

FOR LEASE

OFFICE/MEDICAL OFFICE/RETAIL



# BERNARDO CENTER DR

17170 BERNARDO CENTER DR  
SAN DIEGO, CA 92128

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# BERNARDO CENTER DR

is a two-story freestanding  $\pm 17,854$  SF commercial building that is divisible to 7,275 SF and 10,579 SF elaborate office or medical uses. It's located in the Rancho Bernardo submarket.



Building is in shell condition  
(opportunity to fully  
customize layout)



Walking distance to  
restaurants, shopping centers,  
gas stations, and banks



Extensive window lines and  
natural lighting upstairs  
and downstairs



Easy access to Interstate 15,  
and Highway 56 & 78



Competitive parking  
ratio: 4.3/1,000



Medical or office uses  
permitted



The project includes newly renovated  
landscaping and a BBQ lounge area  
for tenants



Lease rate is negotiable



Building signage available



## NEIGHBORS & AMENITIES

### MEDICAL

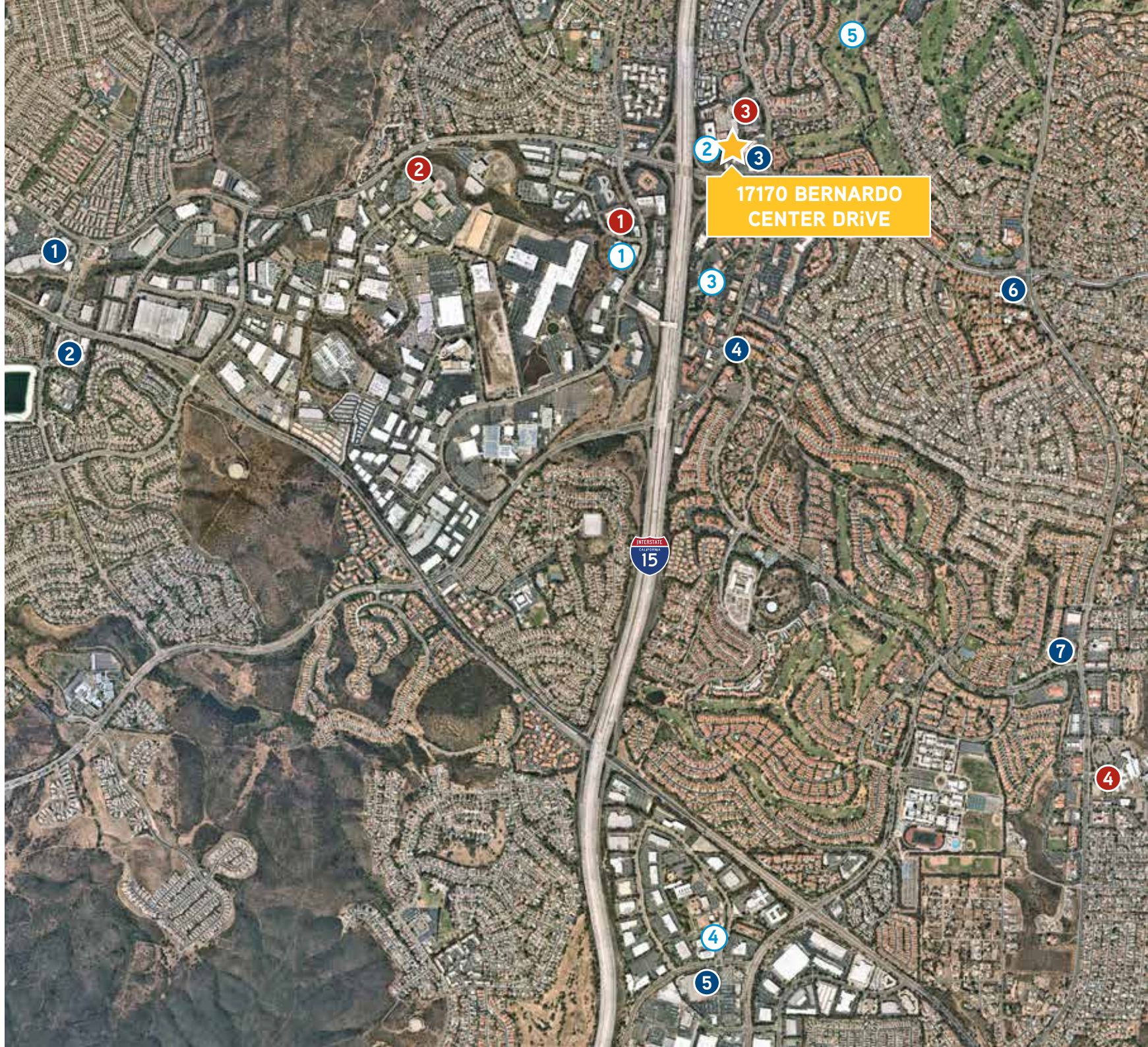
1. Sharp Rees-Stealy Medical Center
2. UCSD
3. Kaiser Permanente Medical Office
4. Palomar Medical Center Poway

### SHOPPING CENTER

1. 4S Commons Town Center
  - Ralphs
  - Bed Bath & Beyond
  - Cost Plus World Market
2. 4S Ranch Village Center
  - Eye Lux Optometry
  - T-Mobile
  - Home Consignment Center
3. The Mercado Shopping Center
  - Barons Market
  - Fedex
  - Circle K
4. The Plaza
  - CVS
  - Big 5 Sporting Goods
  - Vons
5. Carmel Mountain Plaza
  - Dick's Sporting Goods
  - Ralphs
  - Home Depot
6. Pomerado Village Shopping Center
  - Albertsons
  - Starbucks
  - Chicken Charlie's Table
7. Pomerado Village Shopping Center
  - Sprouts Farmers Market
  - Goodwill
  - RB Gourmet

### HOSPITALITY

1. Radisson Hotel
2. Hilton Garden Inn
3. Courtyard
4. Staybridge Suites
5. Rancho Bernardo Inn



# THE AREA

## RANCHO BERNARDO

The Rancho Bernardo market consists of 5.88 million SF of office space. Rancho Bernardo has traditionally been one of San Diego County's tech submarkets, boasting most of its inventory built in the 1970s and 1980s. Rancho Bernardo is home to various office corporate users such as Sony Electronics, General Atomics, Northrop Grumman, ICW Group, Broadcom Corporation, Daylight Solutions, and Daybreak Games.

At the end of Q1 2019, Rancho Bernardo posted net absorption of 80,634 SF – the fourth highest rate countywide. Major move-ins during Q1 included Daylight Solutions (67,792 SF) at 16465 Via Esprillo, DecisionLogic (17,866 SF) at 13500 Evening Creek Dr, and Rogers Behavioral Health (13,489 SF) at 17140 Bernardo Center Dr.


The net absorption in Q1 drove vacancy down from 12.2% in Q4 2018 to 10.9% in Q1 2019. Vacancy in the Class B and Class C segments stood at very low levels of 7.0% and 5.2%, respectively. While vacancy in Class A was much higher at 17.4%, it had dropped by nearly 5% from 22.3% in Q4 2018. This was attributed to 114,359 SF of net absorption.


There is currently nothing under construction in Rancho Bernardo, however there is nearly 1.6 million SF of potential square footage that could be developed over the next few years pending market conditions.





## DEMOGRAPHICS

**19,100**  
 AVERAGE DAILY TRAFFIC  
 COUNT ON BERNARDO  
 CENTER DR, ESCALA DR, &  
 RANCHO BERNARDO RD

**2018 TOTAL POPULATION**   
 Mile 1: 15,402  
 Mile 3: 81,039  
 Mile 5: 160,274

**2023 TOTAL POPULATION**   
 Mile 1: 16,074  
 Mile 3: 86,708  
 Mile 5: 171,862

**POPULATION OVER 50**   
 Mile 1: 41.1%  
 Mile 3: 37.6%  
 Mile 5: 35.9%

**HOUSEHOLD INCOME**   
 Mile 1: \$118,154  
 Mile 3: \$140,474  
 Mile 5: \$143,455

# HEALTHCARE

## LOCAL PATIENT DEMAND FORECAST

SERVICE LINES	TODAY'S VOLUME	2023		2028	
		5-YEAR VOLUME ↑		10-YEAR VOLUME ↑	
Cardiology	55,428	61,290	10.6%	67,735	22.2%
Cosmetic Procedures	4,671	5,513	18.0%	5,713	22.3%
Dermatology	32,516	37,261	14.6%	41,073	26.3%
Endocrinology	464	676	45.7%	748	61.2%
ENT	19,211	22,902	19.2%	26,631	38.6%
Evaluation & Management	599,399	643,604	7.4%	684,552	14.2%
Gastroenterology	15,854	18,930	19.4%	20,972	32.3%
General Surgery	4,665	5,351	14.7%	5,822	24.8%
Gynecology	7,007	7,267	3.7%	7,313	4.4%
Lab	228,050	256,526	12.5%	276,312	21.2%
Miscellaneous Services	115,514	134,702	16.6%	145,574	26.0%
Nephrology	4,761	5,495	15.4%	6,159	29.4%
Neurology	9,175	11,355	23.8%	12,732	38.8%
Neurosurgery	515	626	21.7%	720	39.8%
Obstetrics	2,918	2,899	-0.6%	2,832	-2.9%
Oncology	1,173	1,223	4.3%	1,262	7.6%
Ophthalmology	48,664	57,526	18.2%	63,992	31.5%
Orthopedics	23,629	29,679	25.6%	32,918	39.3%
Pain Management	6,038	7,314	21.1%	8,144	34.9%
Physical Therapy/Rehabilitation	143,422	163,919	14.3%	176,995	23.4%
Podiatry	9,153	11,472	25.3%	13,012	42.2%
Psychiatry	76,725	84,839	10.6%	87,821	14.5%
Pulmonology	15,780	18,684	18.4%	20,796	31.8%
Radiology	175,223	188,270	7.4%	200,445	14.4%
Spine	769	969	26.1%	1,073	39.5%
Thoracic Surgery	147	193	30.8%	223	51.5%
Trauma	6,198	6,515	5.1%	6,808	9.8%
Urology	8,930	11,440	28.1%	13,100	46.7%
Vascular	7,291	8,743	19.9%	9,968	36.7%



The Outpatient Scenario Planner (MSP), as developed by the Advisory Board, provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers, and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. The below data is representative of 17170 Bernardo Center Drive, which includes **92127, 92129, 92128, and 92064**. For more information on the Advisory Board, please visit [www.advisory.com](http://www.advisory.com).





IMAGINE  
THE  
POSSIBILITIES

7

17170 BERNARDO CENTER DRIVE

# IMAGINE THIS



◀ TRANSFORM  
TO THIS ▶

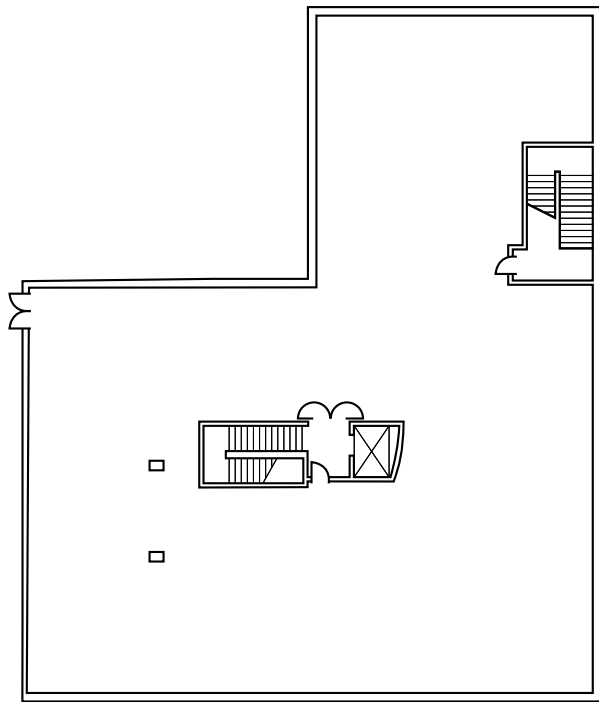


# AVAILABILITY

\* WARM SHELL CONDITION READY FOR TENANT IMPROVEMENTS

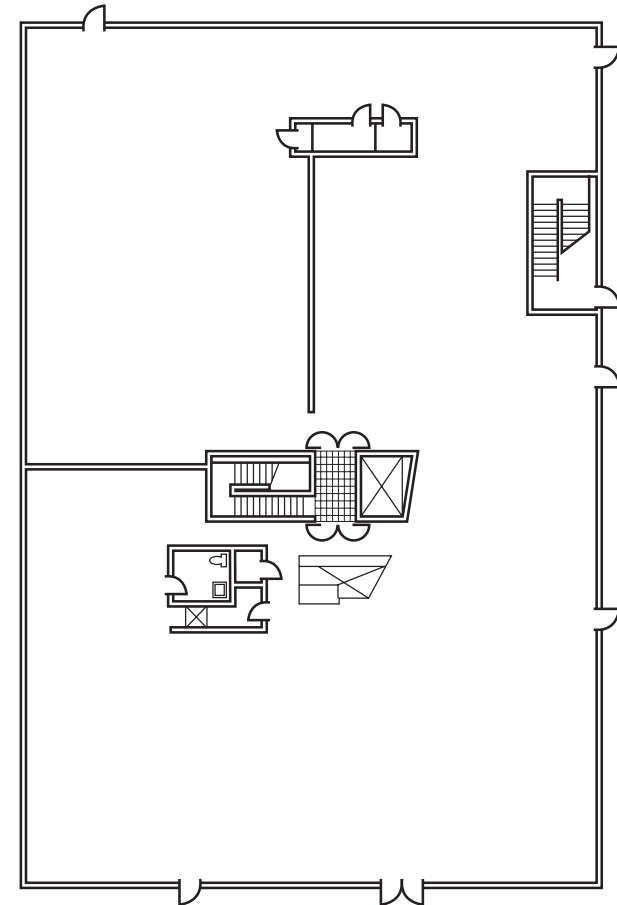
## FIRST LEVEL

APPROXIMATELY 7,275 SF



## SECOND LEVEL

APPROXIMATELY 10,579 SF



(FLOOR PLANS NOT DRAWN TO SCALE)





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