

For Lease

12411 Rancho Bernardo | San Diego, CA 92128

Neighborhood Shopping Center | Grocery Anchored

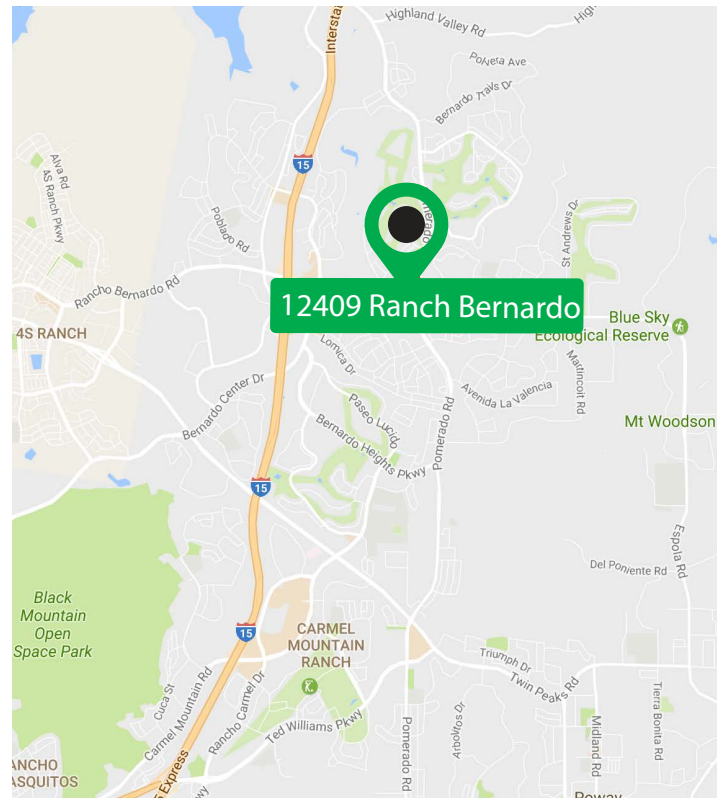


Available | 1,700 SF
\$3.45 PSF, NNN

- Rare availability with strong co-tenants:

- Albertsons
- Compass Bank
- Charlie's Chicken
- Starbucks
- Papa Johns

- Existing Office Build Out
- Strong Demographics
- Great Street Visibility from Rancho Bernardo Road
- Prime location Serving Rancho Bernardo and Poway Communities



For more information contact:

CDC Commercial, Inc., 11440 West Bernardo Court, #300, San Diego, CA 92127

Nick Zech
858.232.2100
nzech@cdccommercial.com
Lic. #01721457

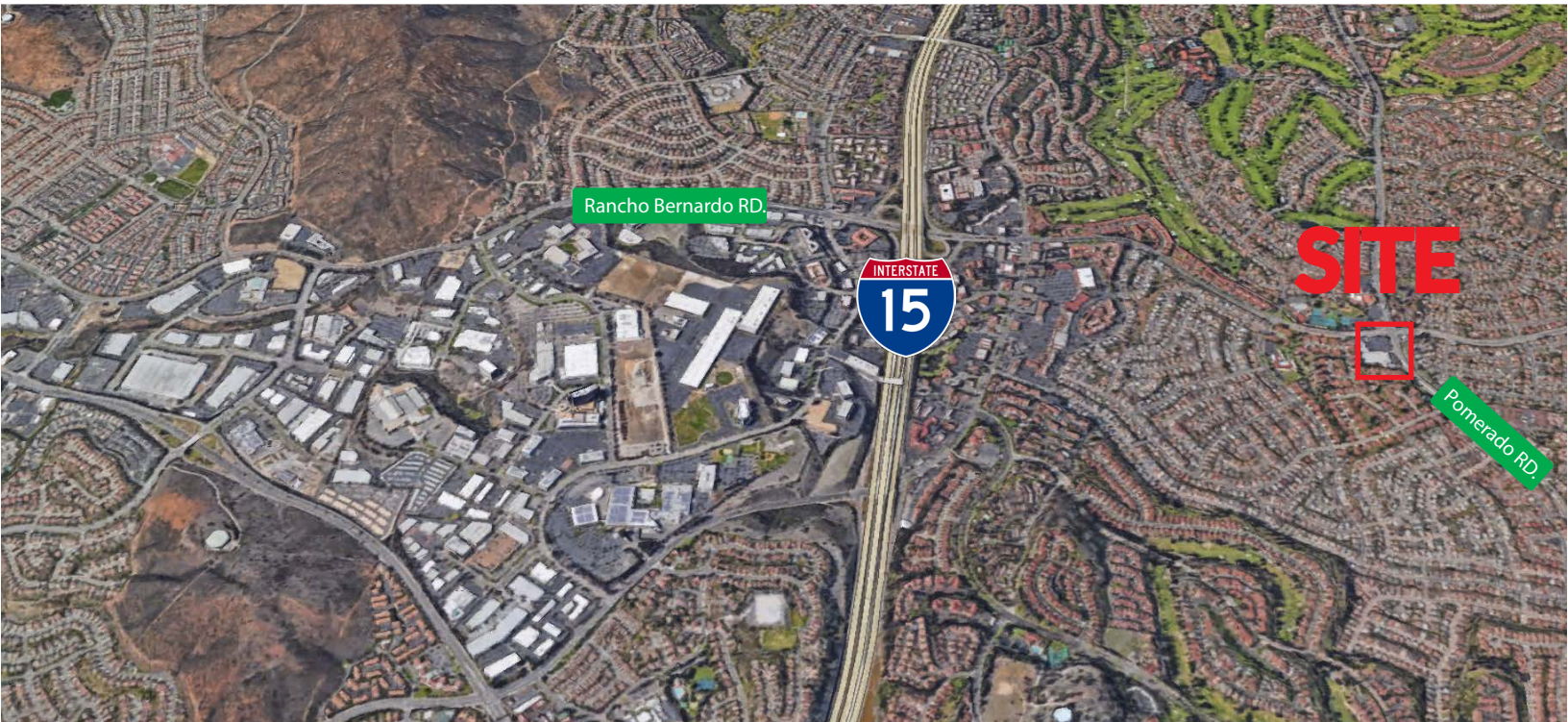
Matt Orth
858.736.1337
morth@cdccommercial.com
Lic. #01884500

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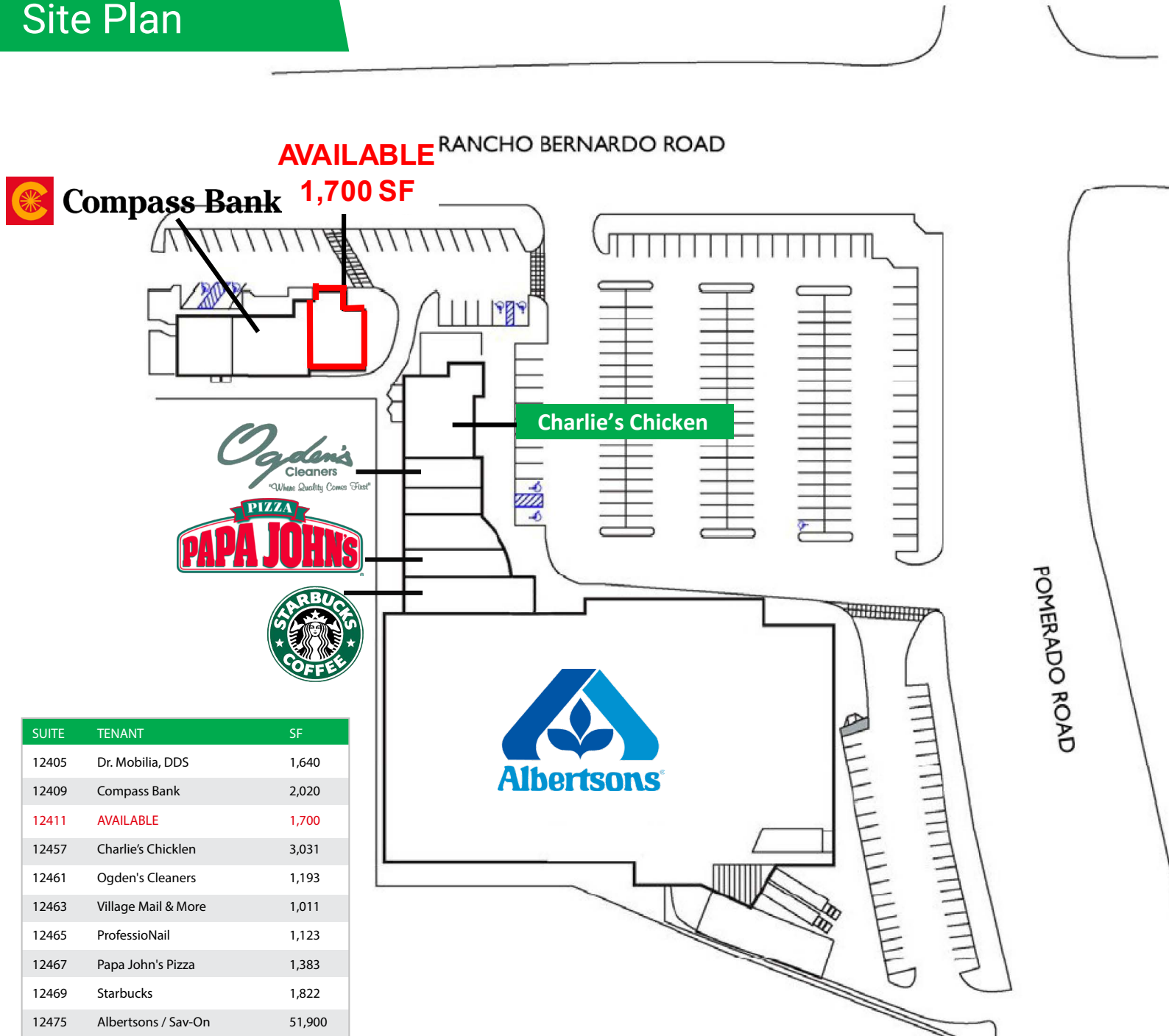


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Site Plan



SUITE	TENANT	SF
12405	Dr. Mobilia, DDS	1,640
12409	Compass Bank	2,020
12411	AVAILABLE	1,700
12457	Charlie's Chicklen	3,031
12461	Ogden's Cleaners	1,193
12463	Village Mail & More	1,011
12465	ProfessioNail	1,123
12467	Papa John's Pizza	1,383
12469	Starbucks	1,822
12475	Albertsons / Sav-On	51,900

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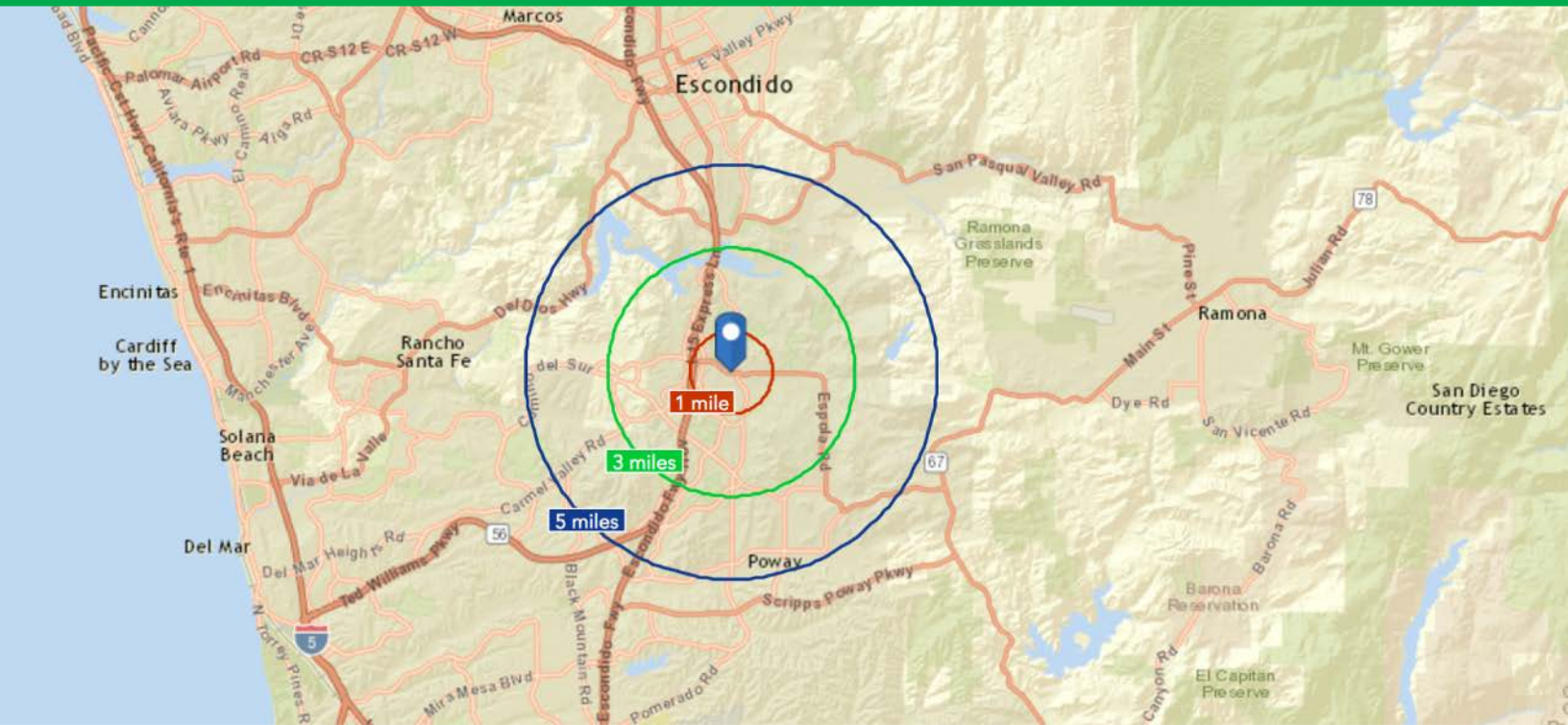
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2016 Summary

	1 Mile	3 Miles	5 Miles
Population	10,472	76,384	152,526
Households	4,975	29,293	55,254
Families	2,949	20,927	41,322
Average Household Size	2.09	2.58	2.74
Owner Occupied Housing Units	3,565	20,615	38,372
Renter Occupied Housing Units	1,411	8,678	16,882
Median Age	60.0	43.7	41.4
Median Household Income	\$79,388	\$98,461	\$98,034
Average Household Income	\$106,067	\$128,644	\$127,979

2021 Summary

	1 Mile	3 Miles	5 Miles
Population	11,075	81,007	162,663
Households	5,232	30,819	58,407
Families	3,097	22,041	43,752
Average Household Size	2.10	2.60	2.76
Owner Occupied Housing Units	3,736	21,606	40,426
Renter Occupied Housing Units	1,497	9,212	17,981
Median Age	61.5	44.1	41.6
Median Household Income	\$90,741	\$108,300	\$108,225
Average Household Income	\$115,635	\$141,197	\$140,344

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