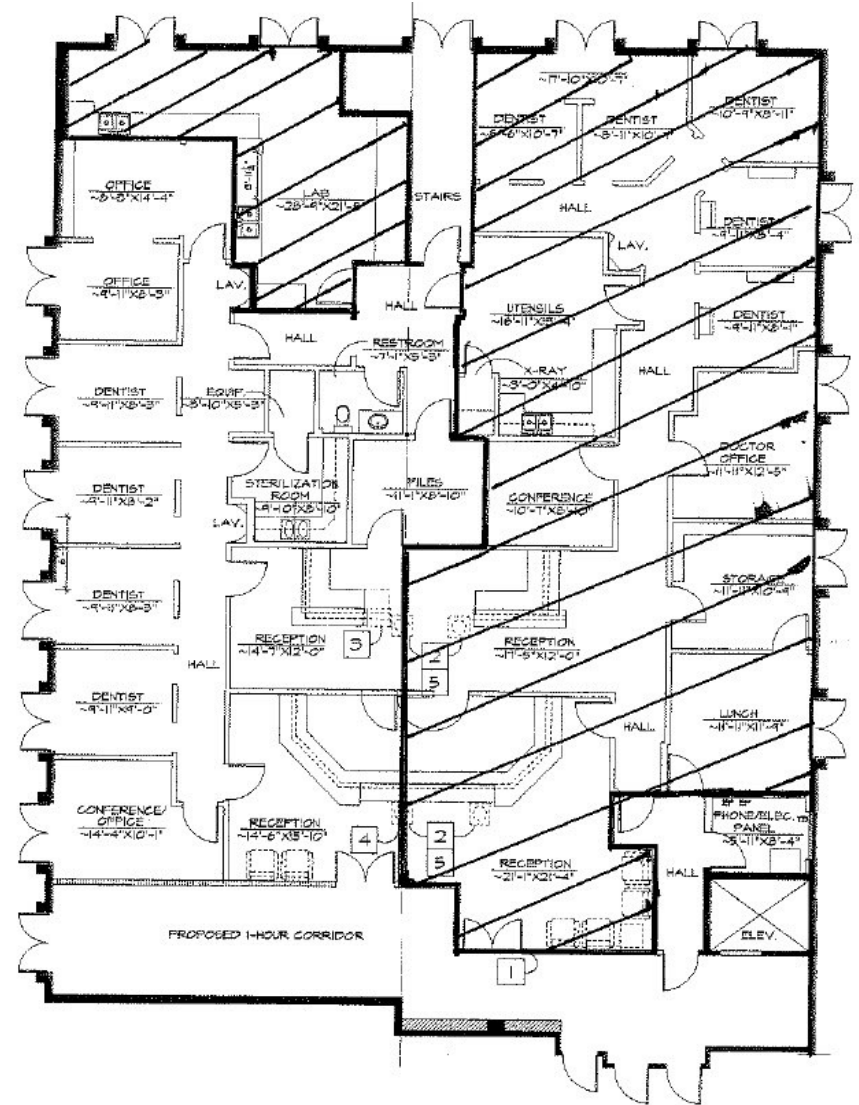
CONTACT US



## 16471-B Suite Features:

- Approx. 2,043 SF
- Currently Built-Out as 2nd Gen Dental Suite
- Waiting & Reception Area, 4 Operatories, 1 Doctors Office, Business Office, Break Room, Lab, Storage, 1 In-Suite Restroom Plus Multi-Fixture Common Area Restroom
- 2nd Floor Suite is Accessible Via Elevator
- Lease Rate: Negotiable - Contact Agent for More Details
- Available Now

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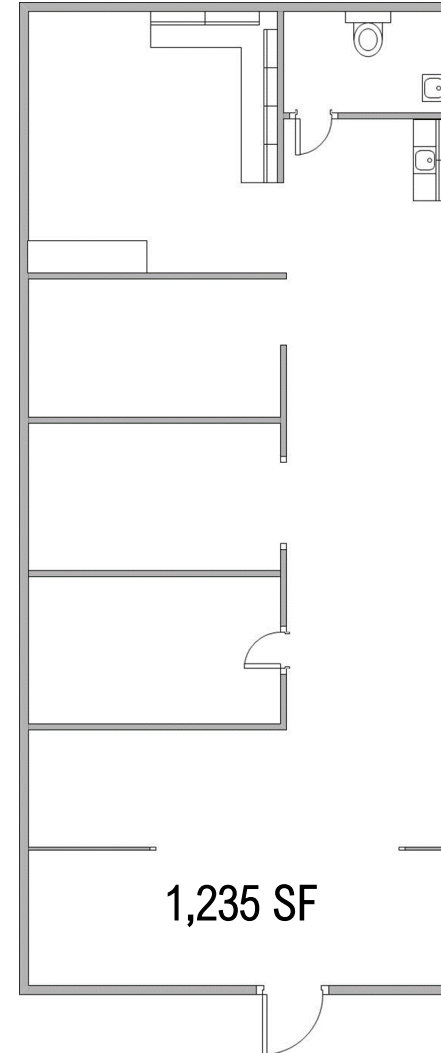
AVAILABILITY & SITE PLAN

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## 16445 Suite Features:

- Approx. 1,235 SF Space
- Lease Rate: Negotiable - Contact Agent for More Details
- Available Now
- Call Agent to Schedule a Tour



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## 16445 Interior Photos



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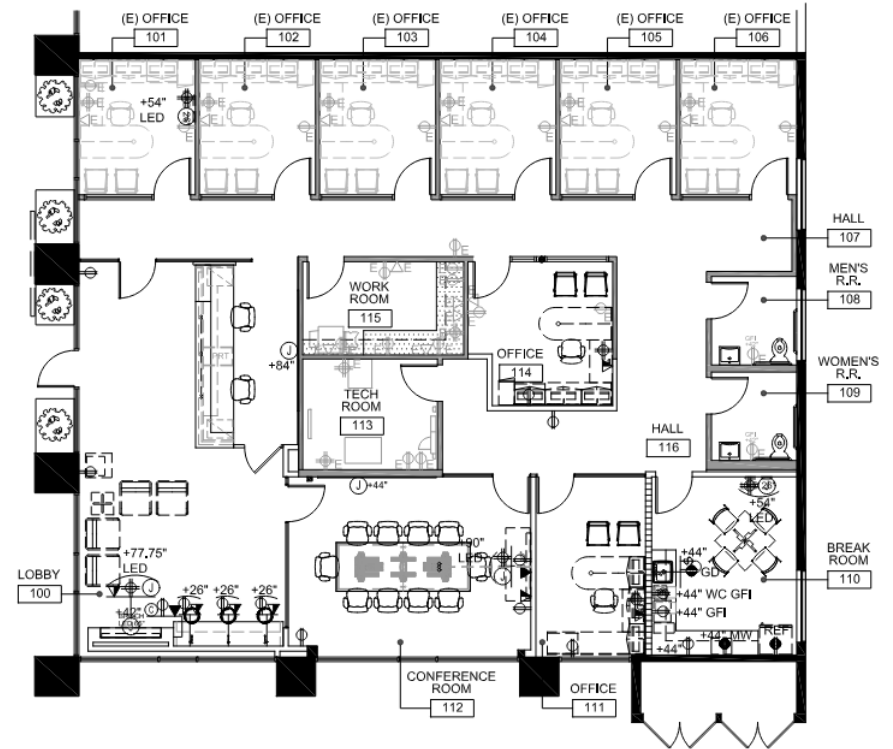
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## 16421 Suite Features:

- Approx. 2,898 SF
- Lease Rate: Negotiable - Contact Agent for More Details
- Available Now
- Call Agent to Schedule a Tour



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## 16421 Interior Photos



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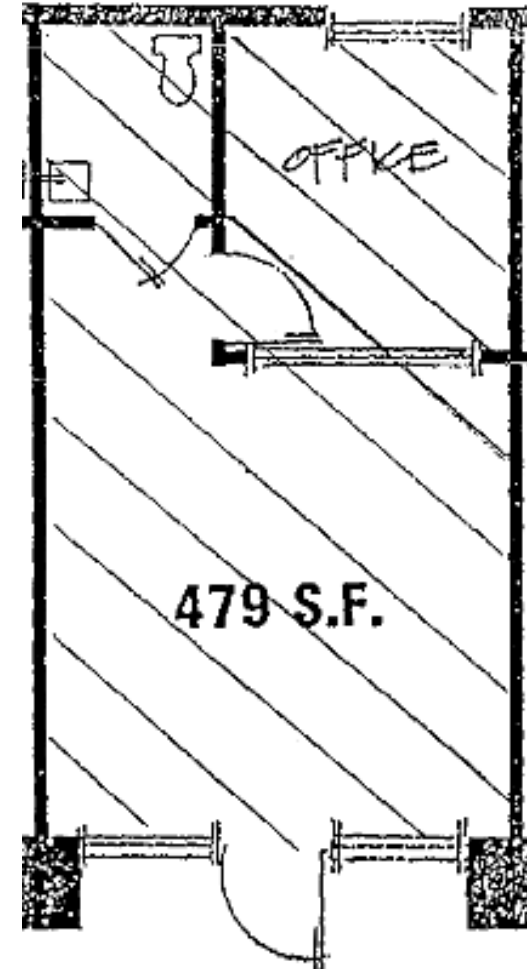
DEMOGRAPHICS

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## 16383 Suite Features:

- Approx. 479 SF Space
- Business Office & Restroom
- Lease Rate: Negotiable - Contact Agent for More Details
- Available Now



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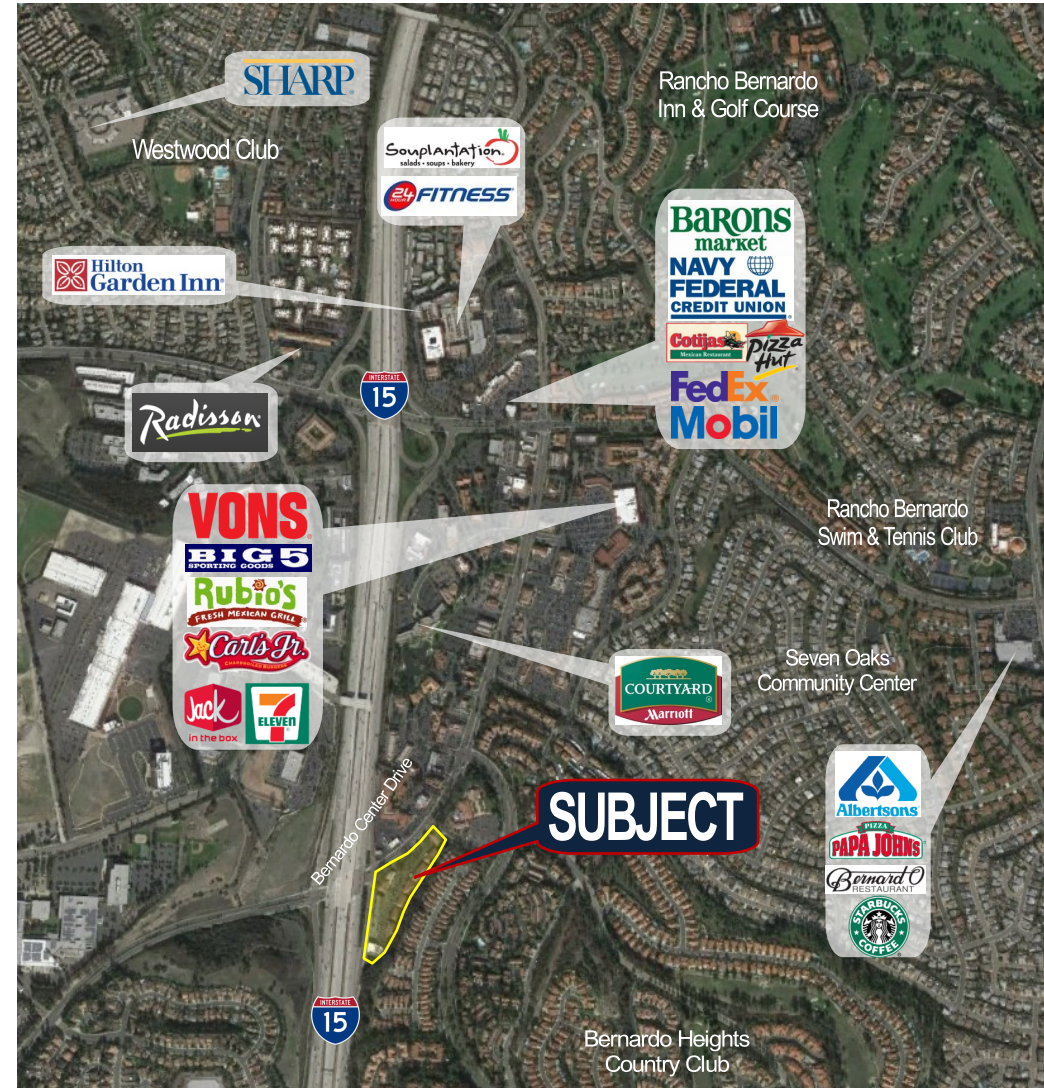
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### DEMOGRAPHICS

| 1-Mile Radius                 | 2023      |
|-------------------------------|-----------|
| Population                    | 10,879    |
| Households                    | 4,955     |
| Average Household Size        | 2.2       |
| Owner Occupied Housing Units  | 3,173     |
| Renter Occupied Housing Units | 1,637     |
| Median Household Income       | \$100,591 |
| Average Household Income      | \$134,148 |
| Consumer Spending             | \$200 M+  |

| 3-Mile Radius                 | 2023      |
|-------------------------------|-----------|
| Population                    | 92,233    |
| Households                    | 34,417    |
| Average Household Size        | 2.6       |
| Owner Occupied Housing Units  | 23,881    |
| Renter Occupied Housing Units | 10,038    |
| Median Household Income       | \$122,600 |
| Average Household Income      | \$151,395 |
| Consumer Spending             | \$1.5 B+  |

| 5-Mile Radius                 | 2023      |
|-------------------------------|-----------|
| Population                    | 173,249   |
| Households                    | 62,395    |
| Average Household Size        | 2.7       |
| Owner Occupied Housing Units  | 43,517    |
| Renter Occupied Housing Units | 17,684    |
| Median Household Income       | \$123,081 |
| Average Household Income      | \$151,281 |
| Consumer Spending             | \$2.8 B+  |



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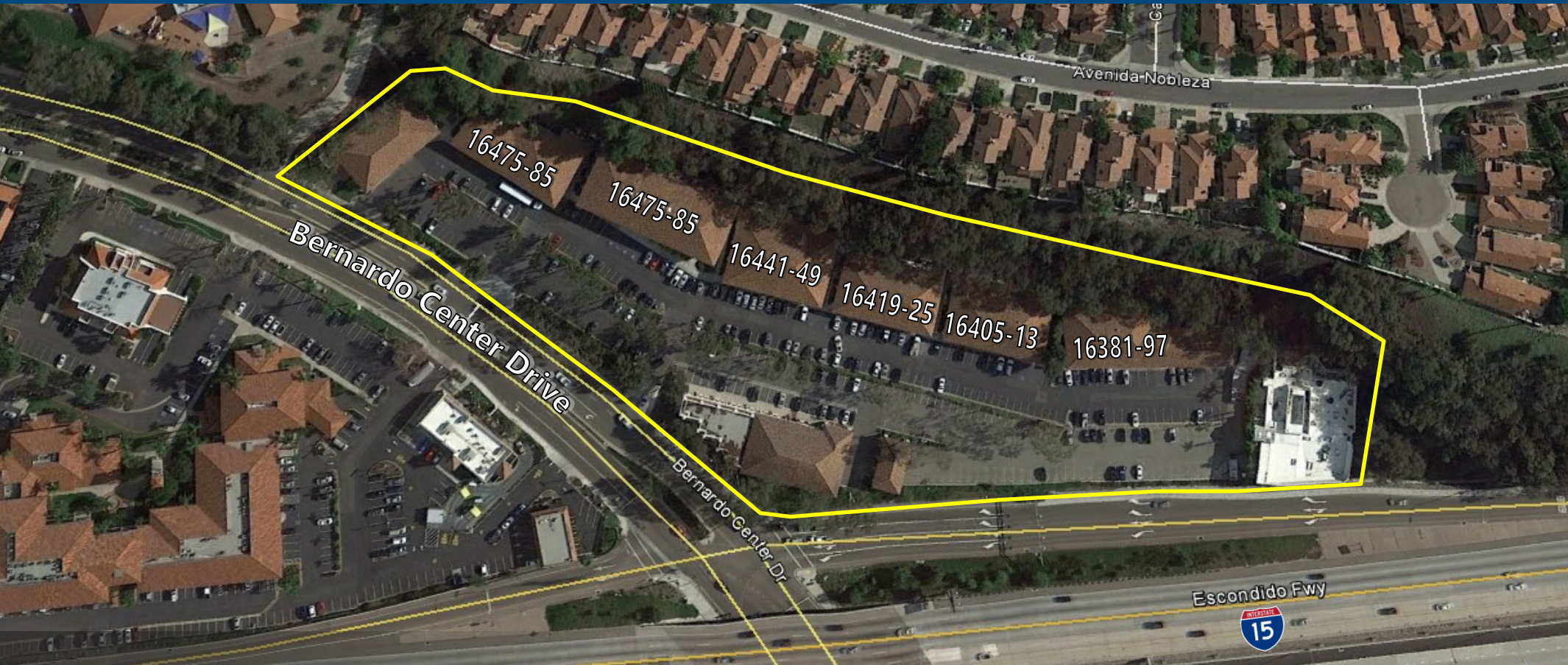
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All information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.