



BERNARDO GATEWAY

10875 Rancho Bernardo Rd



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CAPITAL PARTNERS

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PROPERTY DETAILS

- Prominent Corner Location with outstanding visibility and signage opportunities towards Rancho Bernardo Road
- Close proximity to 4S Ranch's newest food, housing and retail amenities
- Local and responsive ownership and property management – Brehm Properties offers scalability within portfolio
- High-image glass and concrete building façade
- Landscaped campus environment with central courtyard and water feature
- Numerous high-profile corporate neighbors located in surrounding area

AVAILABILITY

10875 Rancho Bernardo Rd

Suite 106 > 1,365 SF

Suite 200 > 13,739 SF

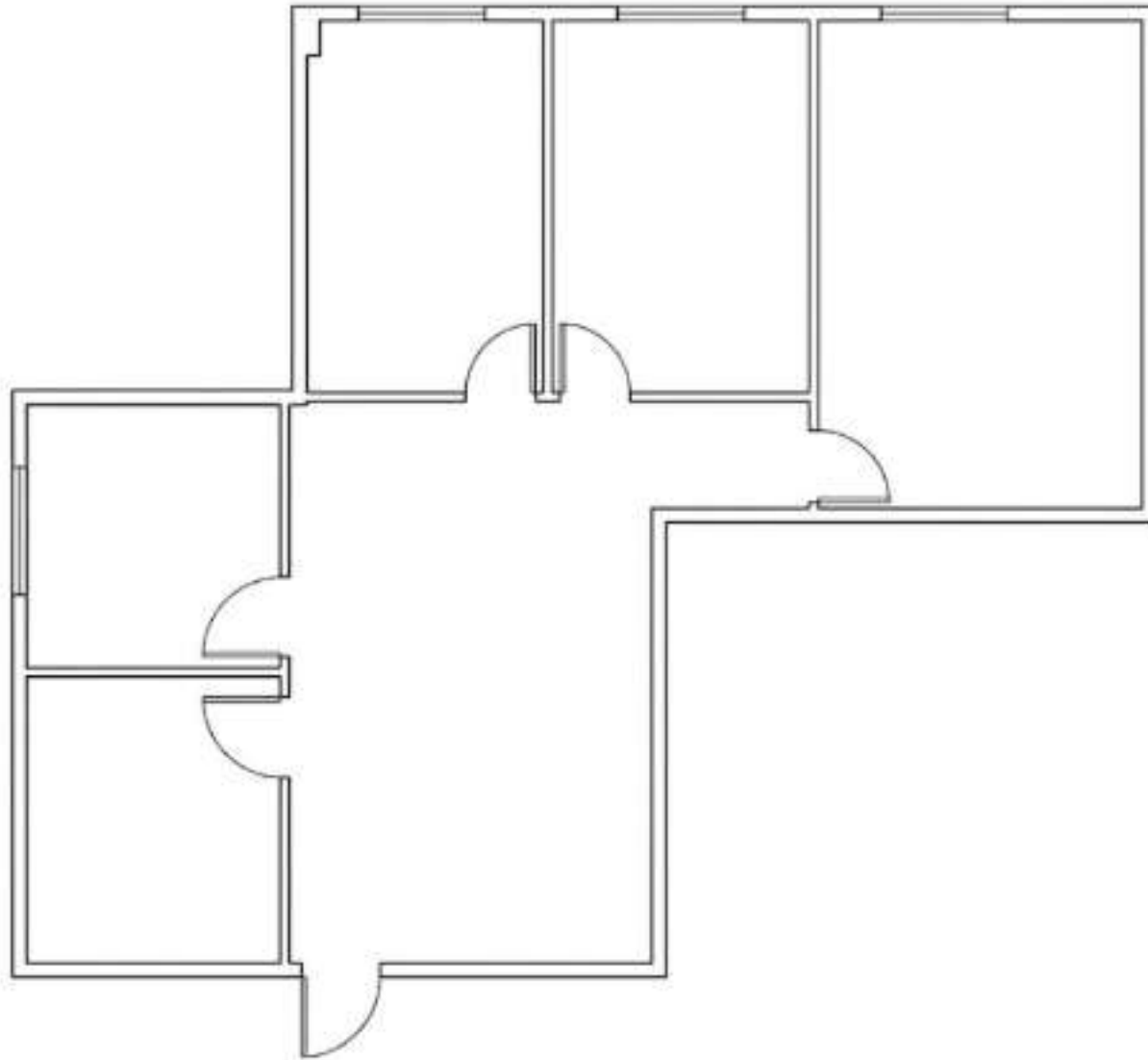
\$2.35/SF + Electric

Available Now

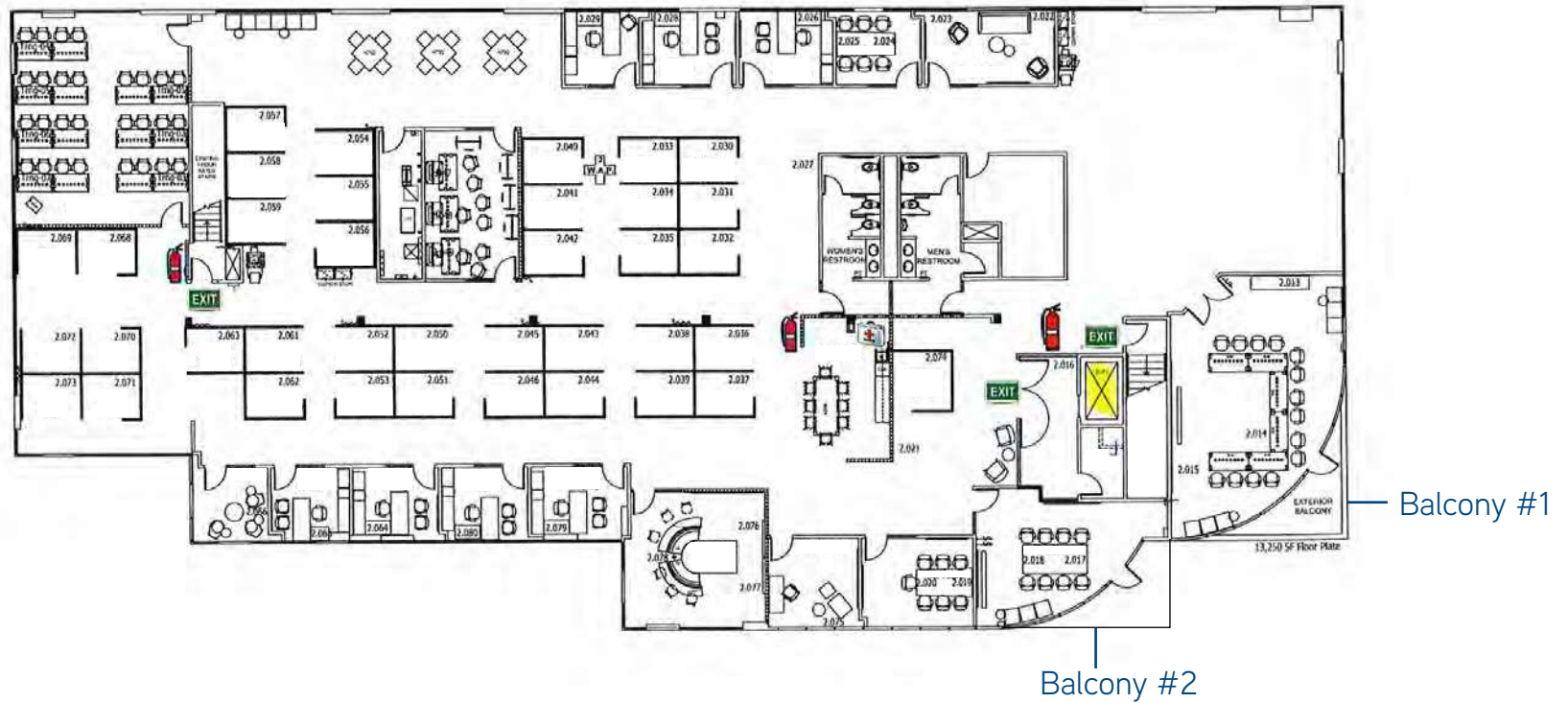
(Suite 200 can be demised to 5,000 SF)



10875 RANCHO BERNARDO RD
SUITE 106 > 1,365 SF



10875 RANCHO BERNARDO RD
SUITE 200 > 13,739 SF



PROPERTY PHOTOS





BERNARDO GATEWAY

10875

10845

10865



 **171,152** RESIDENTS
IN A 5 MILE RADIUS

The Inland North County suburbs are comprised of world-class master planned communities in close proximity to high-tech, large corporations. The area is home to the best school district in the county, as well as numerous parks, clubs, and shopping centers with high-end retailers.

 **\$139,285**
Average Household Income

 **161,123**
Total Daytime Population

 **Award Winning**
Poway Unified School District

 **26.5 miles**
to San Diego International Airport



LOCAL AMENITIES



1 4S COMMONS TOWN CENTER

Jimbo's, Ralphs, Bed Bath & Beyond, Verizon Wireless, The UPS Store, CVS, Bank of America, Miguel's Cocina, Wells Fargo, Wendy's, Chipotle, Daphne's, Jamba Juice, Pei Wei, Panera, Napizza, Wahoo's Fish Tacos, Cost Plus World Market, The Coffee Bean, Karl Strauss

2 4S RANCH VILLAGE

Carl's Jr., Subway, Starbucks, T-Mobile, Sushi on the Rock, Flippin' Pizza

3 PARK TERRACE

24 Hour Fitness, Souplantation, Hilton Garden Inn, Mongolian Grill

4 THE MERCADO RANCHO BERNARDO

Mission Federal Credit Union, Navy Federal Credit Union, Submarina, FedEx Office, Pizza Hut

5 RANCHO BERNARDO FOOD CENTER

Carl's Jr., 7-Eleven, Citibank, Jack in the Box, Peet's Coffee & Tea, Wells Fargo, PostalAnnex, Chuze Fitness, Subway, Vons, Starbucks, Panda Express

6 THE PLAZA SHOPPING CENTER

CVS, Round Table Pizza, Subway, Baja Fresh, Bank of America, US Post Office, Massage Envy Spa

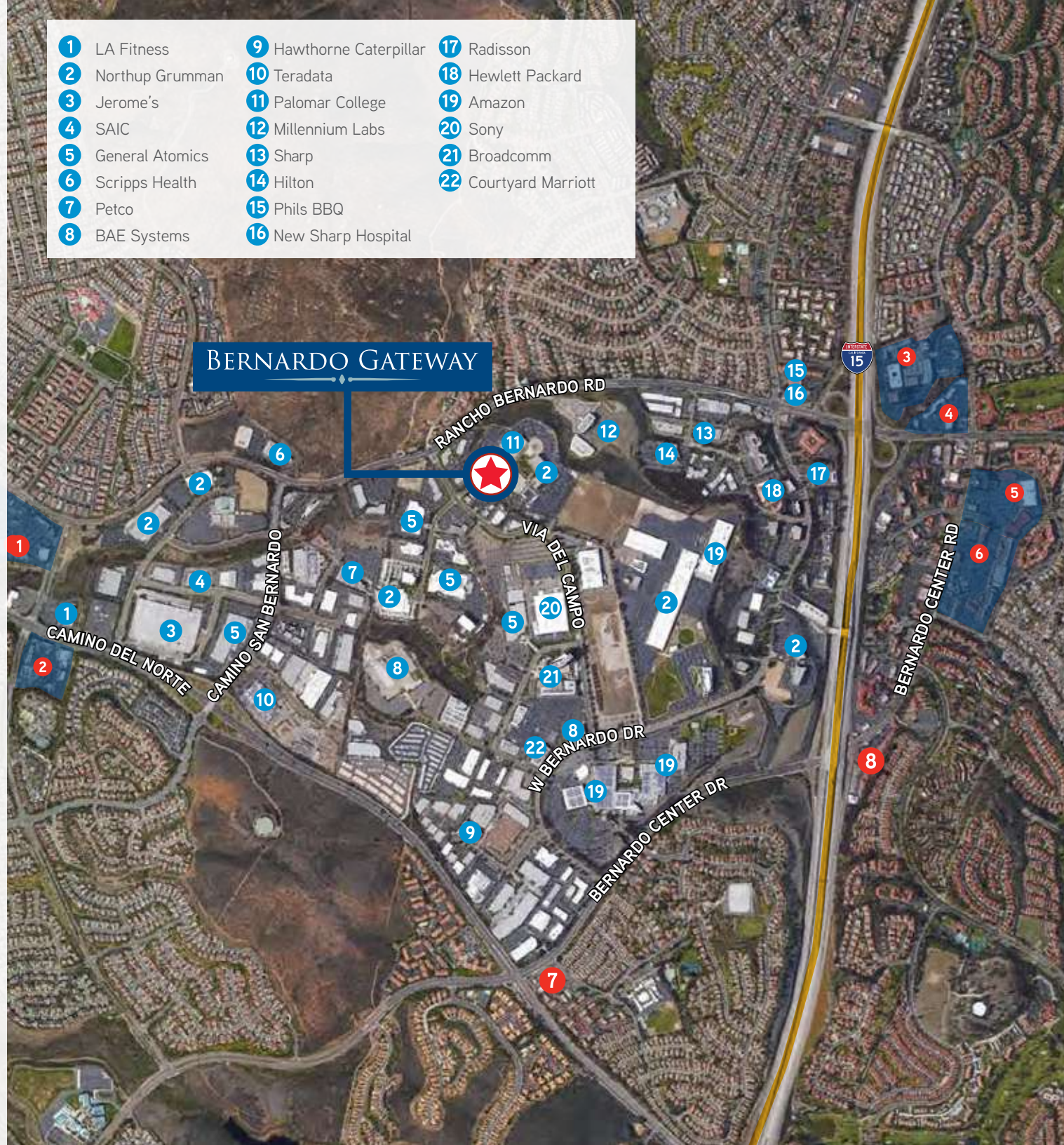
7 HIGH COUNTRY PLAZA

Personalized Family Dentistry, High Country Barbershop, Jersey Mike's Subs, A K Martial Arts Academy, Victors Greek Cuisine, El Patron Mexican Grill, Herring Chiropractic, Eden Spa, Westside Cleaners, New York Giant Pizza, Kelly's Pub, Garden Fresh/Souplantation/Sweet Tomatoes, Microsemi Corp., BIT Group USA Inc., Reel Picture, 7-Eleven

8 BERNARDO CENTER

Rancho Bernardo Real Estate, Rashid Realty Property Management, Sallie Hite, SDAR of Rancho Bernardo, Clear Choice Hearing Aid Ctr, Realty Experts, Fitness Together, Regina Hiremath Hairstylist, Wells Fargo Home Mortgage, Rb Sushi Japanese Restaurant, SynFast Oil Change, Passage to India, Pho Hoa Noodle Soup, Pailin Thai Cafe, Jerry Ning, Chicago Title Insurance Co

- | | | |
|--------------------|-------------------------|-----------------------|
| 1 LA Fitness | 9 Hawthorne Caterpillar | 17 Radisson |
| 2 Northrup Grumman | 10 Teradata | 18 Hewlett Packard |
| 3 Jerome's | 11 Palomar College | 19 Amazon |
| 4 SAIC | 12 Millennium Labs | 20 Sony |
| 5 General Atomics | 13 Sharp | 21 Broadcomm |
| 6 Scripps Health | 14 Hilton | 22 Courtyard Marriott |
| 7 Petco | 15 Phils BBQ | |
| 8 BAE Systems | 16 New Sharp Hospital | |





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