

FOR LEASE

11650 IBERIA PL, SAN DIEGO, CA 92128



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DRE # 02021065

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LEASE SUMMARY

PROPERTY SUMMARY

11650 Iberia Pl is a well-located Class B office building in the heart of Rancho Bernardo. The property totals approximately 13,670 SF and is positioned about .50 mile from I-15, providing strong access throughout North County and the greater San Diego region. Tenants benefit from walkability to nearby restaurants, banking, and shopping, plus proximity to local amenities like Webb Park, making this an ideal option for professional office users seeking a central, accessible location.

For more details and leasing options, contact advisor for details.

PROPERTY DETAILS

LEASE RATE	Contact Advisor	LOCATION	San Diego, CA
PROPERTY TYPE	Office / Medical	ZONING	CC-2-3
BUILDING SIZE	±13,670 SF	CEILING HT.	8'
SPACE SIZE	±967 SF	HVAC	Yes
PARKING	Ample Parking	TENANCY	Multi

LEASE SUMMARY

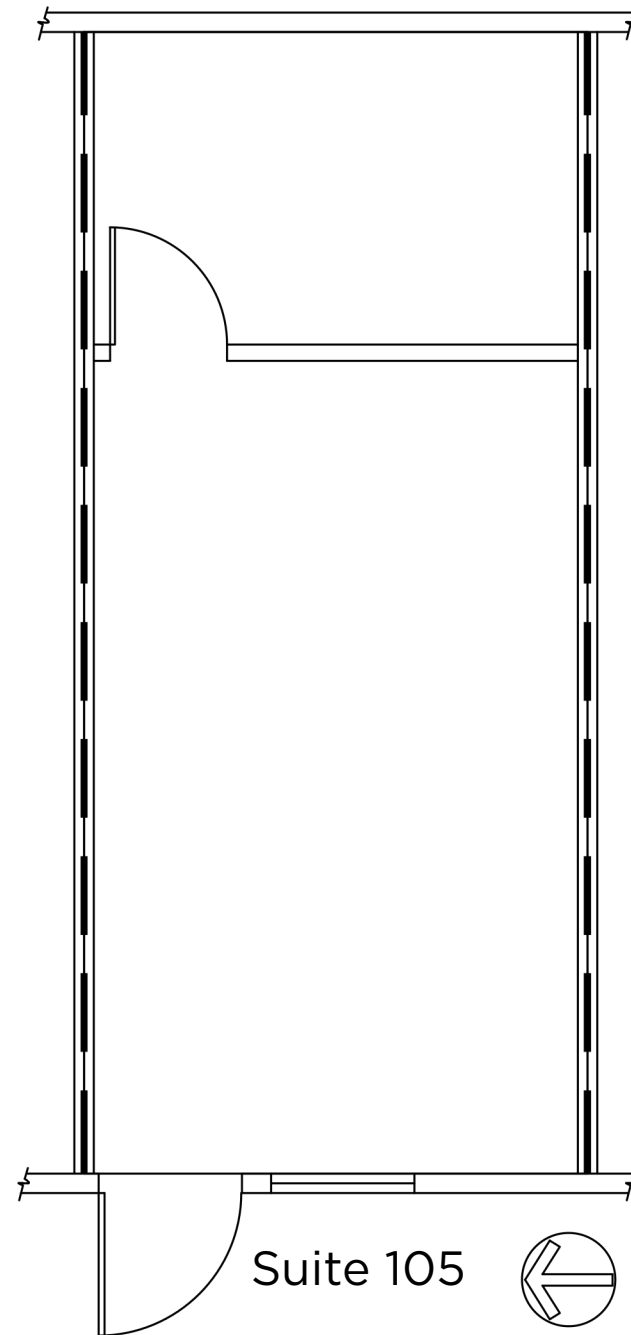
SPACE(S) AVAILABLE

SUITE	SPACE SIZE	POTENTIAL USES	LEASE RATE
105	±411 SF	Office, Medical, Retail	Contact Advisor





FLOOR PLAN

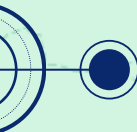


PROPERTY IMAGES | SUITE 105

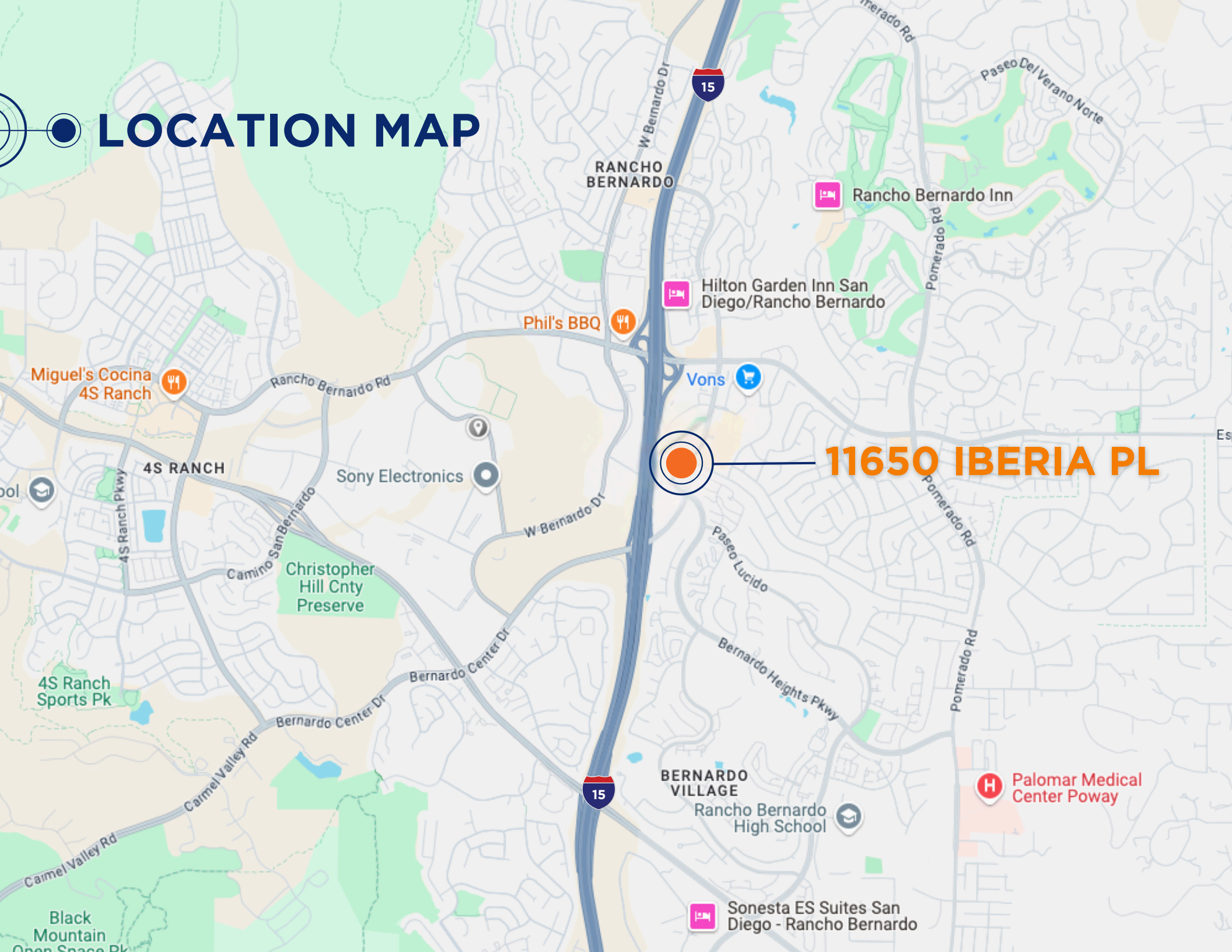


PROPERTY IMAGES





LOCATION MAP



RANCHO BERNARDO

Rancho Bernardo Inn

Hilton Garden Inn San Diego/Rancho Bernardo

Phil's BBQ

Vons

Miguel's Cocina
4S Ranch

4S RANCH

Sony Electronics

11650 IBERIA PL

Christopher Hill Cnty Preserve

4S Ranch Sports Pk

BERNARDO VILLAGE

Rancho Bernardo High School

Palomar Medical Center Poway

Sonesta ES Suites San Diego - Rancho Bernardo

Black Mountain Open Space Pk

LOCATION SUMMARY



RANCHO BERNARDO, SAN DIEGO

11650 Iberia Pl is located in Rancho Bernardo, a premier North San Diego office node known for its corporate campuses, professional services, and strong surrounding amenities. The property sits near the Bernardo Center Dr corridor with convenient access to regional routes and a built-in daytime customer base—supporting businesses that value employee convenience and client accessibility.

DEMOGRAPHICS

RANCHO BERNARDO, CA

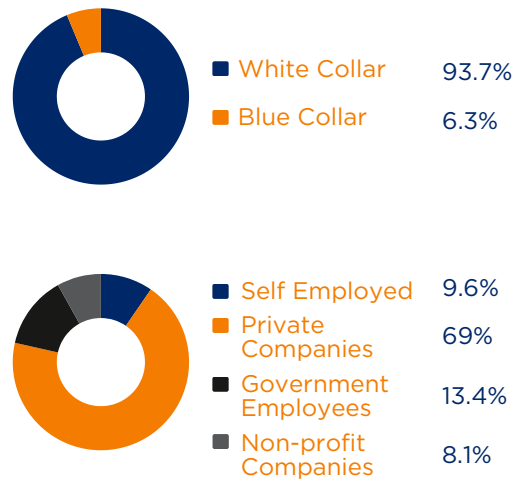
Rancho Bernardo has a population of 39,860 with a median age of 41, and a near-even gender split (49% male / 51% female). The community is affluent and stable, with a median household income of \$153,685 and a high share of residents living above the poverty line (95.2%) making for a diverse, highly educated, professional tenant and customer base.

POPULATION

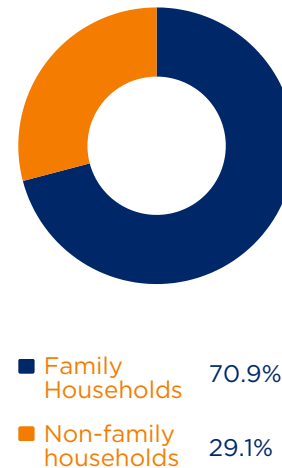


 Male Population 49%
 Female Population 51%

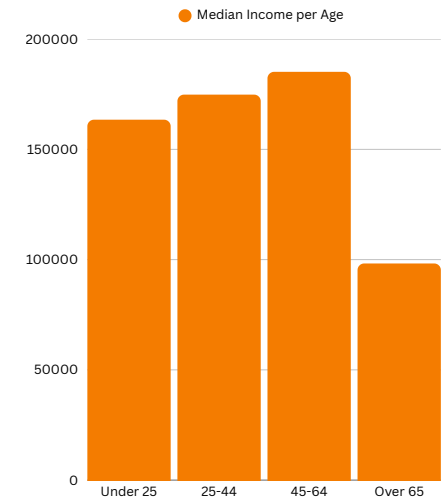
EMPLOYMENT



HOUSEHOLDS



INCOMES



By Point2homes. Demographic data shown in this section was gathered from the latest U.S. Census Bureau release.



DISCLAIMER

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DISCLAIMER STATEMENT:

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make 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, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other 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.

No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.

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