

# 11717

bernardo plaza court



## 100% Leased Multi-Tenant Medical Investment Opportunity

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You do not need to acquire a new pair of ZEISS lenses. You see better. You live better too.



## Investment Highlights



Recently Renovated



Above Standard Tenant Improvements



30% Below Market Rents



National Multi-Location Credit Tenants



Strong Local Demographic



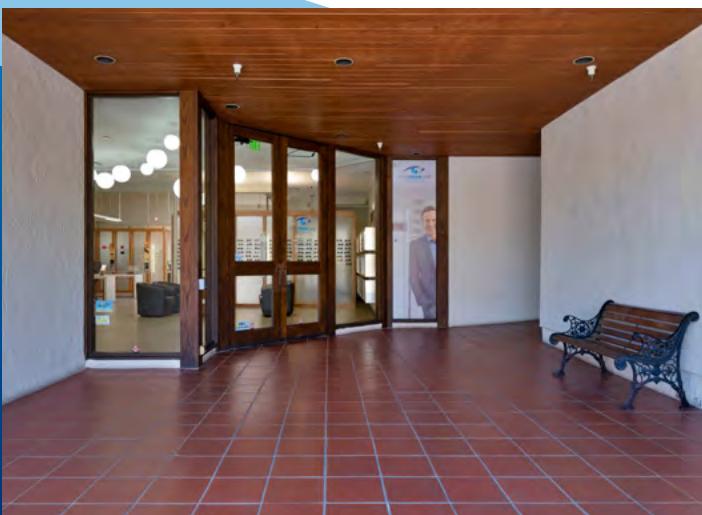
Great Signage and Visibility



# Offering Summary

Colliers International, as exclusive marketing advisor, is pleased to present the opportunity to acquire 11717 Bernardo Plaza Court, San Diego, California 92128. The Property is located along the I-15 corridor.

Offering	7,200 SF Multi-Tenant Medical Investment Opportunity
Building Address	11717 Bernardo Plaza Court, San Diego, CA 92128
Lot Size	Office Condominium
Year Built / Renovated	1983 / 2012
Stories	One
Parking	5.5/1,000
Zoning	CC-2-3
Occupancy	85%
Submarket	Rancho Bernardo
Description	Single-story medical office condominium
ASKING PRICE	<b>\$3,095,000</b>



# Tenant Summaries



Fix Body group is a facility where skilled therapists work as a team to fix patients with the shared goal of getting them back to doing what they love, serving the community for 20 years.

The therapists at Fix Body Group are highly sought after by professional Olympians, local elite, and recreational athletes alike, for treatment and prevention of injuries, as well as to improve performance. As an example, many running injuries are caused by overuse of certain muscle groups and sometimes weakness or imbalance in opposing muscle groups. There is a thorough examination to assess what is going on in these injury chains and where there is weakness, tightness, or faulty biomechanics. We use a combination of treatments to release the tightness and scar tissue in these tissues. We also do physical therapy and rehabilitative exercises to strengthen and create balance where there are muscle firing or weakness issues.



**TOTALVISIONCARE**  
Your best prescription for healthy eyes

Our sincere mission is to preserve vision throughout life and enhance the entire vision experience. We treat our patients like family and provide the best technology and people in a caring and beautiful environment. From Glaucoma diagnosis and treatment to neurological testing, our goal is to diagnose eye disease at it's earliest onset.

We strive to help you achieve healthy eyes by delivering top-notch eye care and vision products. Our services are designed to encourage the preservation of excellent vision throughout your whole life, not only for the present!







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BERNARDO PLAZA COURT



## Rent Roll

Suite	Tenant	SQ. FT.	Monthly Rent	Rent PSF	Lease Exp.
100	Total Vision LLC	5,500	\$14,304.00	\$2.60	2023
102	Fix Body Group	1,700	\$5,100.00	\$3.00	2024
		<i>7,200 RSF</i>	<i>\$19,404.00</i>		

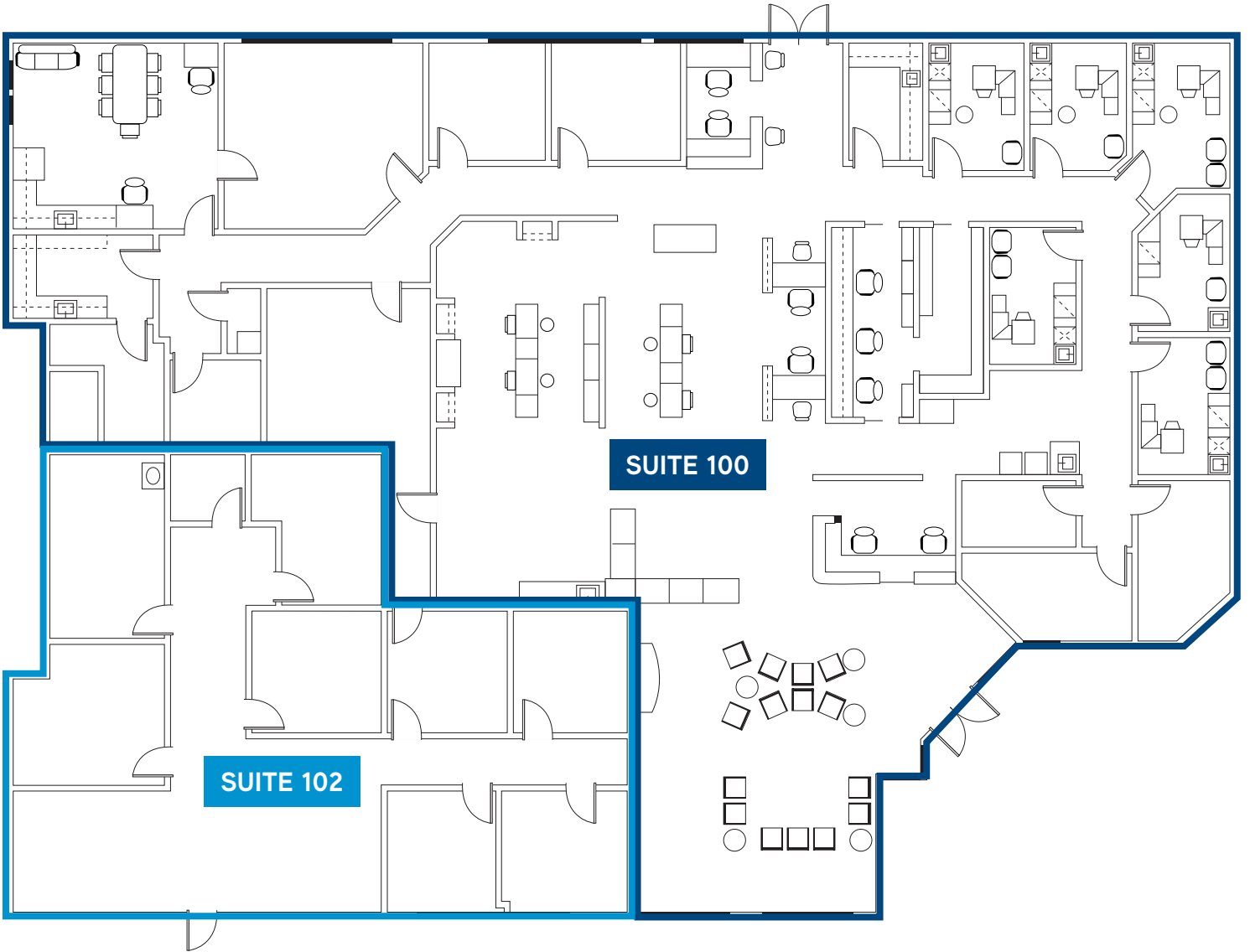
## Income and Expenses

Income	Current Income	Proforma Income at Market Rents
<b>Annual Rent</b>	\$232,848.00	\$292,896.00

Expenses		
Real Estate Taxes (after sale)	\$36,211.00	\$36,211.00
Condo Association Fee	\$32,832.00	\$32,832.00
<b>Total Expenses</b>	<b>\$69,043.00</b>	<b>\$69,043.00</b>
<i>Net Operating Income</i>	<i>\$163,805.00</i>	<i>\$223,853.00</i>
<i>CAP Rate</i>	<i>5.3%</i>	<i>7.2%</i>



# Floor Plan







RANCHO BERNARDO  
AT A GLANCE



**171,047**  
POPULATION



**\$141,409**  
AVG. HH INCOME



**\$789,000**  
MEDIAN PROPERTY VALUE



**66,391**  
# OF EMPLOYEES



**65**  
WALK SCORE



**0.5**  
MILES TO I-15











**TKS** the kebab shop  
The Original Shawarma Kebab

**Peets Coffee & Tea**

**VONS**

**CHÖZE**  
FITNESS

**SUBWAY**

**KAMOOD'S**  
Your Family Pet Place  
PET STORES





CVS/pharmacy

BIG 5  
SPORTING GOODS



IHop  
RESTAURANT

Jack  
in the box



primos  
mexican food & cantina



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### 11717 BERNARDO PLAZA COURT

RBA: 7,200 SF  
Sale Price: \$3,095,000  
Sale Price/SF: \$430.00  
Bldg Type: Class A Medical Office  
Year Built: 1983 / 2012

1



### 1951 CITRACADO PKY

Escondido, CA 92029  
RBA: 15,000 SF  
Sale Price: \$10,325,000  
Sale Price/SF: \$688.33  
Bldg Type: Class B Medical Office  
Year Built: 2018

2



### 13426 COMMUNITY RD

Poway, CA 92064  
RBA: 2,340 SF  
Sale Price: \$1,040,000  
Sale Price/SF: \$444.44  
Bldg Type: Class C Medical Office  
Year Built: 2007

3



### HIGHLAND SKYPARK

3706 Ruffin Rd, San Diego, CA 92123  
RBA: 8,345 SF  
Sale Price: \$3,600,000  
Sale Price/SF: \$431.40  
Bldg Type: Class B Office  
Year Built: 2006

4



### TRI-CITY MEDICAL PLAZA

145 Thunder Dr, Vista, CA 92083  
RBA: 16,486 SF  
Sale Price: \$7,570,000  
Sale Price/SF: \$459.18  
Bldg Type: Class B Medical Office  
Year Built: 1984

1



### GATEWAY MEDICAL CTR

15725 Pomerado Rd, Poway, CA 92064  
Tenant: Labcorp  
\$3.14/SF NNN  
60 Mos  
0 Free  
Start: 12/1/18  
3% increases  
\$98/SF in TI

2



### 17140 BERNARDO CTR

Suite 300, San Diego, CA 92128  
Tenant: Rogers Behavioral Health  
\$3.55/SF + U + J  
126 Mos  
6 Free  
Start: 4/1/19  
3% increases  
\$80/SF in TI

3



### GATEWAY MEDICAL CTR

15725 Pomerado Rd, Poway, CA 92064  
Tenant: Rady Childrens Physician  
\$4.20/SF NNN  
60 Mos  
0 Free  
Start: 1/1/18  
3% increases  
\$98/SF in TI

4



### 3939 RUFFIN RD

San Diego, CA 92123  
Tenant: Imaging Healthcare Specialists  
\$2.40/SF NNN  
60 Mos  
Start: 3/7/19  
3% increases  
\$20/SF in TI





- Sale Comps
- Lease Comps

4

15

1

5

2

3 1

2

56

15

805

52

4

3

163



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