

MULTI-TENANT CLASS A  
MEDICAL OFFICE

17140 BERNARDO CENTER DR.  
SAN DIEGO, CA 92128  
1,500 - 30,222 SF FULL FLOOR OPPORTUNITY



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# 17140 BERNARDO CENTER DR.

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## PROPERTY FEATURES

- 82,157 SF Class A medical project located in the heart of Rancho Bernardo
- Located adjacent to the master planned communities of Rancho Bernardo, 4S ranch and poway
- Secured underground parking for physicians
- On-site showers and lockers
- Freeway visible with convenient access to I-15
- Centrally located within close proximity to several area hospitals

## POPULATION

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2016	13,761	79,742	150,043
2021 (Projected)	14,315	86,652	159,337
% Increase	4%	9%	6%



**39,000**  
AVERAGE DAILY  
TRAFFIC COUNT



**\$131,503**  
AVERAGE  
HOUSEHOLD INCOME



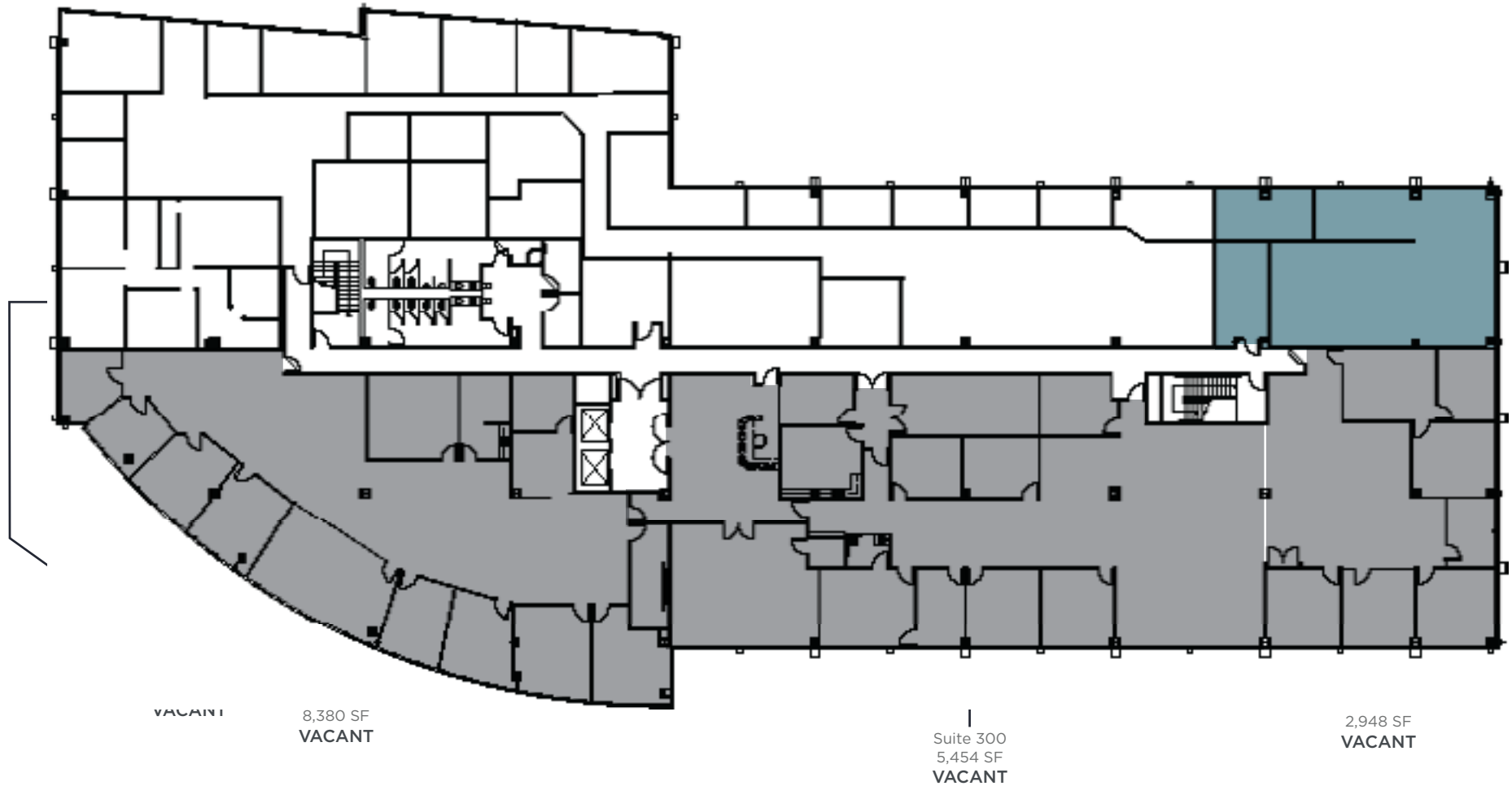
**42.3**  
MEDIAN AGE

3-MILE RADIUS

3-MILE RADIUS

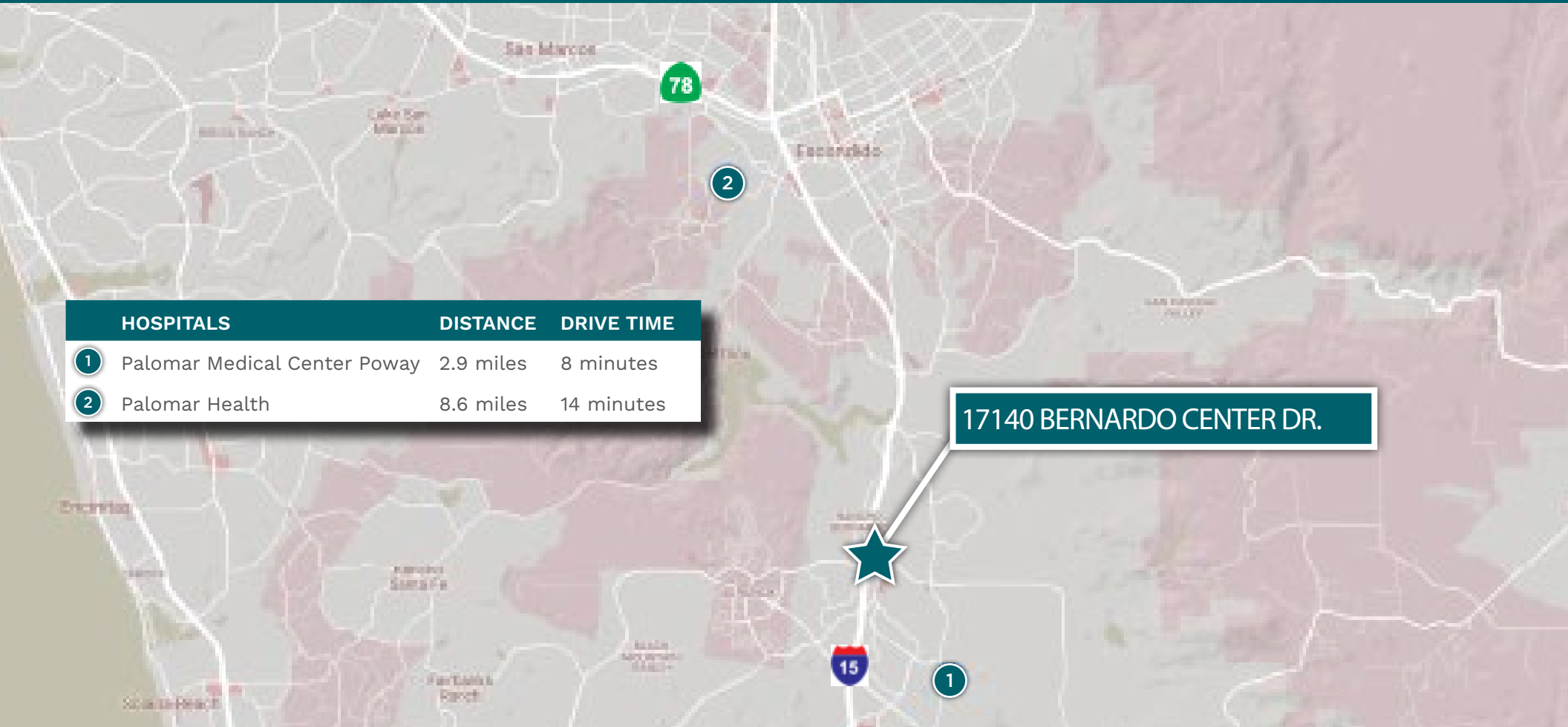
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**FULL FLOOR OPPORTUNITY  
WITH 90 DAYS NOTICE  
30,222 SF | DIVISIBLE TO 1,500  
\$3.70 PSF GROSS + U + J**



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	HOSPITALS	DISTANCE	DRIVE TIME
1	Palomar Medical Center Poway	2.9 miles	8 minutes
2	Palomar Health	8.6 miles	14 minutes

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