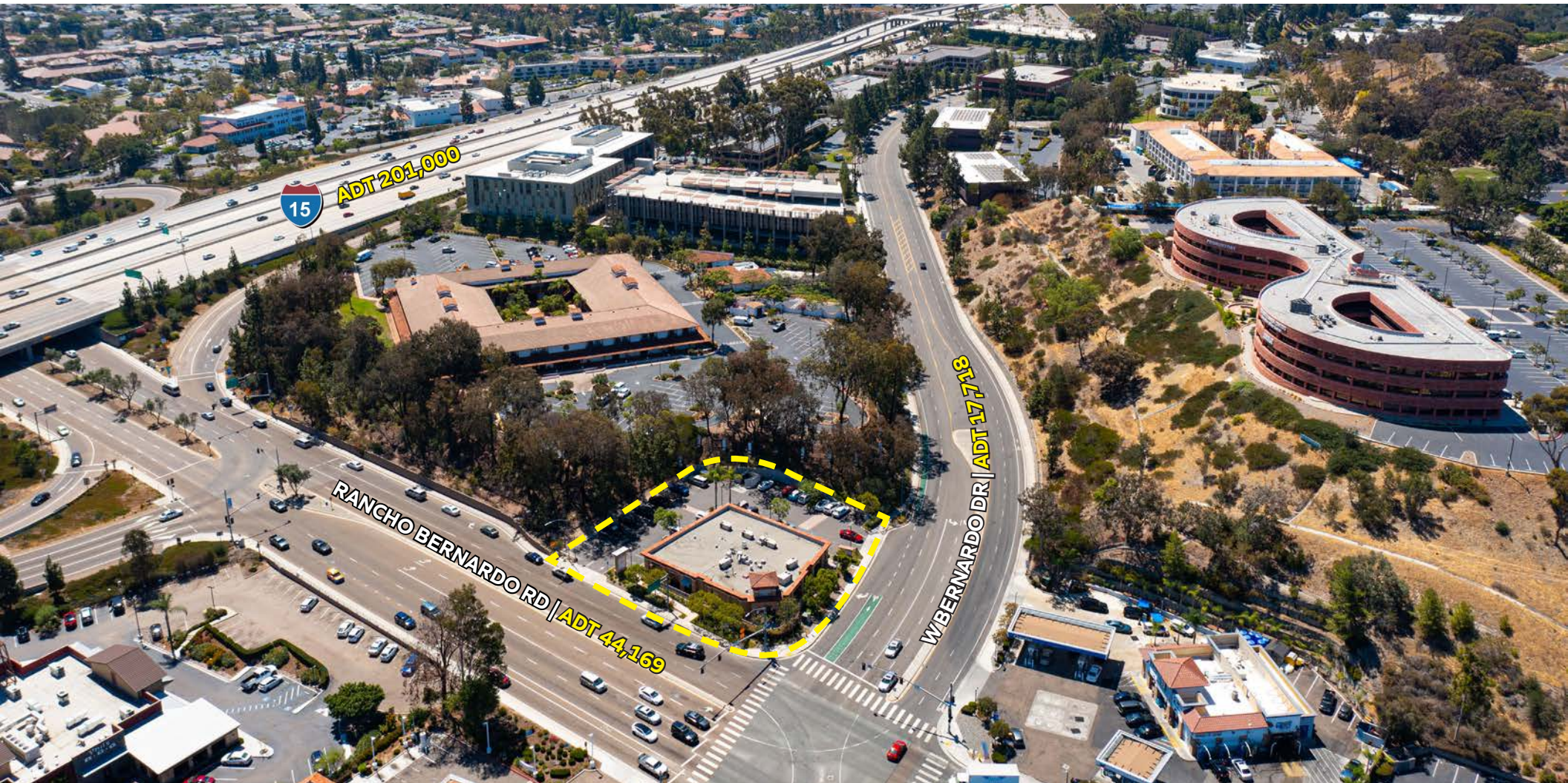


11611 Rancho Bernardo Rd

RI

RETAIL SPACE AVAILABLE FOR LEASE | RANCHO BERNARDO, CA



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RETAIL INSITE

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Heart of Major Employment and Growth

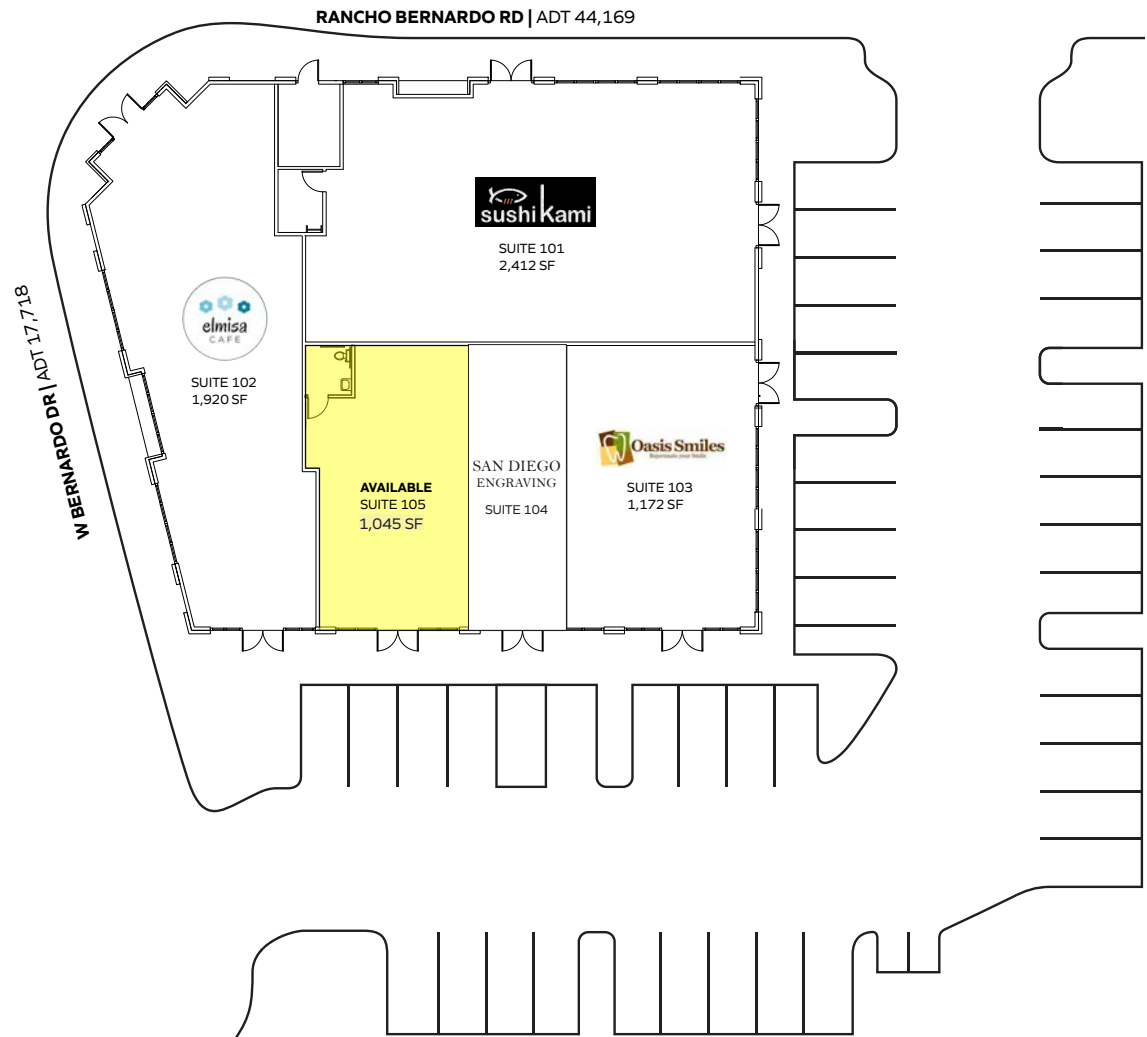
Rancho Bernardo is quickly becoming a prominent destination for major corporations. Apple's recent acquisition of the former HP campus (\$445mil) along with their lease signing of over 196,000 sf has brought much attention to the area. Rancho Bernardo is on a path of growth and is hungry for retailers to service the incoming population. Strong household incomes in tandem with connectivity to other major trade areas have spurred tremendous demand in this suburban San Diego neighborhood.

The property is strategically positioned near the major arterials Rancho Bernardo Rd and W. Bernardo Dr, allowing for easy access to both i-15 and the surrounding office population.

Surrounding Communities

Rancho Bernardo is a well-balanced trade area with easy access to the affluent Carmel Mountain neighborhood, several miles south, and to the dense neighborhood of Escondido, several miles north. This allows for retailers to not only service the immediate neighborhood, but also pull from a broader demographic when reaching a regional customer. Direct access to i-15 and Rancho Bernardo's heavily trafficked arterials allows customers from all surrounding communities to make this property a regular stop for dining and errands.

SITE PLAN



FEATURES

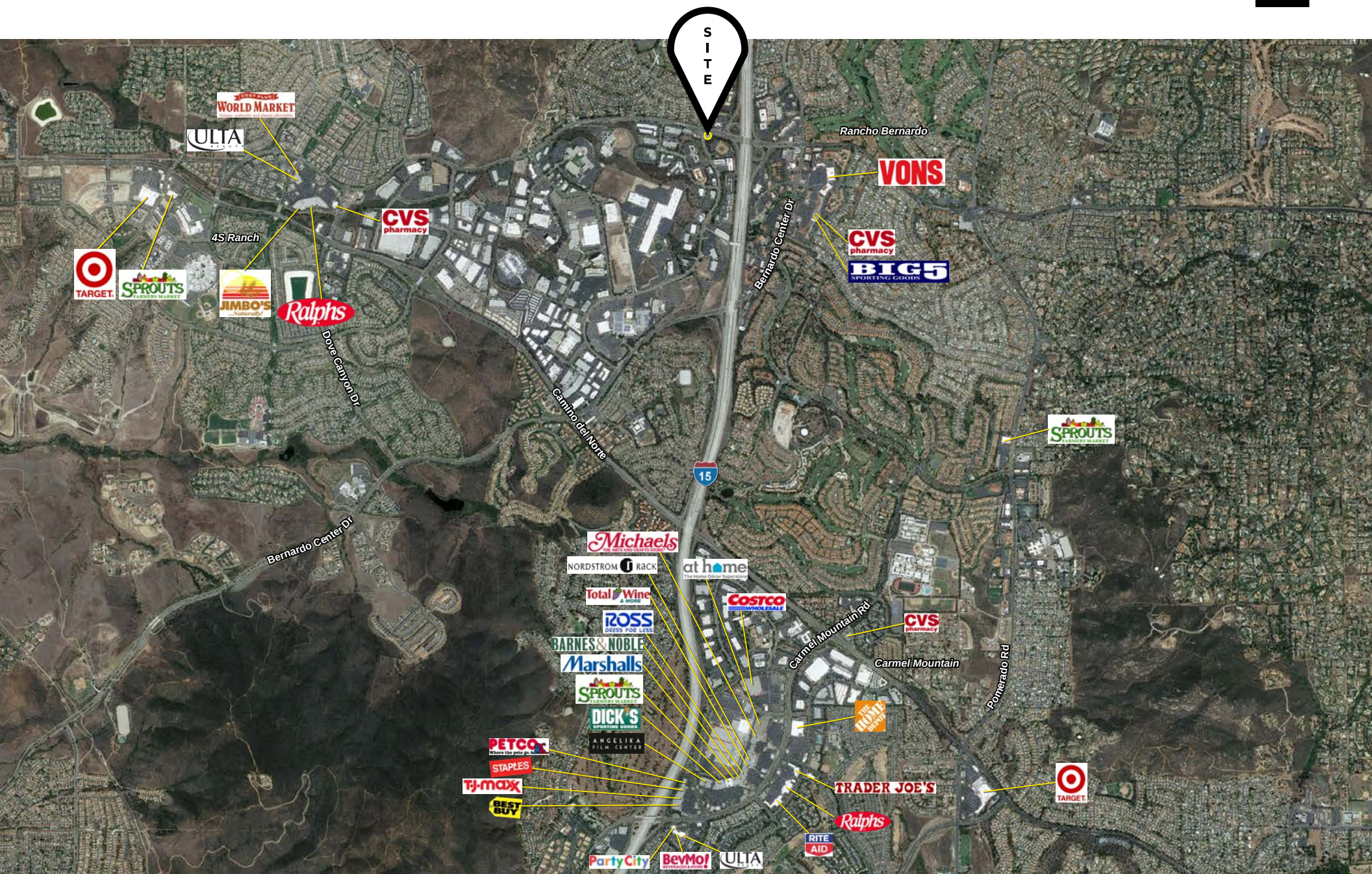
- High visibility center at one of Rancho Bernardo’s heaviest trafficked intersections, over 60,000 cars per day
- Easy access to i-15 and surrounding major arterials
- Abundant parking, over 5 per 1,000 SF
- Total daytime population:
 - 1 mile radius 23,866
 - 3 mile radius 85,637
 - 5 mile radius 151,925

SITE PHOTOS





TRADE AREA AERIAL



The projects, tenants and site plans illustrated herein are subject to change without notice. You and your advisors should conduct a careful, independent investigation of the information herein to determine to your satisfaction the accuracy. \Retail Insights\Master Aerial

Expanded Demographic Profile

ESTIMATED 2022 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

11611 Rancho Bernardo Rd, San Diego, California, 92127



POPULATION

	1 mile	3 miles	5 miles
Total Population	13,688	80,170	162,078
Projected Population (2027)	13,661	79,432	161,517



HOUSING

Total Households	5,209	29,449	58,273
Projected Total Households (2027)	5,194	29,167	58,075



INCOME

Median Household Income	\$113,347	\$134,228	\$134,538
Average Household Income	\$148,227	\$182,056	\$182,880
Per Capita Income	\$56,018	\$66,845	\$65,680
Median Disposable Income	\$93,588	\$107,150	\$106,960
Average Disposable Income	\$106,987	\$123,930	\$124,274



DAYTIME DEMOS

Total Daytime Population	23,866	85,637	151,925
Daytime Population Workers	16,954	43,288	68,537
Daytime Population Residents	6,912	42,349	83,388



RACE & ETHNICITY

White	8,135	59.43%	43,868	54.72%	90,418	55.79%
Black or African American	296	2.16%	1,452	1.81%	2,988	1.84%
American Indian& Alaska Native Population	28	0.20%	253	0.32%	642	0.40%
Asian Population	2,967	21.68%	22,556	28.14%	41,376	25.53%
Pacific Islander Population	35	0.26%	160	0.20%	374	0.23%
Other Race Population	430	3.14%	2,381	2.97%	6,165	3.80%
Population of Two or More Races	1,797	13.13%	9,500	11.85%	20,114	12.41%
Hispanic Population	1,760	12.86%	8,709	10.86%	20,080	12.39%
Non-Hispanic Population	11,929	87.15%	71,461	89.14%	141,998	87.61%



EDUCATION

Bachelor's Degree	3,880	39.24%	21,676	38.07%	42,592	37.13%
Graduate/Professional Degree	2,689	27.19%	17,250	30.29%	31,633	27.58%



AGE

Median Age	41.7	42.8	42.2
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