

FOR LEASE

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

**RANCHO
BERNARDO
CENTRE**



JEB BAKKE
Lic. 00872363
+1 858 546 4603
jeb.bakke@cbre.com

JEFF OESTERBLAD
Lic. 01516014
+1 858 546 2637
jeff.oesterblad@cbre.com

CBRE, Inc.
4301 La Jolla Village Drive
Suite 3000
San Diego, CA 92122



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

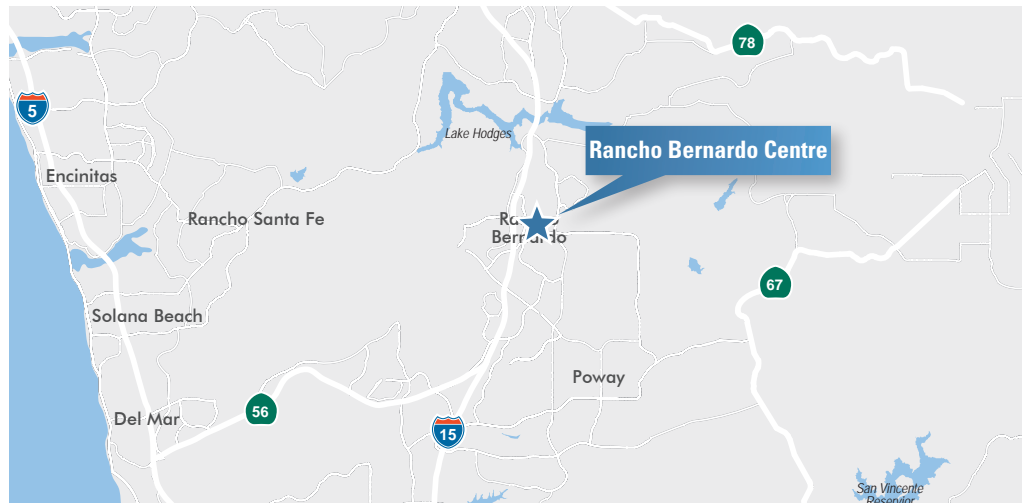
YEAR BUILT: 1984, recently renovated

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

PUBLIC TRANSIT: Walking distance

ATM: Existing ATM location available for lease
*Please see location on the right

SIGNAGE: Building and monument signage facing Bernardo Center Dr. (25,000 ADT) and Rancho Bernardo Rd. (39,000 ADT) available





1 Park Terrace

Souplantation, Stir Fresh Mongolian Grill, Hilton Garden Inn

2 The Mercado Rancho Bernardo

Barons Market, The Incredible Cafe, Mission First Credit Union, Navy Federal Credit Union, Mobil 1, Pizza Hut, Pho Ca Dao & Grill, Cotijas Mexican Grill, Golden Spoon, Poke Go

3 Rancho Bernardo Food Center

Carl's Jr, 7-Eleven, Citibank, Peet's Coffee & Tea, Wells Fargo, Chuze Fitness, Vons, Subway, Starbucks, The Kebab Shop

4 The Plaza Shopping Center

CVS, Bank of America, US Post Office, Massage Envy, Jack in the Box, The Barrel Room, Urge American Gastropub, Chevron

5 Iberia Center

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



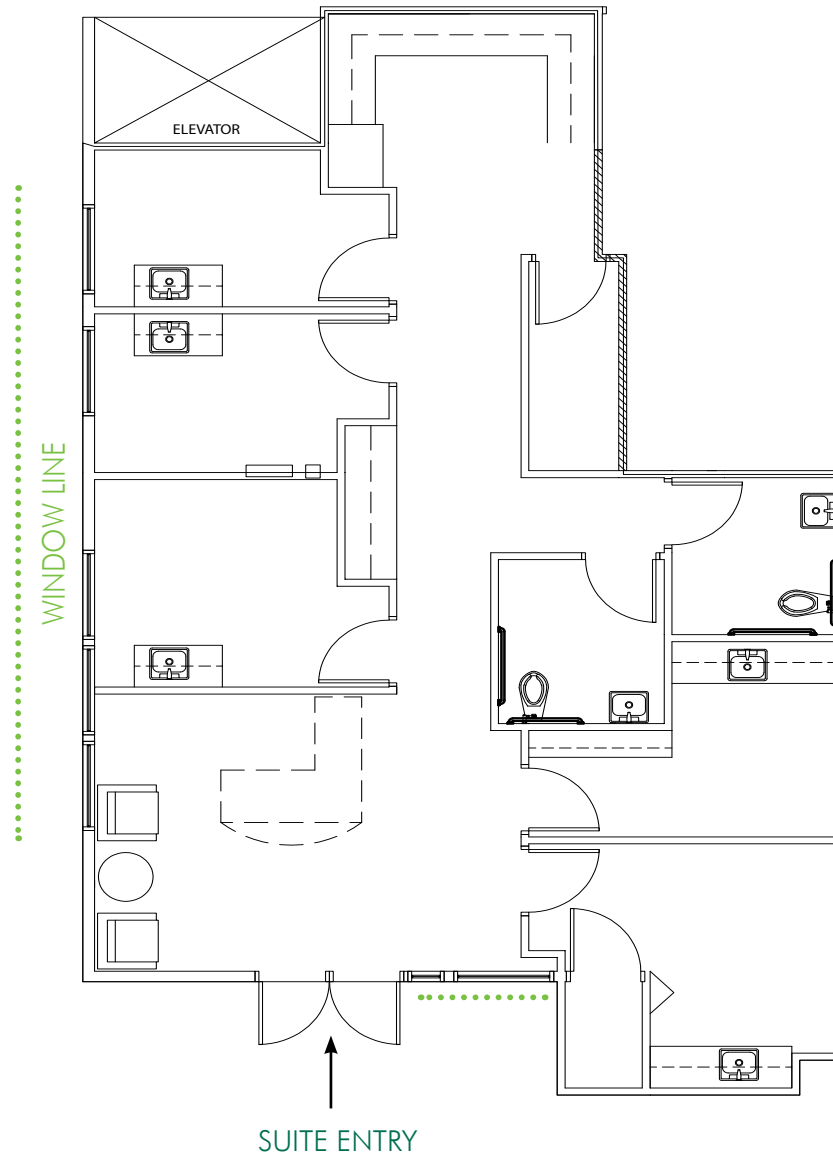
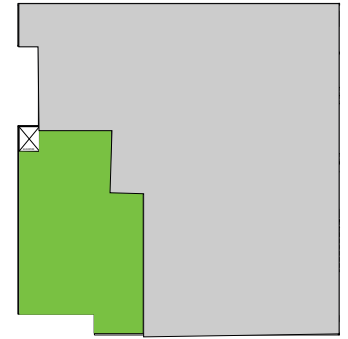
CURRENT AVAILABILITY

SUITE	SIZE (RSF)	AVAILABLE	LEASE RATE	DESCRIPTION
11939 Rancho Bernardo Road				
115	1,275	Vacant	\$2.55 Full Service	Office, medical or dental suite in near move-in condition. Suite features private double door entrance, reception area, 4 private offices/exam rooms, 2 private restrooms, lab area, and nurses station.
16959 Bernardo Center Drive				
210	491	Vacant	\$2.55 Full Service	Suite features reception area and floor to ceiling windows to interior atrium. Immediately adjacent to the Building's common area conference room.
16969 Bernardo Center Drive				
100% Leased				
Free-standing ATM				
Call brokers to discuss availability				

11939 RANCHO BERNARDO ROAD | SUITE 115 | 1,275 RSF

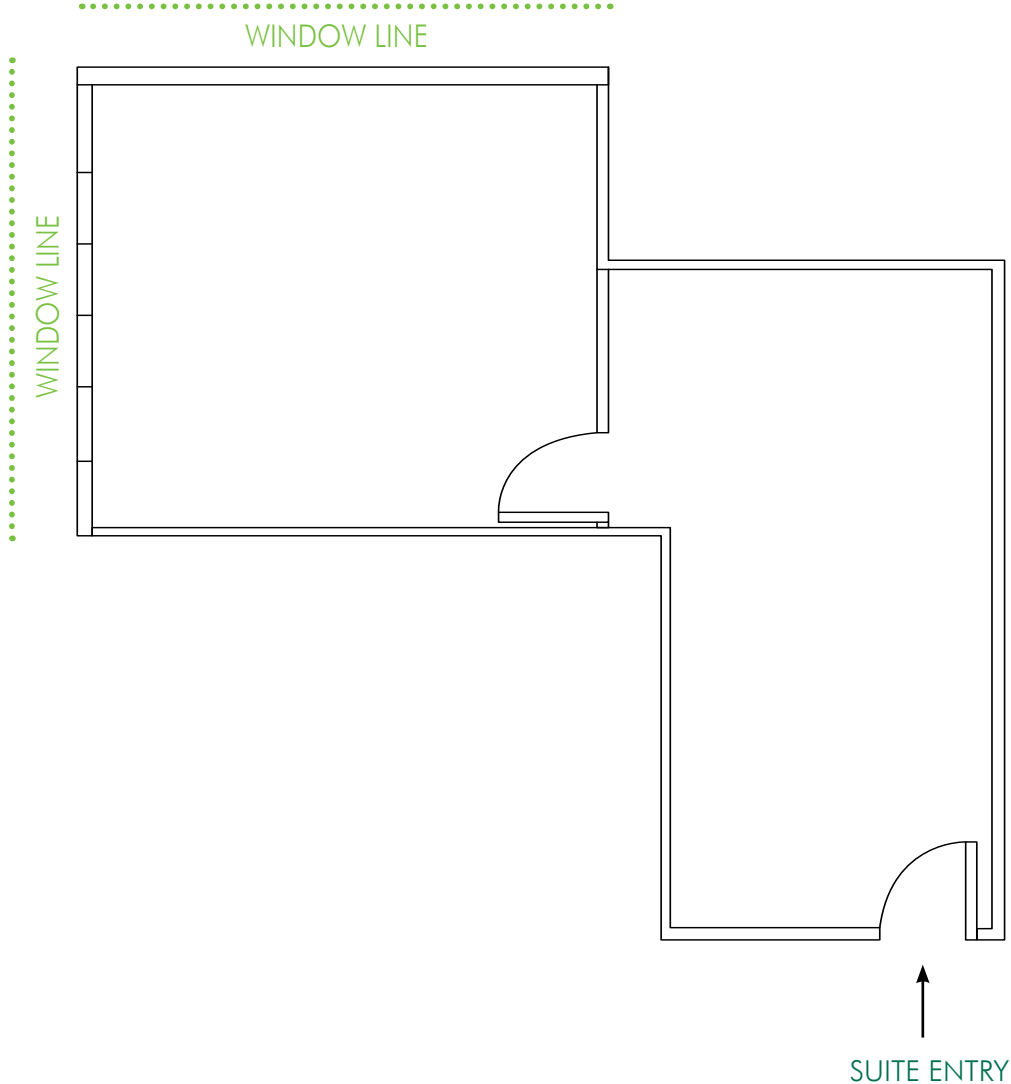
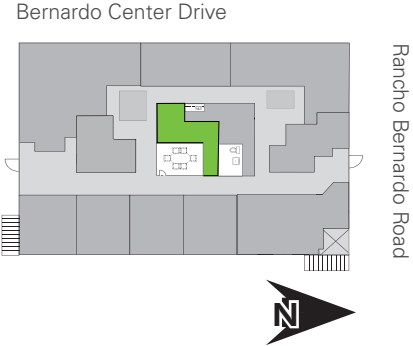
Office, medical or dental suite in near move-in condition. Suite features private double door entrance, reception area, 4 private offices/exam rooms, 2 private restrooms, lab area, and nurses station. Available now.

Rancho Bernardo Road



16959 RANCHO BERNARDO ROAD | SUITE 210 | 491 RSF

Suite features reception area and floor to ceiling windows to interior atrium. Immediately adjacent to the Building's common area conference room. Available now.



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

RANCHO BERNARDO CENTRE

For more information, contact:

JEB BAKKE

Lic. 00872363
+1 858 546 4603
jeb.bakke@cbre.com

JEFF OESTERBLAD

Lic. 01516014
+1 858 546 2637
jeff.oesterblad@cbre.com

CBRE, Inc.

4301 La Jolla Village Drive
Suite 3000
San Diego, CA 92122

© 2020 CBRE, Inc. The information contained in this document has been obtained from sources believed reliable. While CBRE, Inc. does not doubt its accuracy, CBRE, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

CBRE