

FOR LEASE

Colliers



15835  
POMERADO RD

POWAY, CA 92064

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# HIGHLIGHTS



**Building Size**  
17,161 SF



**Rental Rate**  
\$3.10 PSF Gross



**Good Access to**  
I-15 and SR-56



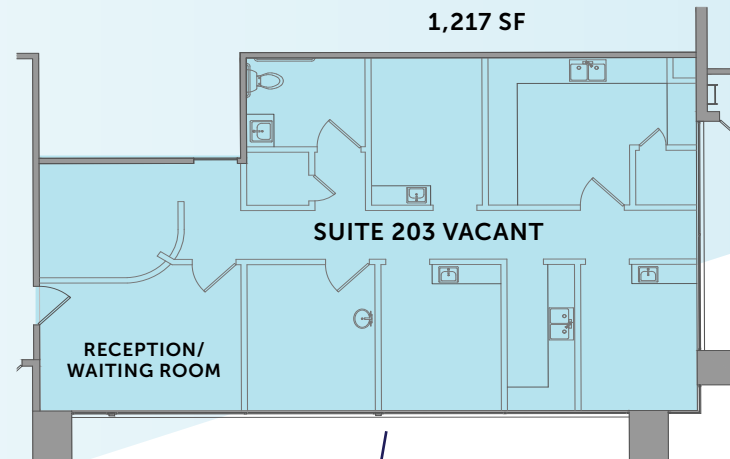
**1.44**  
Acres



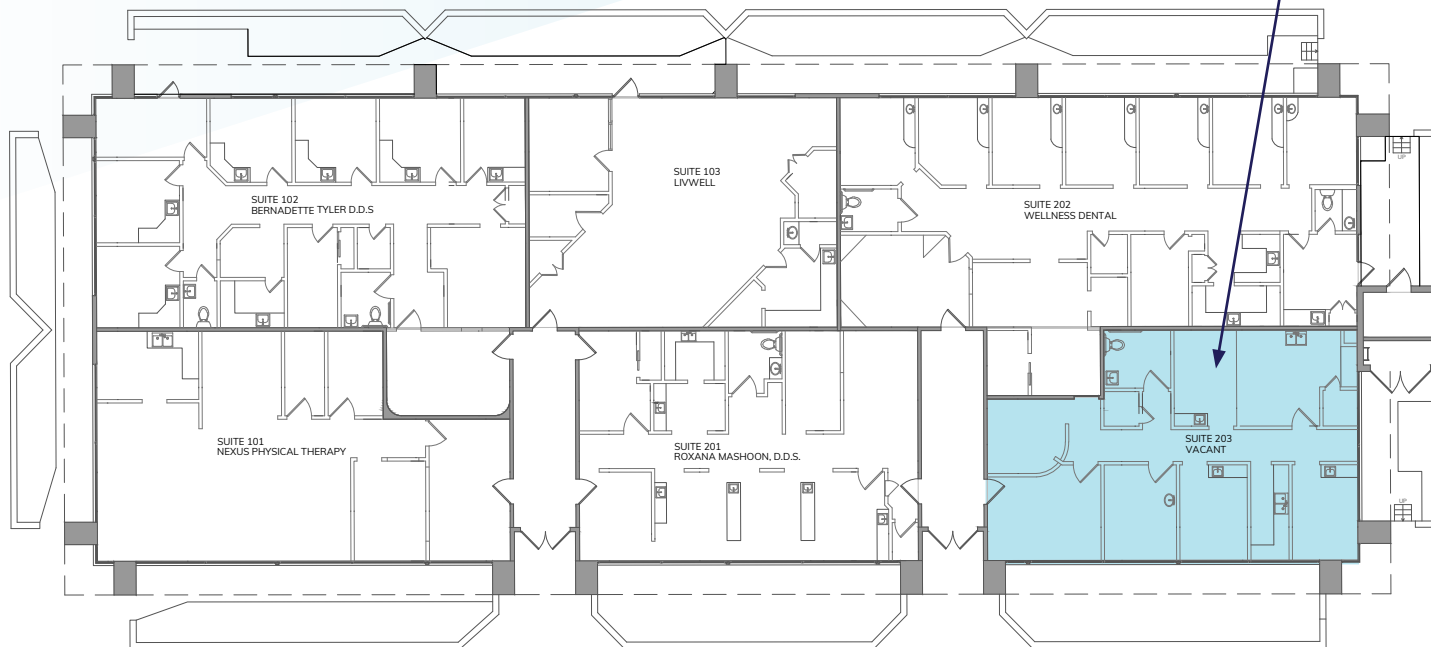
- › 2 single-story medical buildings
- › First floor: 1,217 SF available
- › One block from Palomar Medical Center
- › Excellent location on corner of Pomerado Rd and Bernardo Heights Pkwy
- › Numerous retail amenities nearby



# SUITE 203 FLOORPLAN

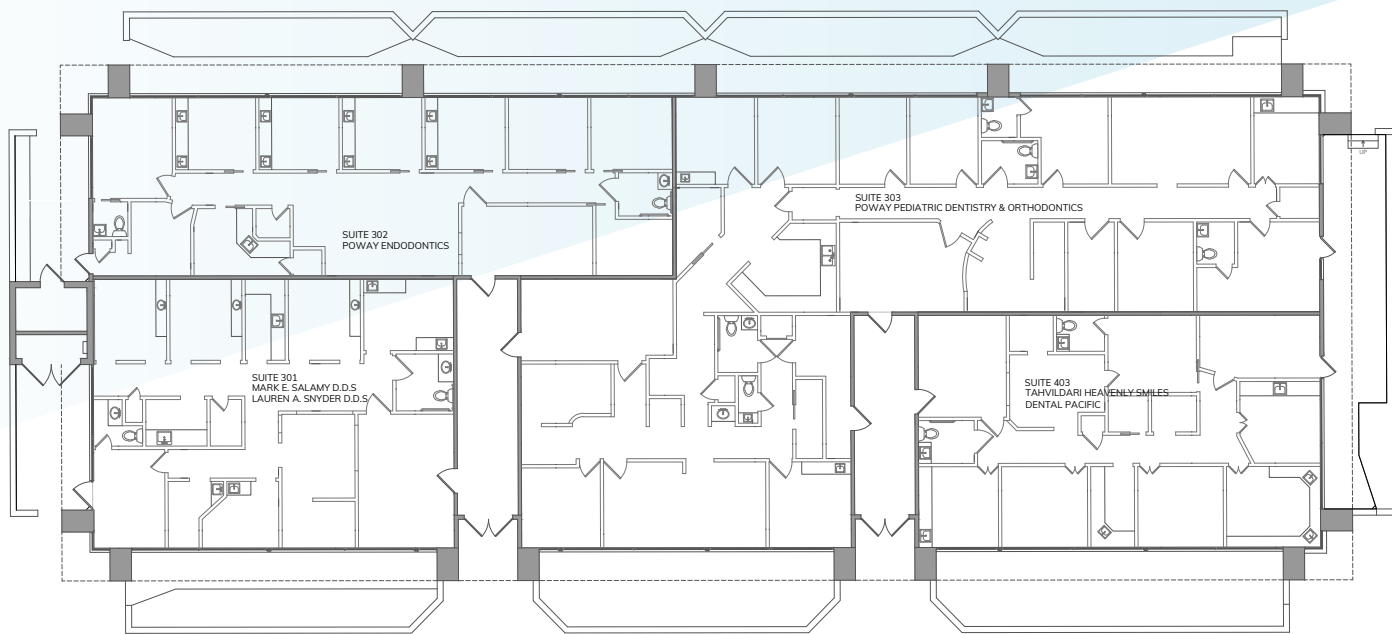


## BUILDING A

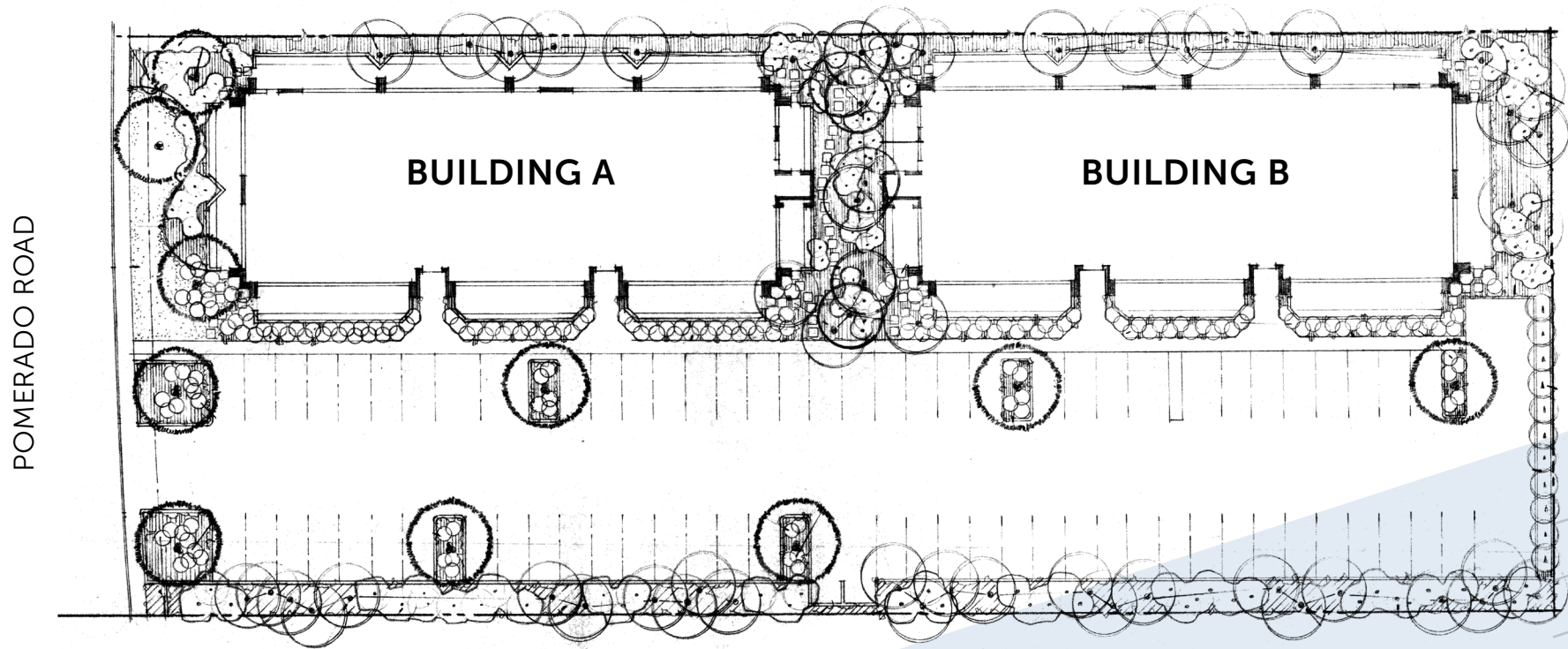


# SUITE 403 FLOORPLAN

## BUILDING B



# SITE PLAN





# AMENITIES

## Medical

1. UCSD Health
2. Sharp Rees Stealy Medical
3. Palomar Health Medical
4. NeuraLace Medical
5. California Disc Institute
6. Palomar Hospital
7. Palomar Medical Center Poway
8. Poway Healthcare Center

## Restaurants/Cafes

10. The Cork and Craft
11. Starbucks
12. Miguel's Cocina
13. Karl Strauss Brewing
14. Chin's Szechwan
15. Einstein Bros. Bagels
16. Flippin' Pizza
17. Stir Fresh Mongolian
18. Peet's Coffee
19. The Barrel Room
20. RB Sushi

## Shopping Centers

21. 4S Commons Town Center
22. 4S Ranch Village
23. Park Terrace
24. The Mercado Rancho Bernardo
25. Rancho Bernardo Town Center
26. Plaza at Rancho Bernardo
27. Bernardo Center
28. High Country Plaza
29. Pomerado Village

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