

# Rancho Bernardo Town Center

11922-11987 Bernardo Plaza Dr., San Diego, CA 92128

For Lease:

± 2,000 SF Fully Built Out Restaurant Space + Common Area Patio



**SDRE**  
ADVISORS

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**CHASE** 

#1 Deposit Chase in  
San Diego County  
(± \$3.6 Billion)



## Highlights:

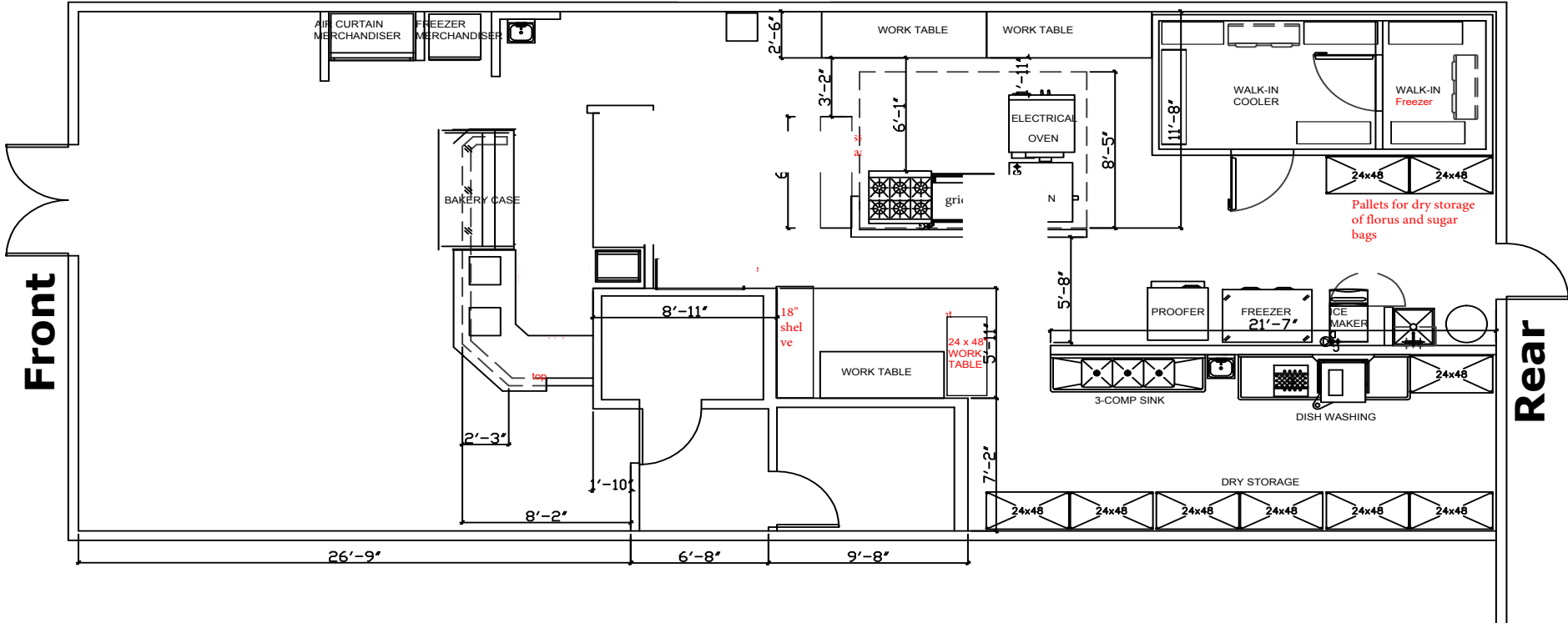
- ❖ Anchored by dominant Vons
  - #1 grocery store in 5-mile radius
  - Approx. \$50M in annual revenue
- ❖ Town center of master-planned community
- ❖ High end facades
- ❖ “Under-retailed” with high barriers to entry
- ❖ Strong position among “National Retailers”
- ❖ Approximately 649 parking spaces, best in trade area
- ❖ Proximate to Interstate 15

# High End Façades



# Approximate Space Plan

± 2,000 SF + Common Dining Area



Disclaimer: The information contained herein, while obtained from sources believed to be reliable, is not guaranteed. Actual conditions may be different.

# Excellent Storefront Visibility From Parking Field



# Common Dining Area



Your Name Here

# Common Dining Area



# Front of the Shop



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# Kitchen

Large hood



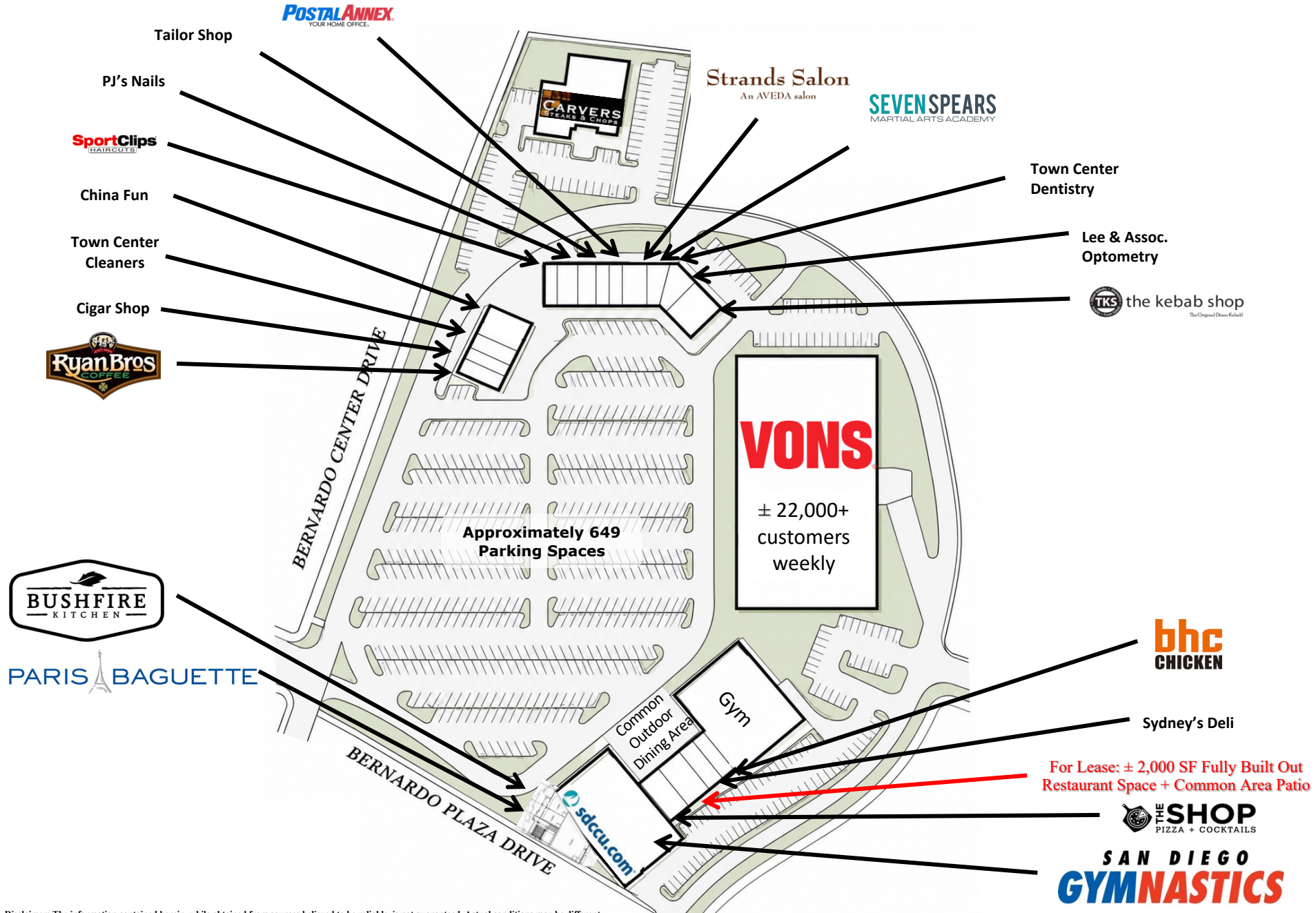
Walk in fridge/freezer



## Likely Items to be included:

- Two bathrooms in great condition
- Grease trap
- Walk in fridge connected to walk in freezer
- Stoves and grills
- Freestanding fridges and freezers
- POS system
- Ice Machine
- Dish washer
- Many sinks and prep stations
- Safe
- Large food warmer
- Pots and Pans
- Utensils
- Storage shelving
- Large Mixer
- Tandoori Oven

# Site Plan



**POSTAL ANNEX**  
YOUR HOME OFFICE.

Tailor Shop

PJ's Nails

**SportClips**  
HAIRCUTS

China Fun

Town Center Cleaners

Cigar Shop



**PARIS BAGUETTE**

**CARVERS**  
STEAKS & CHOPS

**Strands Salon**  
An Aveda salon

**SEVEN SPEARS**  
MARTIAL ARTS ACADEMY

Town Center Dentistry

Lee & Assoc. Optometry

**TKS** the kebab shop  
The Original Diner Re-hal!

**VONS**

± 22,000+ customers weekly

Approximately 649 Parking Spaces

BERNARDO CENTER DRIVE

BERNARDO PLAZA DRIVE

Common Outdoor Dining Area

Gym

**sdcu.com**

**bhc**  
CHICKEN

Sydney's Deli

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**THE SHOP**  
PIZZA + COCKTAILS

**SAN DIEGO GYMNASTICS**

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# Demographics

	1 Mile	3 Miles	5 Miles
Population	14,356	81,927	158,714
Daytime Population	17,268	102,374	189,614
Employee Population	7,512	47,213	79,824
Average Household Income	\$137,302	\$174,545	\$172,692
Median Single Family Home Price (Redfin)	\$1,200,000		

The Rancho Bernardo submarket is the fifth largest office space submarket in San Diego County

## Major Employers Include:

- Sony
- Apple
- General Atomics
- Broadcom
- Hewlett-Packard
- Microsoft
- Renovate America
- Teradata
- LSI
- BAE Systems
- ASML
- Northrop Grumman
- Amazon
- UCSD
- Sharp Rees-Stealy
- Kaiser

According to NielsonIQ data, the subject Vons does 30% higher annual revenues compared to the Ralphs and Albertsons in the trade area

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