

**Multi-Tenant  
Medical  
Opportunity**

**11717  
BERNARDO  
PLAZA CT**

**SAN DIEGO, CA 92128**

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**CAST**  
CAPITAL PARTNERS

# OFFERING SUMMARY

## OFFERING

1,700 - 7,200 SF Multi-Tenant  
Medical Investment  
Opportunity

## BUILDING ADDRESS

11717 Bernardo Plaza Court,  
San Diego, CA 92128

## LOT SIZE

1.37 AC

## YEAR BUILT / RENOVATED

1983 / Renovated in 2012

## PARKING

Ratio 5.5/1,000

## ZONING

CC-2-3

## DESCRIPTION

Single-story medical office  
condominium

### Suite 100 & 102

7,200 SF

Purchase: ~~\$4,320,000~~

**\$3,700,000**

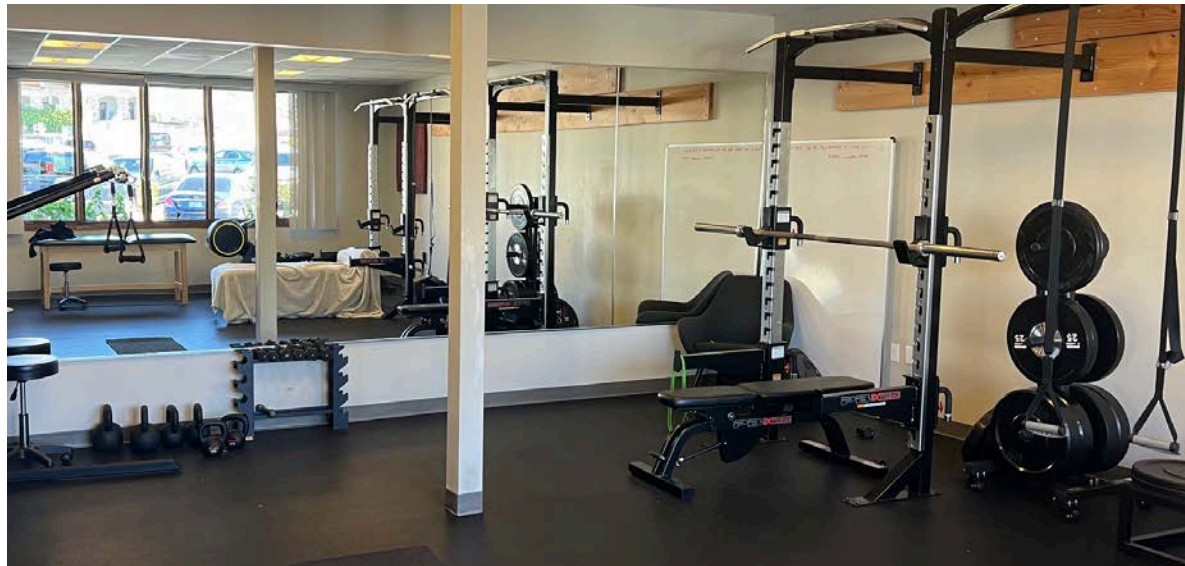
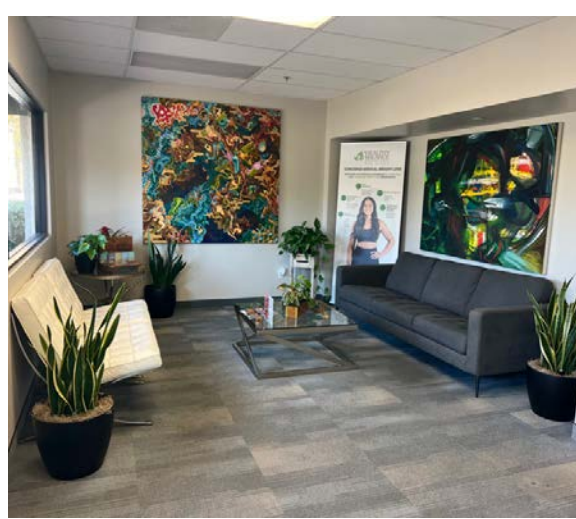
## ASKING PRICE

### Suite 102

1,700 SF

Purchase: \$1,054,000

Lease: \$3.25/SF + NNN



# INVESTMENT HIGHLIGHTS

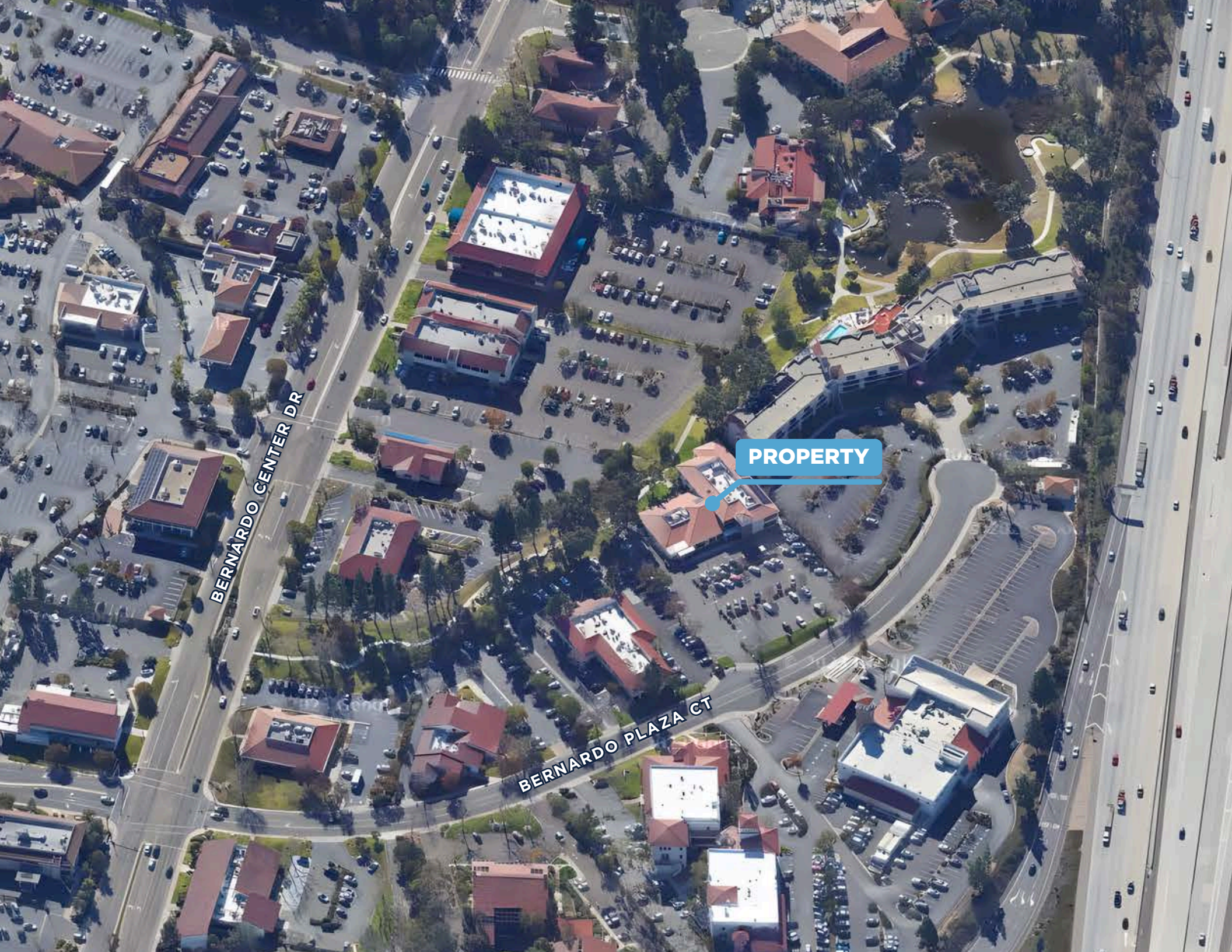
## PROFORMA

11717 BERNARDO PLAZA CT	INCOME
SUITE 100   TOTAL VISION	\$211,200
SUITE 102   VACANT (PROFORMA)	\$84,660
<b>GROSS INCOME</b>	<b>\$295,860</b>

EXPENSE	AMOUNT
TAXES	-\$40,700
ASSOCIATION FEES	-\$36,720
<b>TOTAL EXPENSES</b>	<b>-\$77,420</b>
<b>NOI</b>	<b>\$218,440</b>
<b>CAP RATE</b>	<b>6.0%</b>



**Total Vision** is a private equity-backed optometry group with over 50 locations throughout California. The tenant recently renewed their lease for their Rancho Bernardo location.

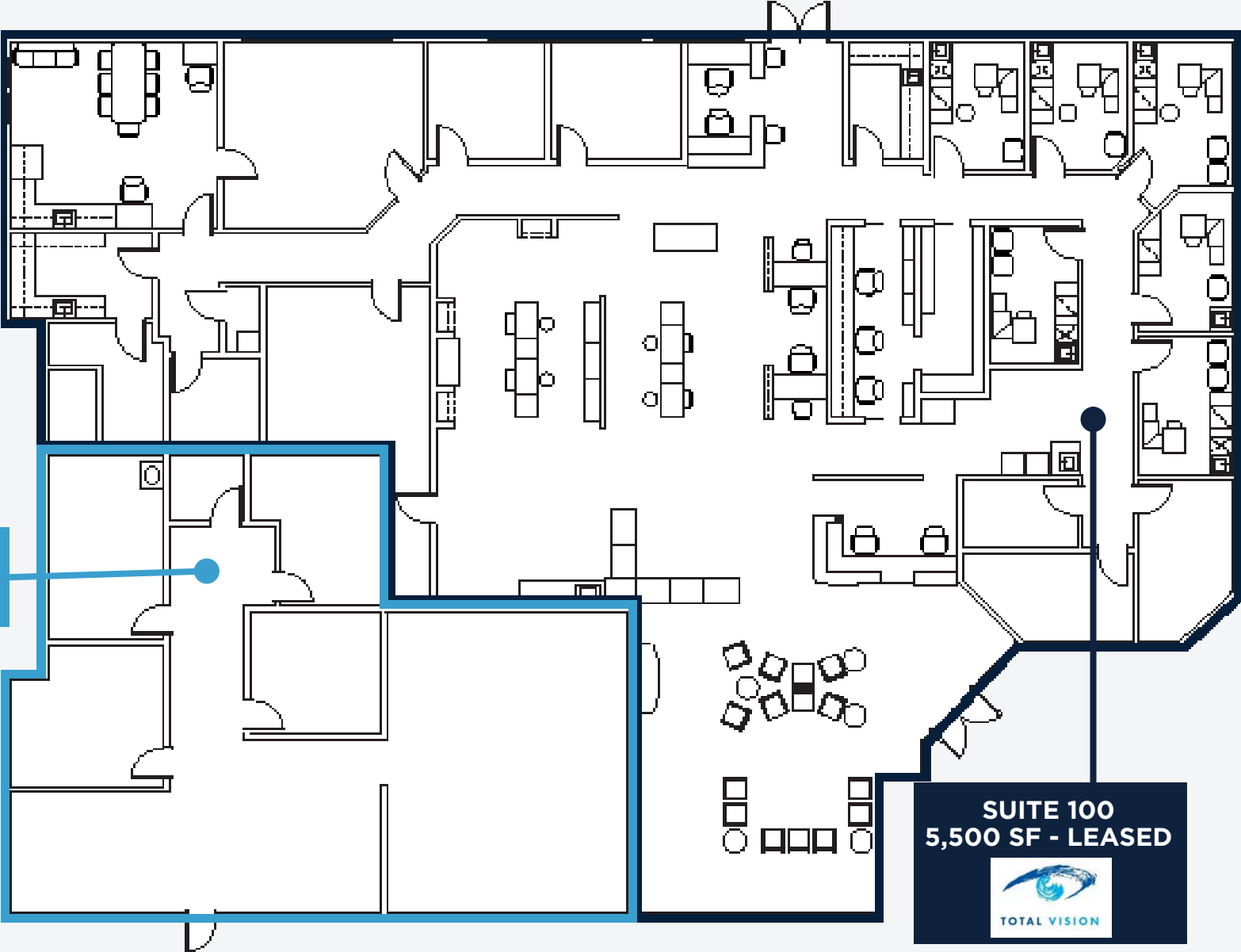


BERNARDO CENTER DR

BERNARDO PLAZA CT

PROPERTY

# FLOOR PLAN



**SUITE 102**  
**1,700 SF - VACANT**  
**FOR SALE OR LEASE**

**SUITE 100**  
**5,500 SF - LEASED**



TOTAL VISION

# RANCHO BERNARDO AT A GLANCE



**171,047**  
POPULATION



**\$141,409**  
AVE. HH INCOME



**\$789,000**  
MEDIAN  
PROPERTY VALUE



**66,391**  
# OF EMPLOYEES

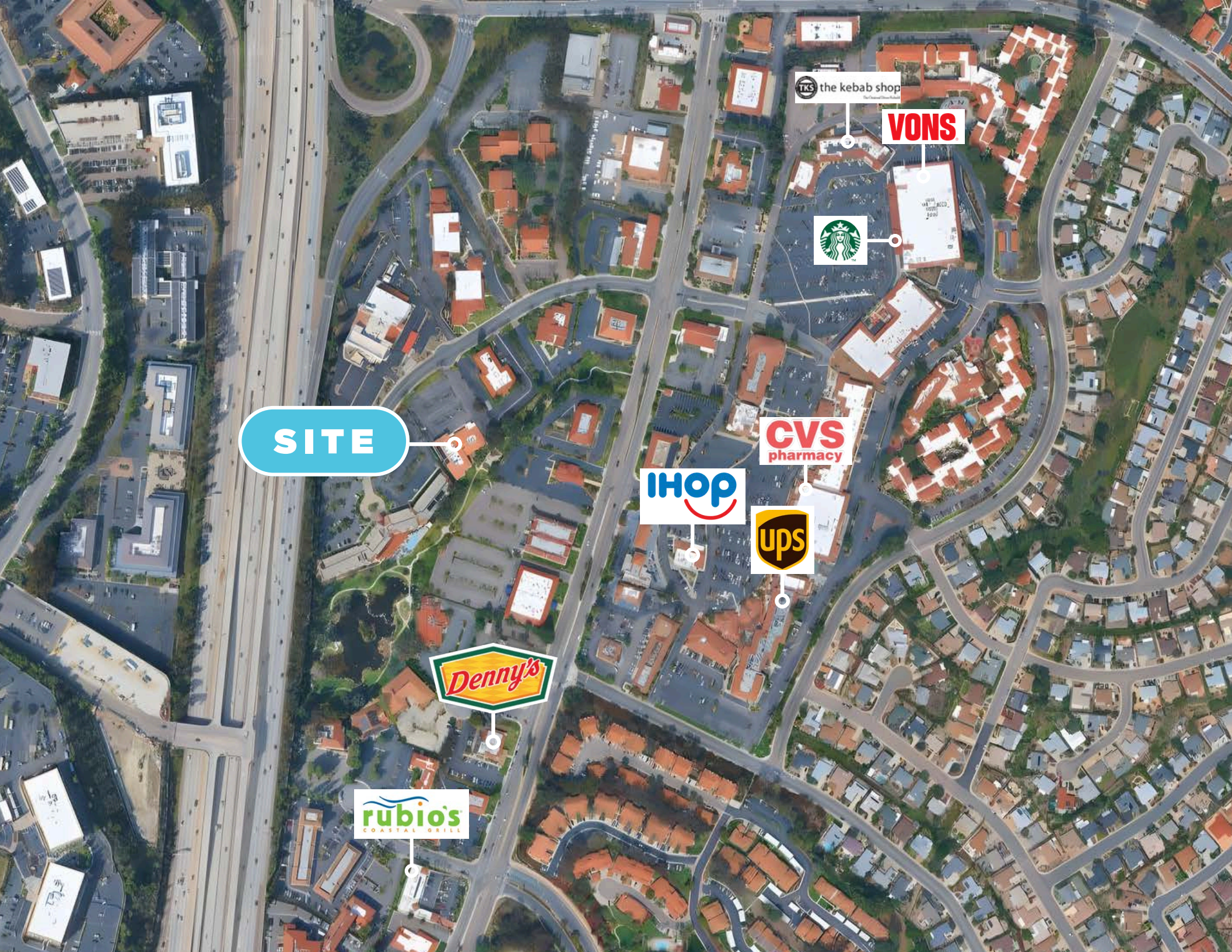


**65**  
WALK SCORE



**0.5**  
MILES TO 1-15





**SITE**

TKS the kebab shop

**VONS**



**CVS**  
pharmacy

**IHOP**



**Denny's**

**rubio's**  
COASTAL GRILL

# SALE COMPARABLES



**KEARNY MESA SUBMARKET**  
7695 Cardinal Ct, San Diego, CA 92123  
1,518 SF | \$1,029,000 | \$678/SF



**DEL MAR HTS/CARMEL VALLEY SUBMARKET**  
6191 Village Way, Corallina San Diego, CA 92130  
2,490 SF | \$2,380,500 | \$956/SF



**UPTOWN WEST/PARK WEST SUBMARKET**  
4096 Park Blvd, San Diego, CA 92103  
2,374 SF | \$1,545,000 | \$651/SF



**CARMEL MOUNTAIN RANCH SUBMARKET**  
15717 Bernardo Heights Pky - Rancho  
Bernardo Heights, San Diego, CA 92128  
4,882 SF | \$3,325,000 | \$681/SF



**NORTH BEACH CITIES SUBMARKET**  
543 Encinitas Blvd - Bldg #6  
Encinitas, CA 92024  
1,482 SF | \$958,000 | \$646/SF



**NORTH BEACH CITIES SUBMARKET**  
191 Calle Magdalena - Santa Fe Business Park  
(Part of a 2-Condo Sale) Encinitas, CA 92024  
2,619 SF | \$1,991,000 | \$760/SF

FOR MORE  
INFORMATION,  
PLEASE CONTACT

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