

FOR LEASE

16959/16969 Bernardo Center Dr & 11939 Rancho Bernardo Rd
Rancho Bernardo | San Diego, CA

**RANCHO
BERNARDO
CENTRE**



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CBRE, Inc.
4301 La Jolla Village Drive
Suite 3000
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PROJECT INFORMATION

ADDRESSES: 16959/16969 Bernardo Center Dr & 11939 Rancho Bernardo Rd

PROJECT SIZE: 57,352 SF

PROJECT: Three building campus comprises of two, 2-story elevator served multi-tenant office buildings and one 1-story office building

LOCATION: Located at the most visible intersection in Rancho Bernardo at Rancho Bernardo Road and Bernardo Center Drive

AMENITIES: Shared conference room, wired for fiber optic service

PARKING: 5.0/1,000 SF leased, majority covered (2-level parking garage under 11939 Building & 1 level parking garage under 16959 Building) Secured parking after business hours

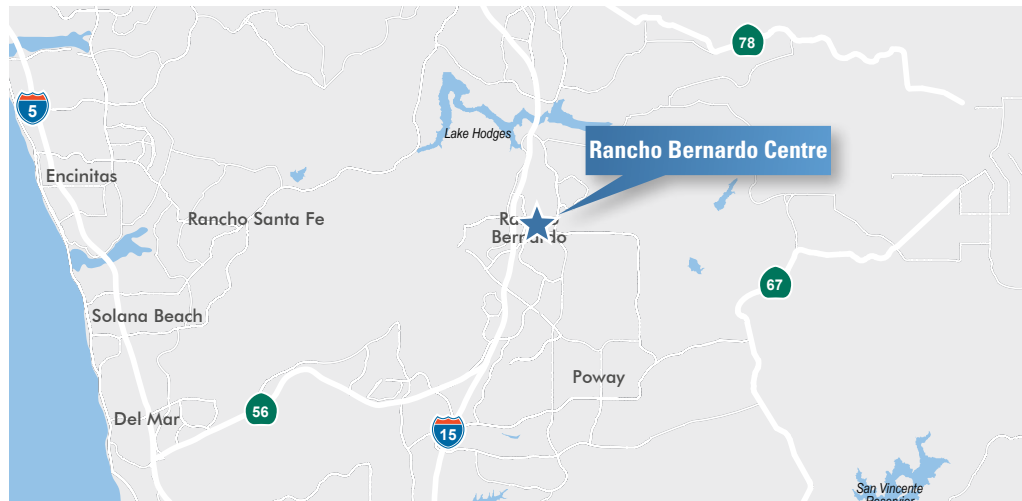
YEAR BUILT: 1984, recently renovated

ZONING: CC-2-3 accommodates both medical and office users

PUBLIC TRANSIT: Walking distance

ATM: Existing ATM location available for lease

SIGNAGE: Monument signage facing Bernardo Center (25,000 ADT) and Rancho Bernardo (39,000 ADT) available.





1 Park Terrace

Souplantation, Stir Fresh Mongolian Grill, Hilton Garden Inn

2 The Mercado Rancho Bernardo

Barons Market, Chef Chin, The Incredible Cafe, Mission First Credit Union, Navy Federal Credit Union, Mobil 1, Pizza Hut, Cotijas Mexican Grill, Golden Spoon

3 Rancho Bernardo Food Center

Carl's Jr, 7-Eleven, Citibank, Peet's Coffee & Tea, Wells Fargo, PostalAnnex, Chuze Fitness, Vons, Subway, Starbucks, Panda Express

4 The Plaza Shopping Center

CVS, Round Table Pizza, Subway, Baja Fresh, Bank of America, US Post Office, Massage Envy, Jack in the Box, Los Primos, Chevron, Carl's Jr

5 Iberia Center

NY bagels & Cafe, Borelli's Pizza, Rubios, Robeks Juice



CURRENT AVAILABILITY

SUITE	SIZE (RSF)	AVAILABLE	LEASE RATE	DESCRIPTION
16959 Bernardo Center Drive				
201	3,028	Vacant	\$2.15 Full Service	Suite features large open office area, 3 private offices, reception/lobby, kitchen, conference room and storage.
16969 Bernardo Center Drive				
150	1,353	Vacant	\$4.25 NNN (NNN~\$0.85)	Suite features 6 private offices, 4 work stations, restroom, and prominent signage opportunity . Renovations complete.
11939 Rancho Bernardo Road				
Fully Leased				

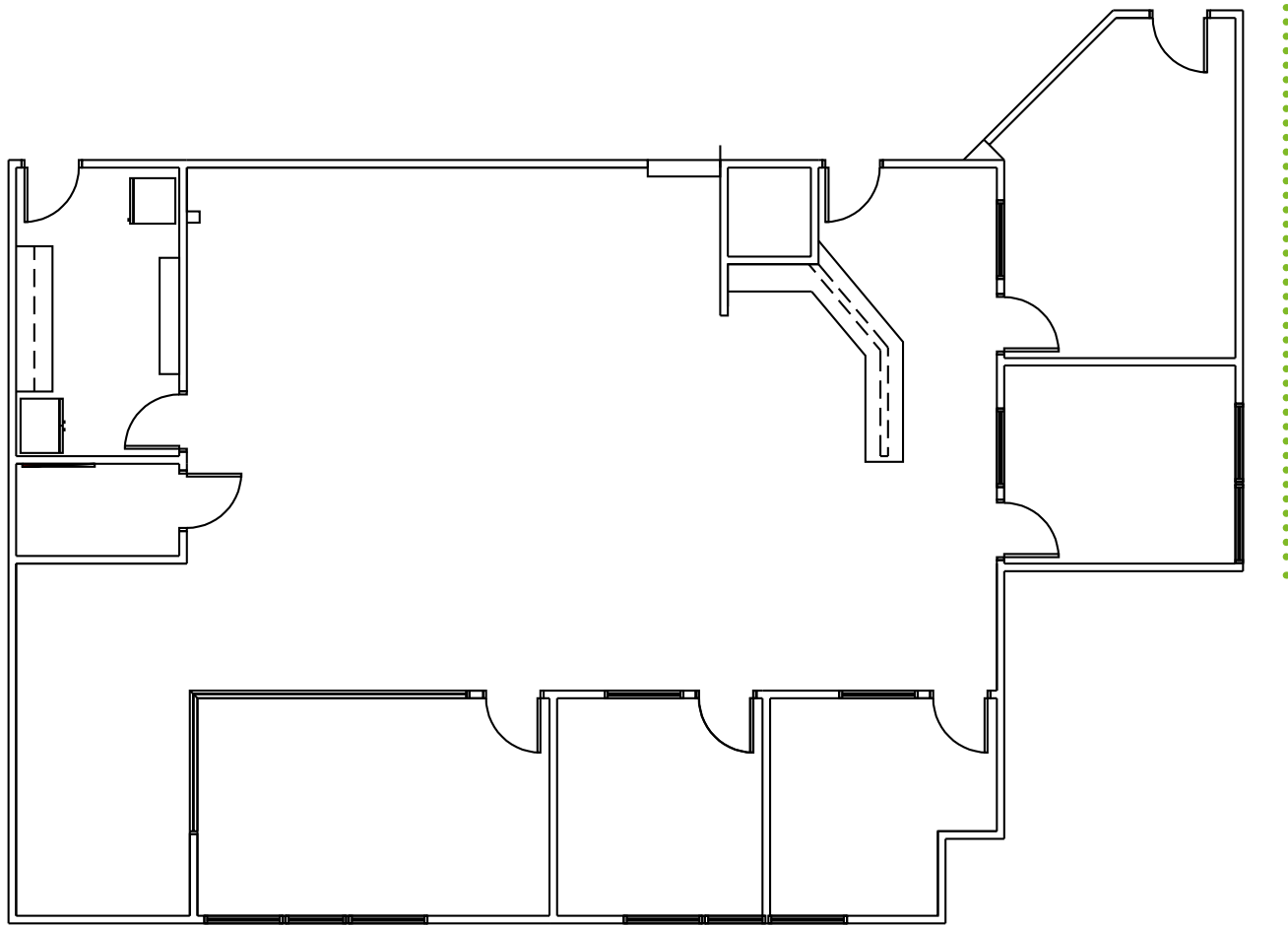
16959 BERNARDO CENTER DRIVE | SUITE 201 | 3,028 RSF

Suite features large open office area, 4 private offices, reception/lobby, kitchen, conference room and storage.

Bernardo Center Drive



Rancho Bernardo Road

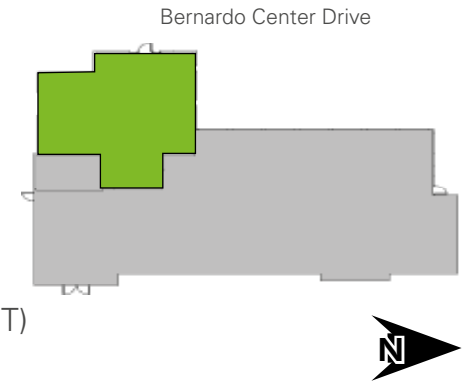
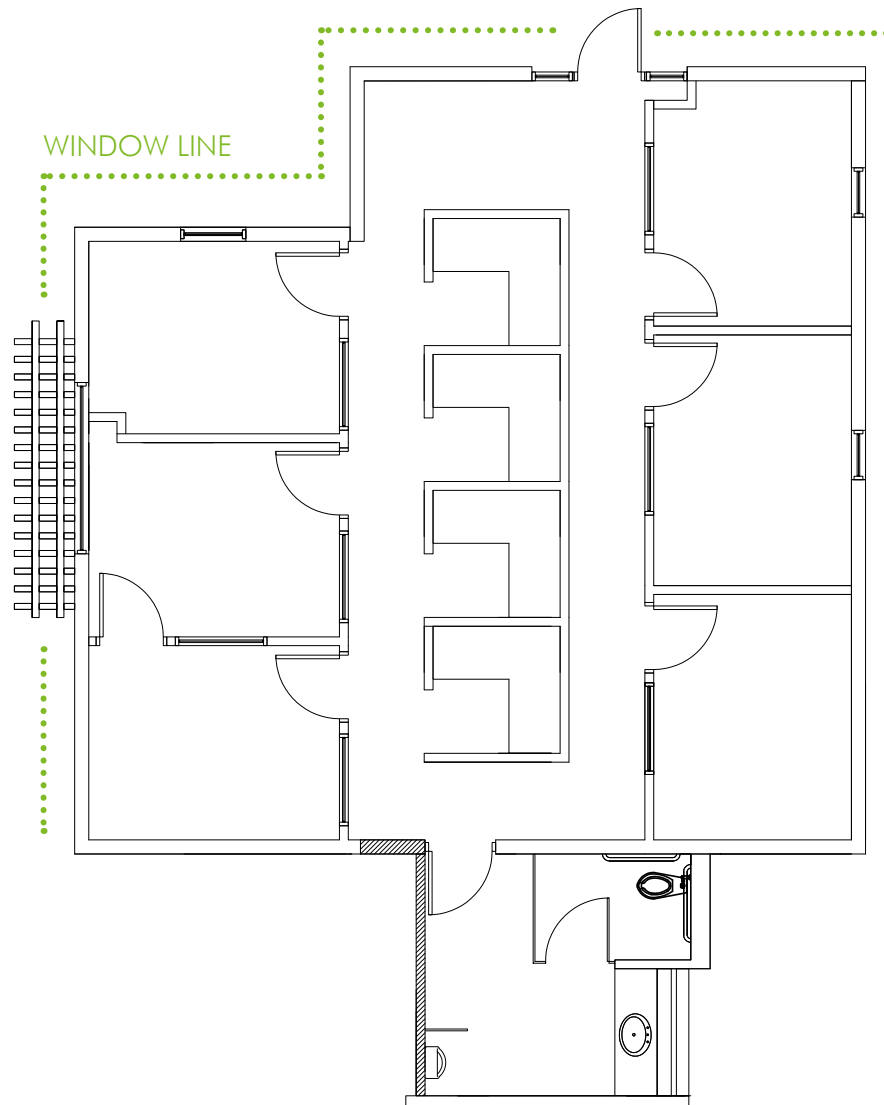


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WINDOW LINE

16969 BERNARDO CENTER DRIVE | SUITE 150 | 1,353 RSF

Suite features 6 private offices, 4 work stations, restroom, and prominent signage opportunity. Renovations complete.

Monument signage facing Bernardo Center Drive (25,000 ADT) and Rancho Bernardo Road (39,000 ADT) available.



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