

FOR LEASE

# BERNARDO VIEW

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16880 W. BERNARDO DRIVE  
11590 W. BERNARDO COURT  
SAN DIEGO, CA 92127

11590

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Colliers

# BERNARDO VIEW

16880 W. Bernardo Drive  
11590 W. Bernardo Court  
San Diego, CA 92127

## Property Details:

- › High identity at light intersection, corner location
- › Tremendous visibility along West Bernardo Drive
- › Immediate access to Interstate 15
- › Panoramic mountain views to the east
- › Responsive, local ownership

## Availability:

### 11590 W. Bernardo Court

- › Suite 100: 2,806 SF
- › Suite 130: 1,836 SF

\*Lease Rate: \$2.45/SF, plus electric

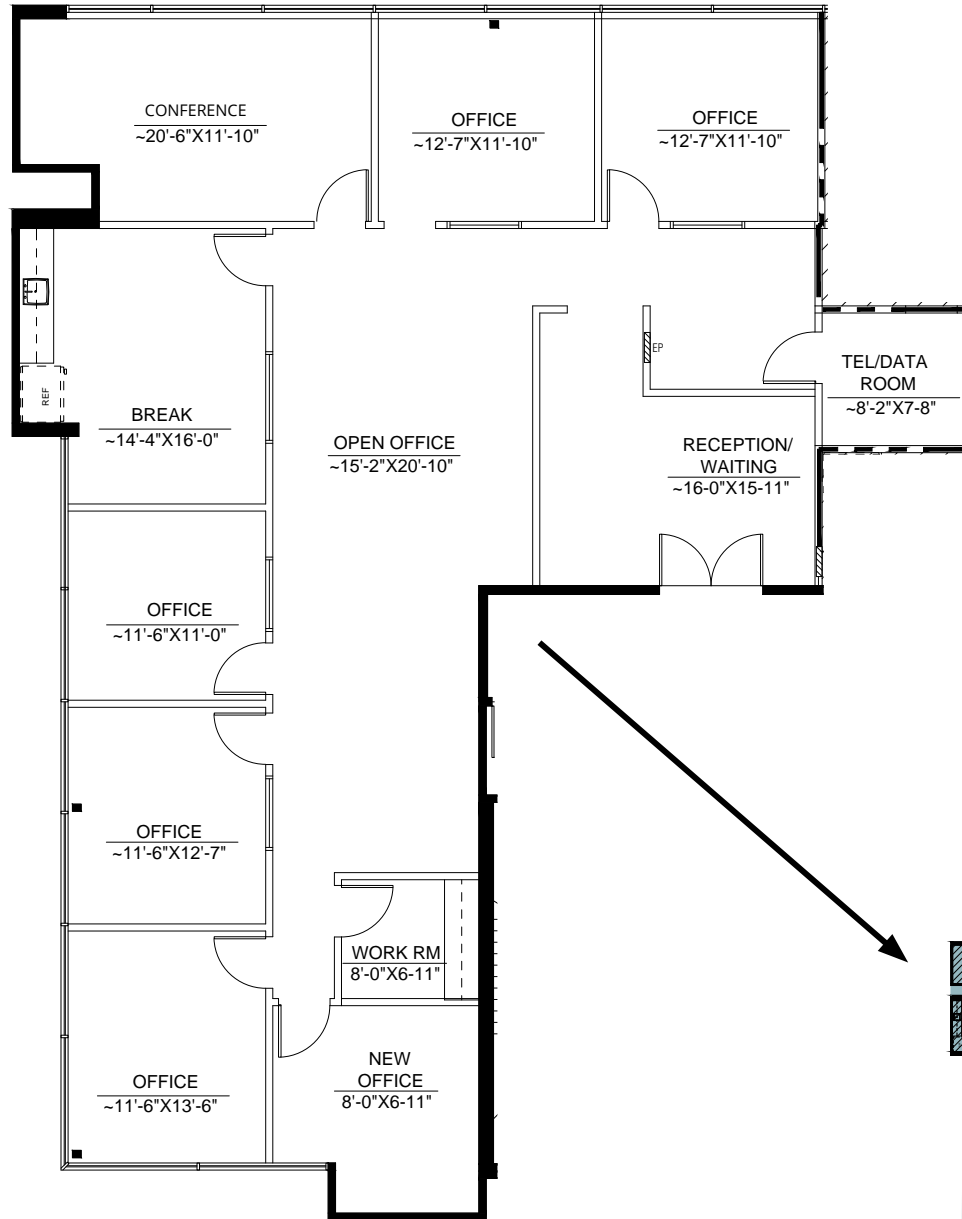
*\*(subject to improvements and other lease terms)*

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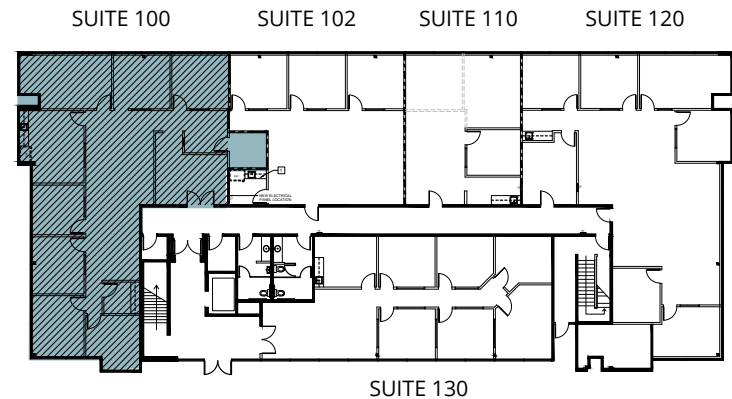


# FLOOR PLAN



11590 W. Bernardo Court Suite 100  
Approximately 2,806 SF

6 offices on window line, conference room, IT room, open space, and breakroom.

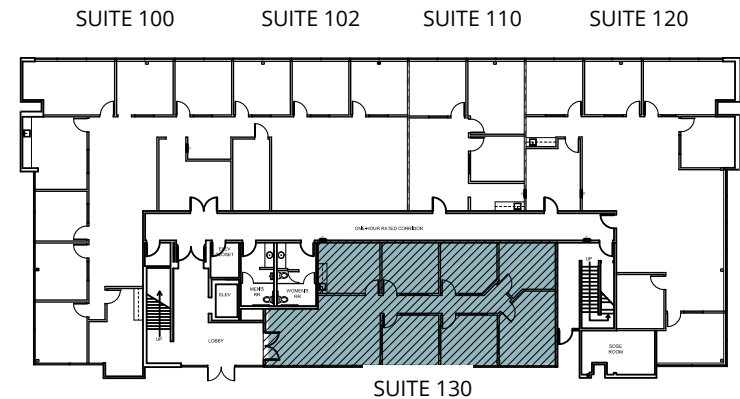
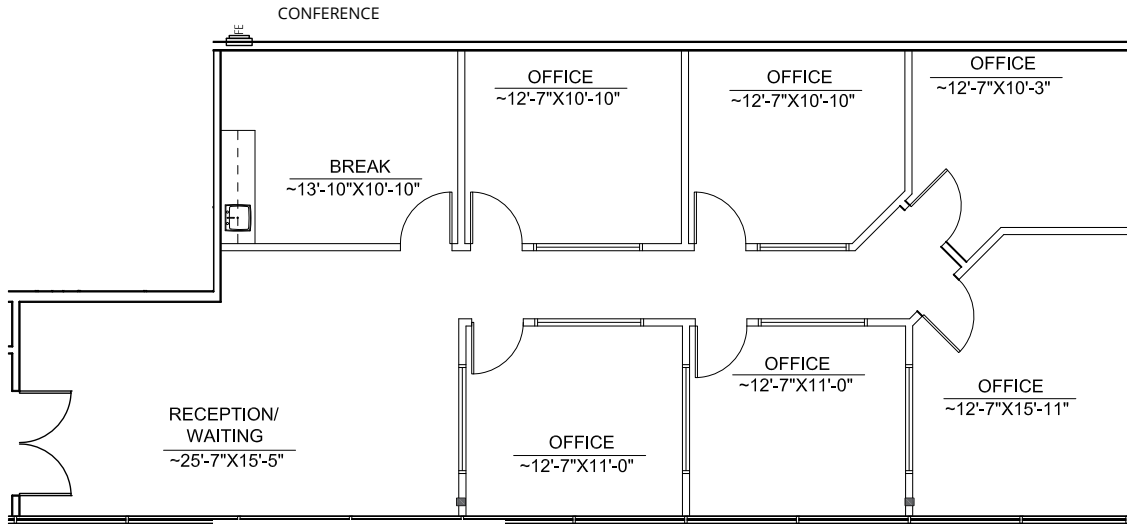


Available July 1, 2025  
(potentially sooner)

# FLOOR PLAN

11590 W. Bernardo Court Suite 130  
Approximately 1,836 SF

Double door off the lobby with floor to ceiling glass on reception, 3 offices, 3 interior offices, and kitchen.



Available July 1, 2025  
(potentially sooner)

**1 4S Commons Town Center**  
Jimbo's, Ralphs, Ulta Beauty, CVS, Ace Hardware, The UPS Store, Bank of America, Miguel's Cocina, Wells Fargo, Wendy's, Chipotle, Panera, Karl Strauss Brewery, Capri Blu

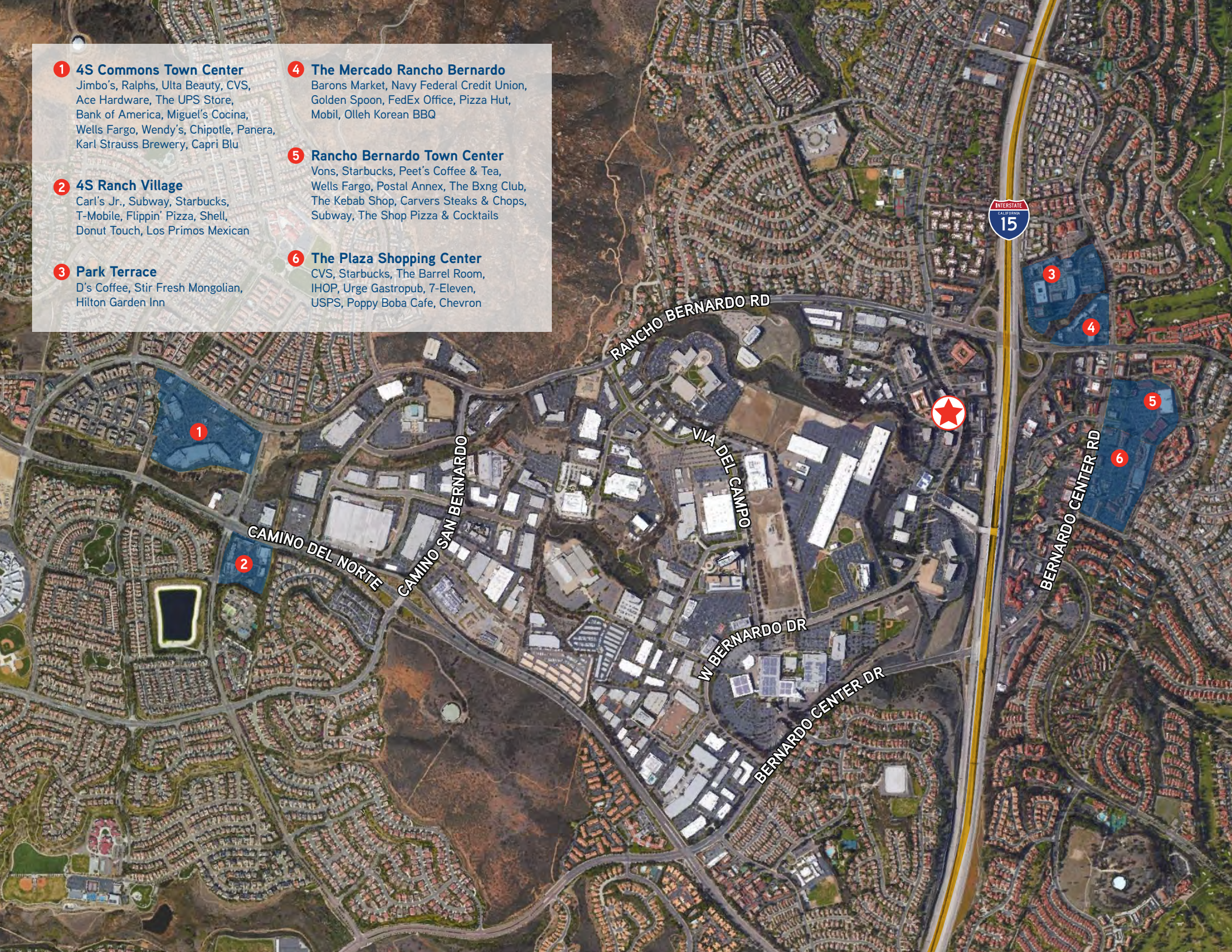
**2 4S Ranch Village**  
Carl's Jr., Subway, Starbucks, T-Mobile, Flippin' Pizza, Shell, Donut Touch, Los Primos Mexican

**3 Park Terrace**  
D's Coffee, Stir Fresh Mongolian, Hilton Garden Inn

**4 The Mercado Rancho Bernardo**  
Barons Market, Navy Federal Credit Union, Golden Spoon, FedEx Office, Pizza Hut, Mobil, Olleh Korean BBQ

**5 Rancho Bernardo Town Center**  
Vons, Starbucks, Peet's Coffee & Tea, Wells Fargo, Postal Annex, The Bxng Club, The Kebab Shop, Carvers Steaks & Chops, Subway, The Shop Pizza & Cocktails

**6 The Plaza Shopping Center**  
CVS, Starbucks, The Barrel Room, IHOP, Urge Gastropub, 7-Eleven, USPS, Poppy Boba Cafe, Chevron





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