

FOR LEASE

FREEWAY VISIBLE RETAIL CENTER

Bernardo Center

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

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PROPERTY FEATURES

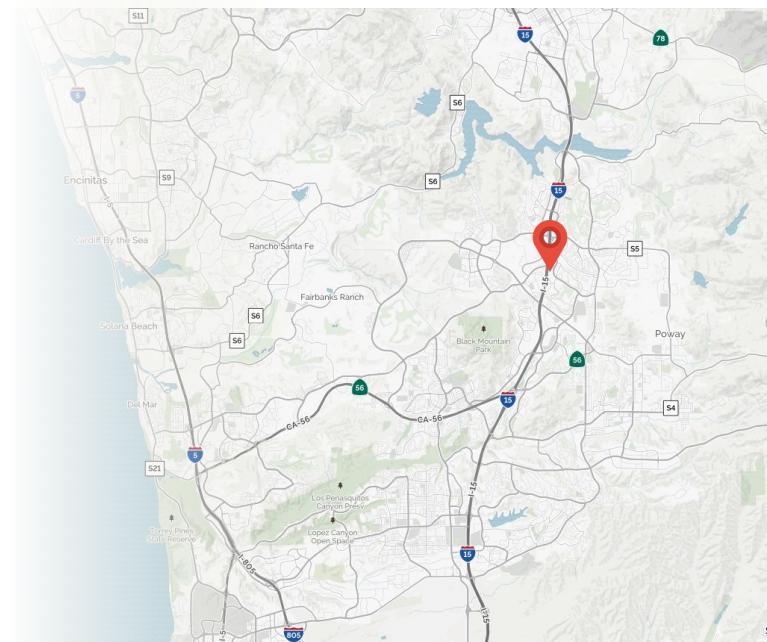
- ± 83,220 SF FREEWAY VISIBLE RETAIL CENTER
- ± 970 SF - 2,143 SF Spaces Available
- Ample Parking
- Freeway Visibility
- Highest & Best Uses Include: Bank Branch, Dental Office, Finance Office...and Many More

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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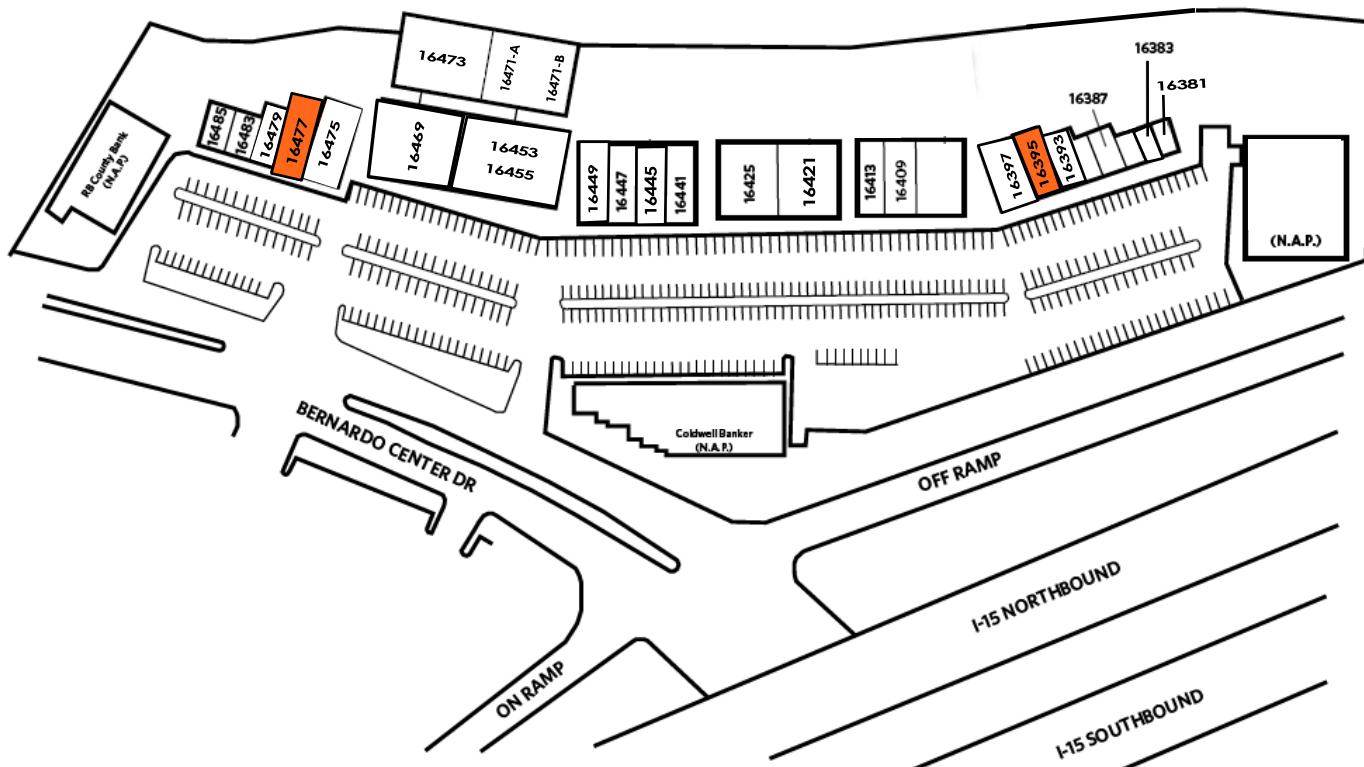
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SUITE TENANT

		SQ. FT.
16381	New Life Ultrasounds	479
16383	CyberSchool	479
16385	Scrubs	482
16387	Men's Salon	710
16389	Living Fit, Inc.	1,546
16393	Gardenia Spa	804
16395	AVAILABLE 3/1/2026	970
16397	Dressed 2 Dance	1,953
16405	RB Sushi	3,085
16409	Dr. Quan - Dentist	1,071
16413	Passage to India	1,950
16421	Kidstrong	2,898
16425	Pho Hoang Express	3,000
16441	Fire Spot	3,615
16445	Tutu School	1,235
16447	Bernardo Message 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
16471B	Honest Skin	2,043
16473	Studio Sweat	5,105
16475	Hair & Nail Salon	2,275
16477	AVAILABLE NOW	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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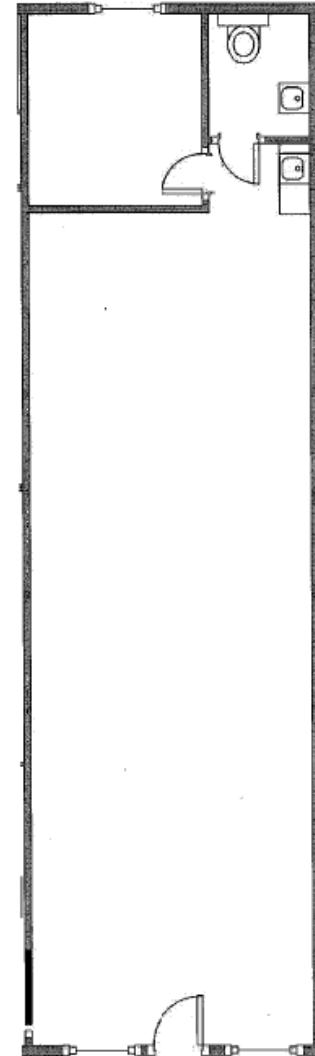
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16395 Suite Features:

- Approx. 970 SF
- One Office/Storage in the Rear of Suite
- One Restroom
- Small Coffee Bar
- Remainder of the Space Open Floor Plan with 11' Drop Ceiling
- Lease Rate: \$3.45/SF/Month NNN
- Available 3/1/2025
- Call Agent to Schedule a Tour

* Floor plans are not to scale; for reference purposes only.



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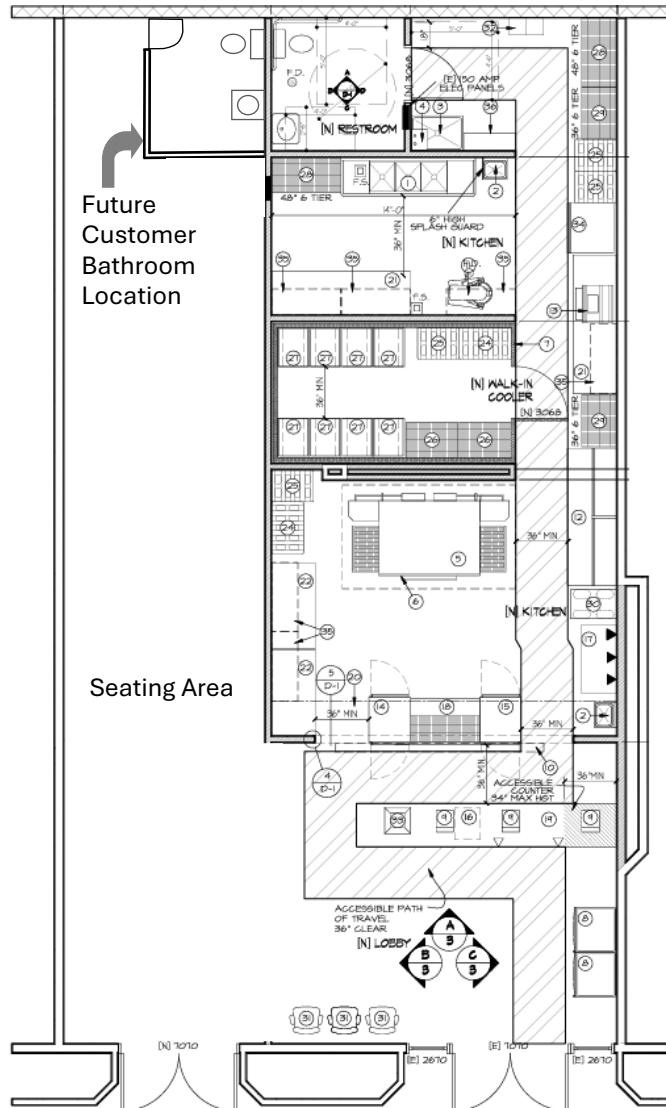
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16477 Suite Features:

- 2nd Generation Restaurant Space
- Approx. 2,143 SF Space
- Available Now
- FF&E Potentially Available



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1-Mile Radius

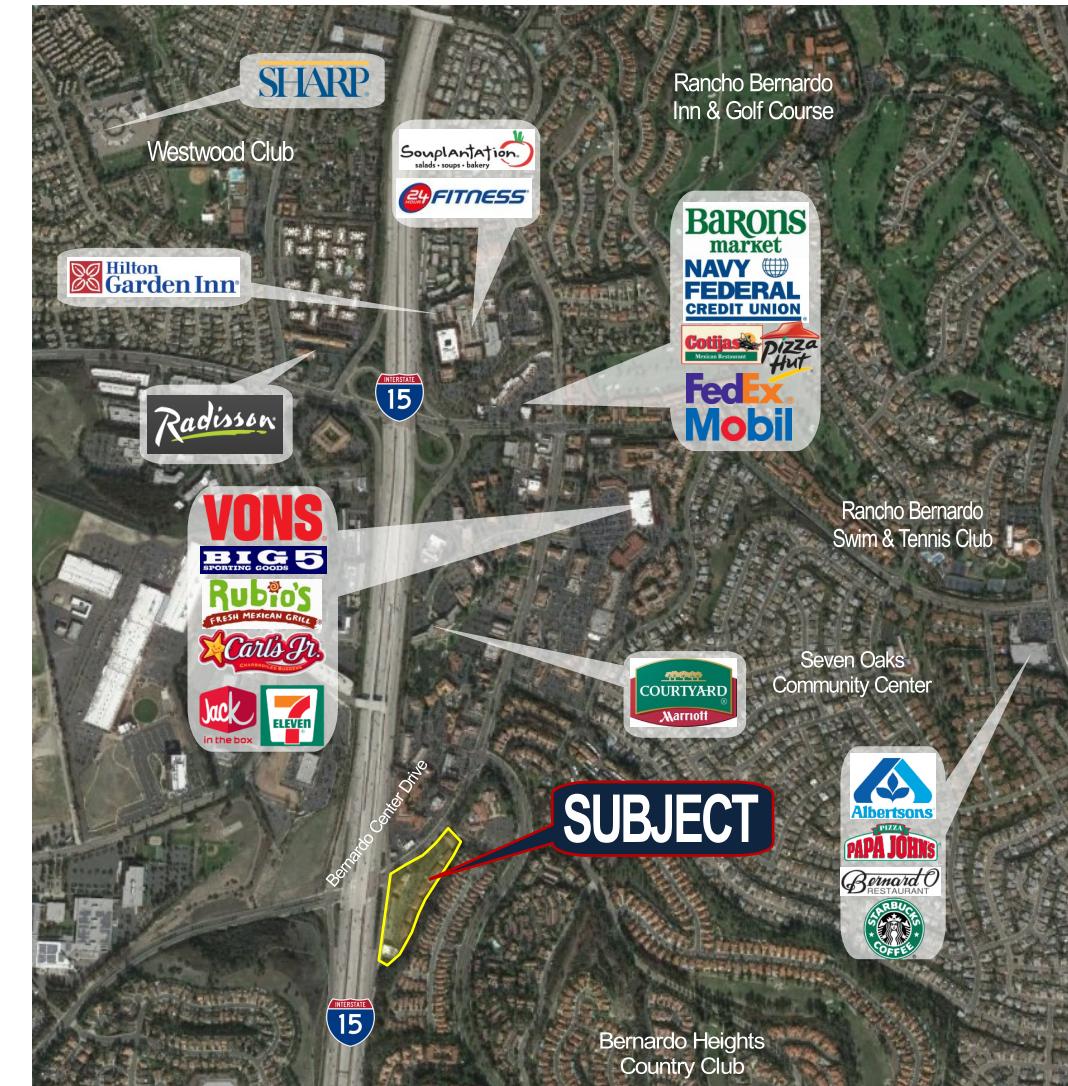
	2024
Population	12,398
Households	5,241
Average Household Size	2.3
Owner Occupied Housing Units	3,460
Renter Occupied Housing Units	1,763
Median Household Income	\$111,880
Average Household Income	\$137,914
Consumer Spending	\$212 M+

3-Mile Radius

	2024
Population	94,745
Households	34,760
Average Household Size	2.7
Owner Occupied Housing Units	23,429
Renter Occupied Housing Units	11,005
Median Household Income	\$128,914
Average Household Income	\$156,181
Consumer Spending	\$1.5 B+

5-Mile Radius

	2024
Population	176,418
Households	62,683
Average Household Size	2.8
Owner Occupied Housing Units	43,050
Renter Occupied Housing Units	18,965
Median Household Income	\$130,764
Average Household Income	\$157,913
Consumer Spending	\$2.8 B+



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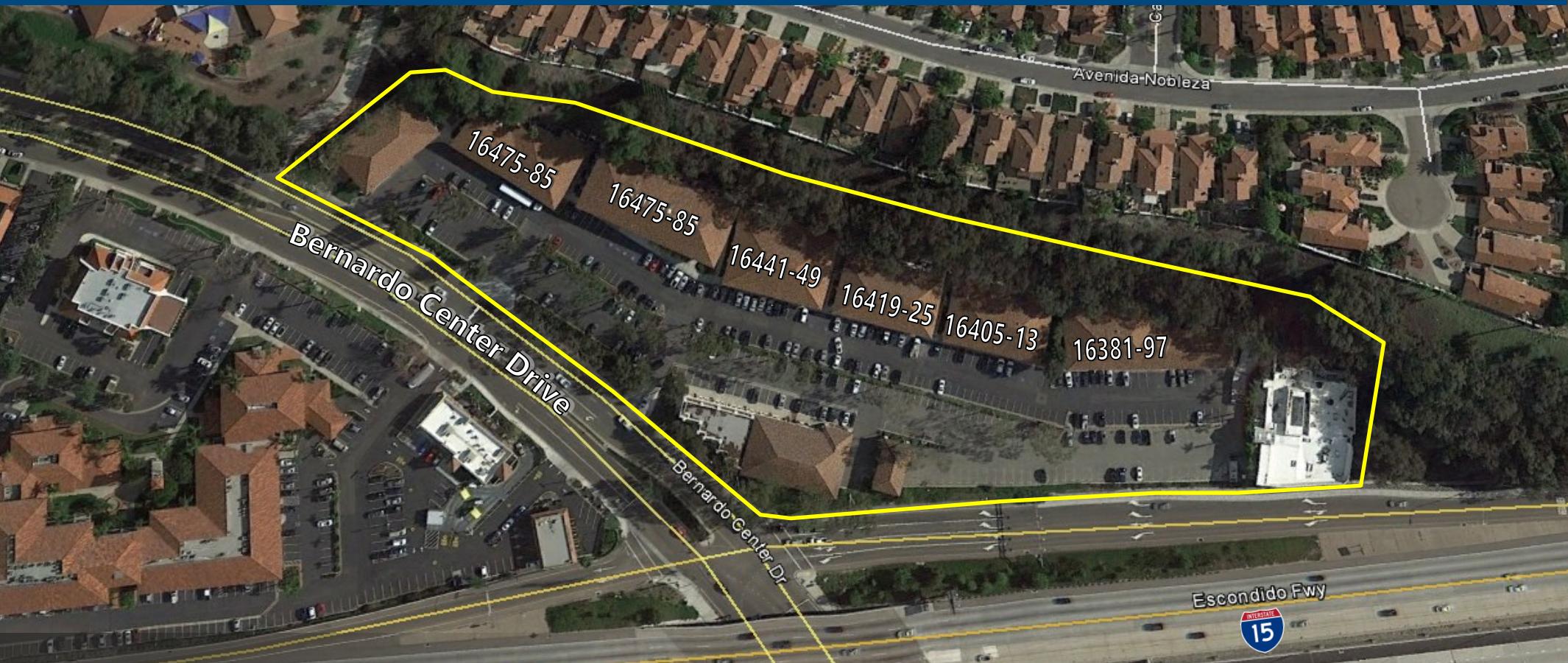
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All information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified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