

IBERIA CENTER RANCHO BERNARDO

Space Available

±1,972 SF for Lease

16588 Bernardo Center Drive
San Diego, CA 92128

SDRE
ADVISORS

Peter Holker
(858) 525 - 1432
peter@sdreadvisors.com

Highlights:

- Prime signalized corner in the central business district of an “underretailed” master-planned community.
- Unique multi-tenant retail center with unobstructed visibility from the main street.
- Exceptionally performing retailers exist in this demographically desirable trade area.
- Rare opportunity in an established center.
- Easy accessibility from 15 Freeway
- All fundamentals for customer convenience make this center an attractive retailing opportunity.



Excellent Visibility



±1,972 SF

Your Name Here

GIANT PIZZA
BEER & STYLE Wine

OPEN VAPE
CIGAR

Top Space on Monument Sign



Over 14 million SF of office,
industrial, and R&D space within
close proximity across freeway

±220,100 ADT



Space Available



Bernardo Center Drive
±25,000 ADT

Iberia Place

Bernardo Heights Parkway
±14,000 ADT

Bernardo Center Drive
±24,000 ADT

Strong Traffic Counts



±1,972 SF

*Disclaimer: The information contained herein, while obtained from sources believed to be reliable, is not guaranteed.



Demographics

2 Mile

5 Mile



Population

48,253

172,457



Daytime Employees

35,161

65,051



Average HH Income

\$147,820

\$157,547

*Disclaimer: The information contained herein, while obtained from sources believed to be reliable, is not guaranteed.

Source: Costar