



# RANCHO BERNARDO COURTYARD

OFFICE COMPLEX

[www.RBCourtyard.com](http://www.RBCourtyard.com)

16935 WEST BERNARDO DRIVE  
SAN DIEGO, CA 92127

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**CBRE**

## Features and Amenities

-  RB's finest & most picturesque professional office environment
-  Direct access to Interstate 15 via Rancho Bernardo Road or Interstate 15 HOV lane
-  Beautifully landscaped property envelopes tranquil interior courtyard
-  Unparalleled finishes including vaulted wood beam ceilings, burnished plaster walls, hand-painted Mexican tiles throughout, operable solid teak french doors & windows
-  Collaborate, eat & recharge in the new on-site RBC Tenant Lounge
-  Convenient to retail amenities & prominent residential communities: N. Poway, Rancho Bernardo, Rancho Santa Fe, 4S Ranch, Santa Luz
-  Perfect fusion of modern technology, classic architecture & timeless beauty centrally located in a thriving neighborhood
-  On-site walking paths, fitness lawn & yoga classes available to promote health & wellness
-  On-site Jiu Jitsu and Crossfit gym membership available operated by The Stronghold Jiu Jitsu - [www.thestrongholdsd.com](http://www.thestrongholdsd.com)
-  On-site professional management & maintenance team



-  North Breezeway
-  East Lobby
-  South Breezeway
-  West Lobby
-  Property Management Office

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4301 La Jolla Village Drive, Suite 3000  
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## Availabilities

Suite	RSF	Availability	Description
245	3,802	Vacant	Corner suite features reception, seven private offices on window line, two interior offices, a conference room, kitchenette/break room, storage room, and open office area.
270	8,197	Vacant	Corner suite features a prestigious double door entry off the East Lobby, reception area, two conference rooms on window line, seven private bathrooms, seven private offices, storage room, and open office area.

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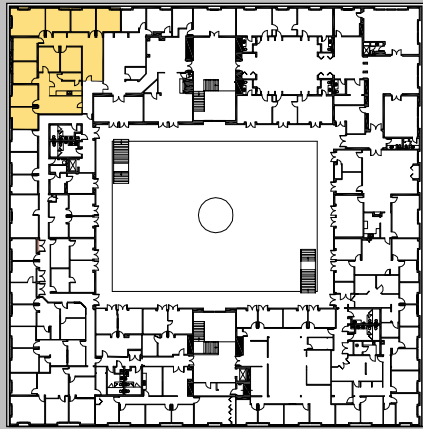
[www.RBCourtyard.com](http://www.RBCourtyard.com)

**Suite 245**

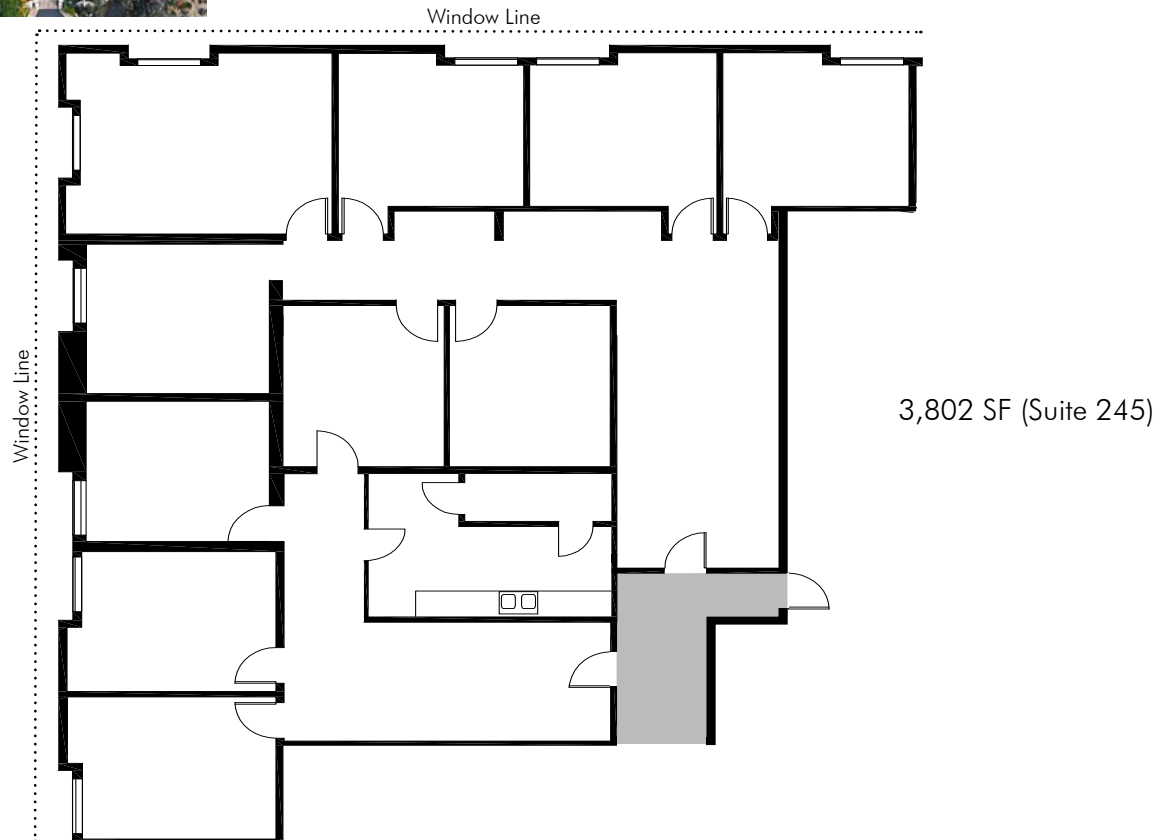
Size: 3,802 RSF

Availability: Vacant

Lease Rate: \$2.95-\$3.05 FS



Corner suite features reception, seven private offices on window line, two interior offices, a conference room, kitchenette/break room, storage room, and open office area.



**COURTYARD FACING VIEWS  
AND ACCESS**



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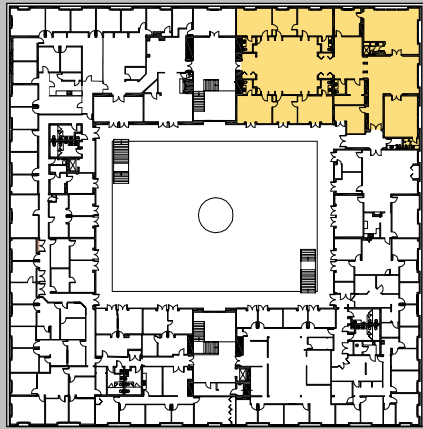
8,197 SF (Suite 270)

**Suite 270**

Size: 8,197 RSF

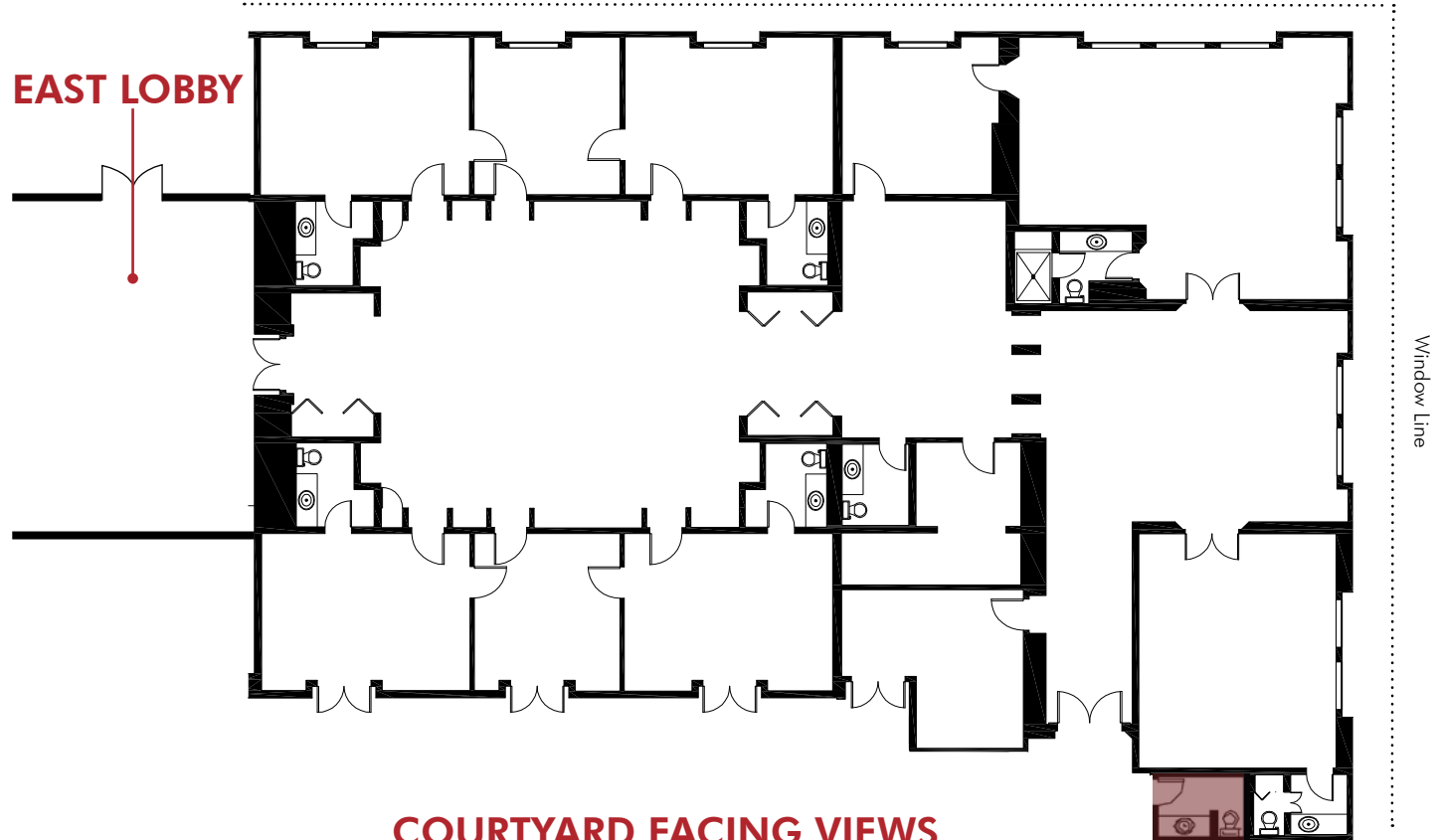
Availability: Vacant

Lease Rate: \$2.95-\$3.05 FS



Corner suite features a prestigious double door entry off the East Lobby, reception area, two conference rooms on window line, seven private bathrooms, seven private offices, storage room, and open office area.

**EAST LOBBY**



**COURTYARD FACING VIEWS  
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**Common Area  
Restroom**

Window Line



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## Health & Wellness



Top priority has always been sanitation and safety



New HVAC System has 8 fresh air intakes



Tons of outdoor space for a walking break, meetings, phone calls and a breath of fresh air



Dedicated on-site Management and Maintenance Team



Numerous private entrances



Multiple stairwells and two elevators on-site



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- ① **45 Commons Town Center**  
Jimbo's, Ralphs, Bed Bath & Beyond, Napizza, The UPS Store, CVS, Bank of America, Miguel's Cocina, Wells Fargo, Wendy's, Chipotle, Daphne's, Jamba Juice, Pei Wei
- ② **45 Ranch Village**  
Carl's Jr., Subway, Starbucks, Sushi on the Rock, Flippin' Pizza, Yoga Six
- ③ Holiday Inn Express, Eddy M's, Oasis Smiles, Sushi Kami, Phil's BBQ, 76 Gas Station
- ④ **Park Terrace**  
Stir Fresh Mongolian Grill, Hilton Garden Inn

- ⑤ **The Mercado Rancho Bernardo**  
Barons Market, Pho Ca Dao & Grill, Xuan Tailoring & Alterations, Poke Go, Navy Federal Credit Union, Mobil 1, Pizza Hut, Cotijas Mexican Grill, Golden Spoon, Submarina
- ⑥ **Bernardo Center**  
Chase Bank, The Kebab Shop, Peet's Coffee, Wells Fargo, US Postal Service, Chuze Fitness, Vons, Carvers Steaks & Chops, Subway, Sidney's Delicatessen
- ⑦ **The Plaza Shopping Center**  
Big 5 Sporting Goods, CVS, The Barrel Room, Urge Gastropub, US Postal Service, Chevron, Starbucks, IHOP, Jack in the Box, Carl's Jr., 7-Eleven, Akai Hana Sushi

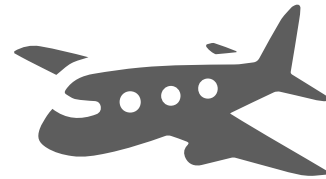
- ⑧ **Iberia Center**  
NY Bagels & Cafe, Borelli's Pizza, Rubios, Robeks Juice
- ⑨ **Bernardo Center**  
Little Caesars Pizza, RB Sushi, Pailin Thai, Ranch Viejo Mexican Food, Dakshin Indian
- ⑩ **High County Plaza**  
Jersey Mike's Subs, 7-Eleven, Domino's Pizza, Tandoori Xpress, Taco Patron Mexican Grill, Kelly's Pub

Local Amenities



## Drive Times

Carlsbad	25 Min.
Temecula	35 Min.
Mission Valley	15 Min.
University City	20 Min.
Downtown	30 Min.



**26.5 miles**  
to San Diego  
International Airport

56,008

Total employees in  
Rancho Bernardo



**More than 160,484**

Residents within a 5 mile radius of the property

Average household income **\$146k**

Rancho Bernardo is home to more than **4,829** established businesses

