

RANCHO BERNARDO HEIGHTS

Retail & Fully Fixtured Restaurant Space For Lease

15721 Bernardo Heights Pkwy., San Diego, CA 92128



RARE LEASING OPPORTUNITIES

±1,000 SF Fully Fixturized Restaurant Space
±2,000 SF Retail Space Available

Description:

- Signalized intersection with access from both Pomerado Road and Bernardo Heights Parkway.
- Trade area includes Rancho Bernardo, Carmel Mountain Ranch and North Poway.
- Located on Pomerado Road, one of San Diego County's most utilized thoroughfares, stretching from San Diego to Escondido.
- All spaces are 50 feet deep.

Traffic Counts:

- ± 23,319 average daily traffic on Pomerado Road at Bernardo Heights Parkway
- ± 12,673 average daily traffic on Bernardo Heights Parkway at Rancho Bernardo Road

Demographics:

	1 MILE	3 MILES	5 MILES
Population '15	12,861	84,914	167,760
Average H.H. Income	\$115,876	\$122,854	\$126,848
Daytime Population	3,751	40,080	77,850

Source: ESRI, 2015



For further information, please contact our exclusive agents:

AARON HILL

Managing Director

858.875.5923

aaronhill@ngkf.com

CA RE License #01365975

**Newmark Grubb
Knight Frank**

Retail

4275 Executive Square, Suite 350, San Diego, CA 92037

T 858.875.3600

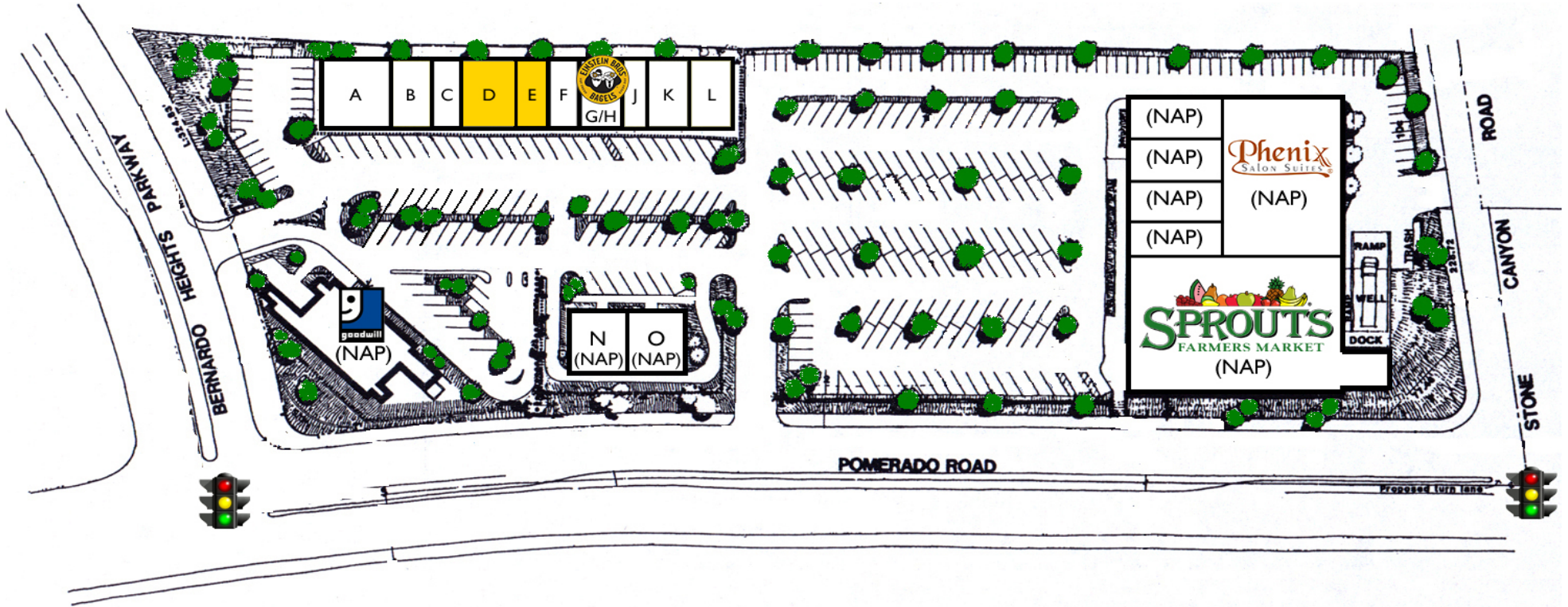
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Tenant Roster

SUITE	TENANT	SF
A	Chins Szechwan	3,000
B	Massage Spa	1,500
C	Hair Salon	1,000
D	Available	2,000
E	Bite of Boston (Available)	1,000

SUITE	TENANT	SF
F	LabCorp	1,000
G/H	Einstein Bros. Bagels	1,750
J	Brainy Learning Center	750
K	Veterinarian	1,500
L	Pharmacy	1,500

CONTACT:

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Suite E - Restaurant Opportunity



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DEMOGRAPHICS



Executive Summary

Rancho Bernardo Heights
15727 Bernardo Heights Pkwy, San Diego, California, 92128
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.00151
Longitude: -117.05902

	1 mile	3 miles	5 miles
Population			
2000 Population	12,220	80,900	141,230
2010 Population	12,356	83,189	159,950
2015 Population	12,861	84,914	167,760
2020 Population	13,499	88,163	176,723
2000-2010 Annual Rate	0.11%	0.28%	1.25%
2010-2015 Annual Rate	0.77%	0.39%	0.91%
2015-2020 Annual Rate	0.97%	0.75%	1.05%
2015 Male Population	47.1%	48.4%	48.6%
2015 Female Population	52.9%	51.6%	51.4%
2015 Median Age	51.9	43.3	40.5
Households			
2000 Households	5,364	30,781	51,611
2010 Households	5,468	31,999	58,483
2015 Total Households	5,681	32,577	60,931
2020 Total Households	5,963	33,825	64,026
2000-2010 Annual Rate	0.19%	0.39%	1.26%
2010-2015 Annual Rate	0.73%	0.34%	0.78%
2015-2020 Annual Rate	0.97%	0.75%	1.00%
2015 Average Household Size	2.21	2.58	2.73
Median Household Income			
2015 Median Household Income	\$81,098	\$91,644	\$96,652
2020 Median Household Income	\$93,704	\$102,669	\$107,880
2015-2020 Annual Rate	2.93%	2.30%	2.22%
Average Household Income			
2015 Average Household Income	\$115,876	\$122,854	\$126,848
2020 Average Household Income	\$131,456	\$139,144	\$144,948
2015-2020 Annual Rate	2.56%	2.52%	2.70%
Per Capita Income			
2015 Per Capita Income	\$51,558	\$47,002	\$46,275
2020 Per Capita Income	\$58,378	\$53,130	\$52,729
2015-2020 Annual Rate	2.52%	2.48%	2.65%

CONTACT:

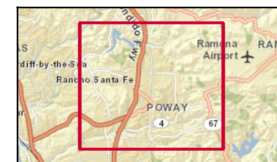
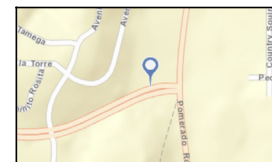
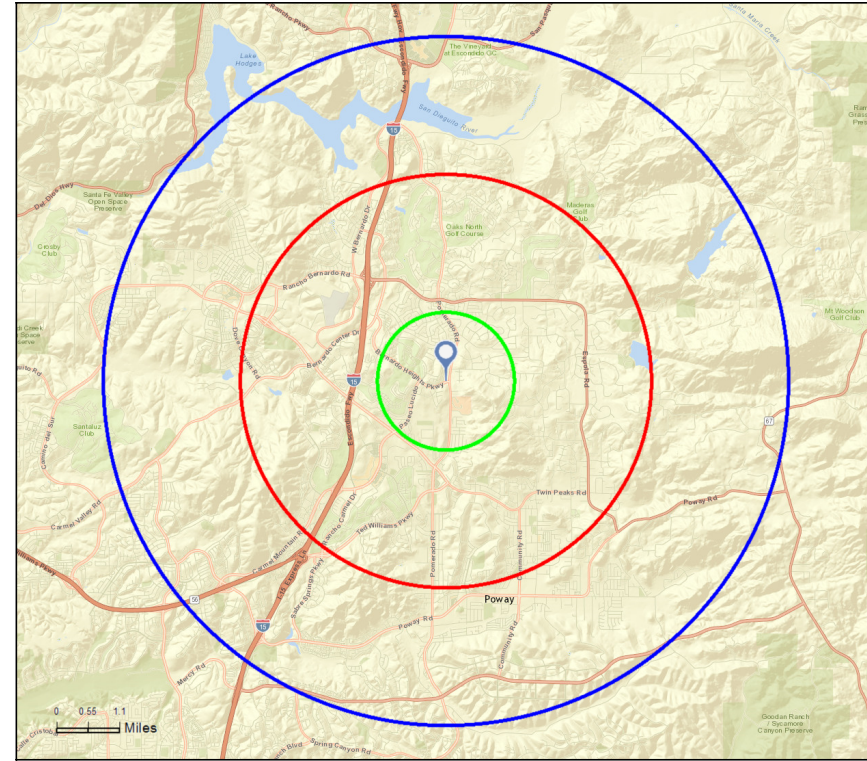
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Site Map

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