

FOR SALE
RANCHO BERNARDO

11666 AVENA PLACE
SAN DIEGO, CA 92128

FREESTANDING RESTAURANT



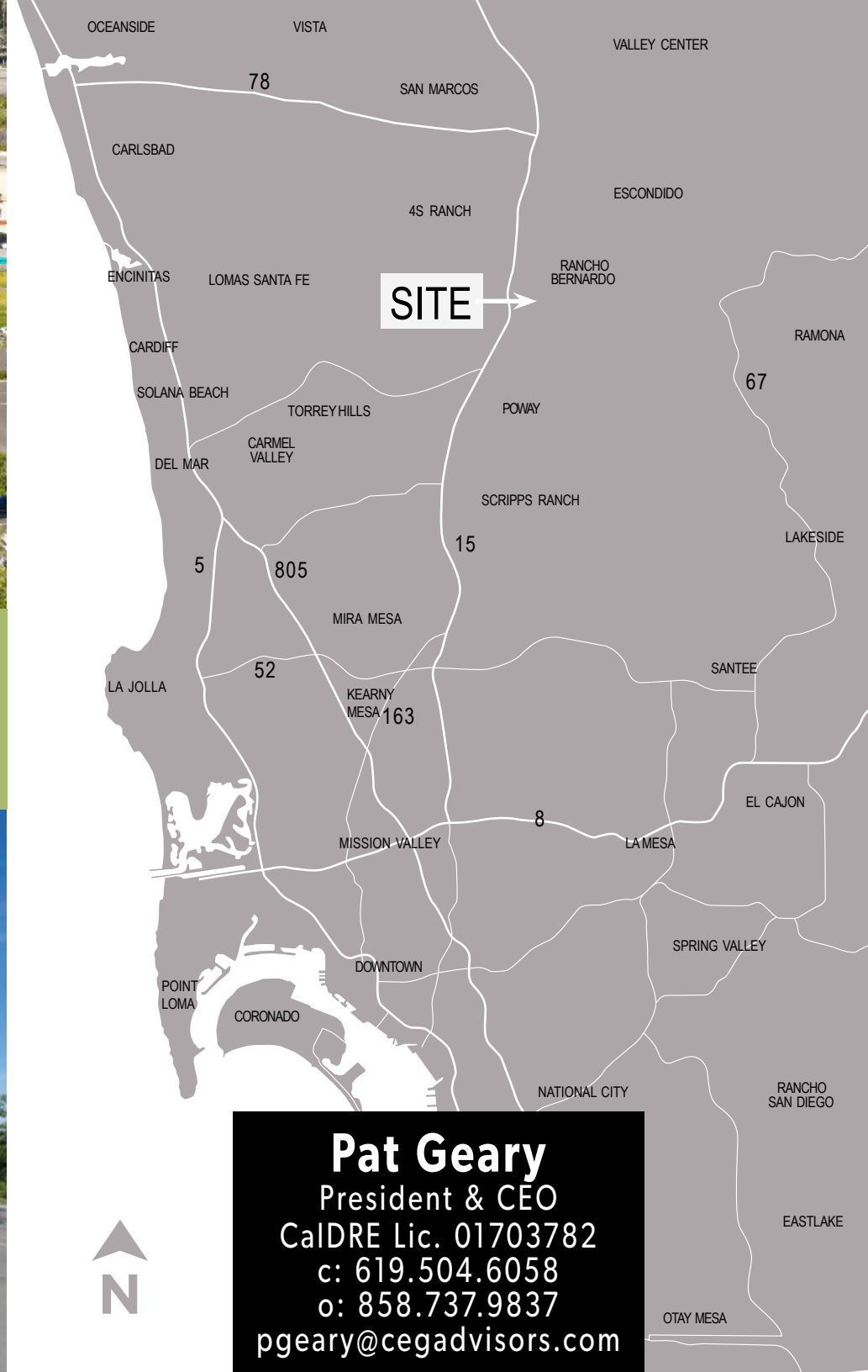
OFFERING
MEMORANDUM

 **C·E·G**
COMMERCIAL | EQUITY | GROWTH

All information contained herein has been obtained from sources that we deem reliable, however, no representation or warranty is made to the accuracy thereof.



Ideal Opportunity for an **Owner/User** in the Growing **Rancho Bernardo** submarket



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OFFERING SUMMARY



PROPERTY TYPE:	Restaurant
SUBMARKET:	Rancho Bernardo
BUILDING SIZE:	Approximately 9,259 rentable square feet
PARKING:	73 Spaces (approx. 7.88/1,000 SF)
YEAR BUILT:	1984
OCCUPANCY:	Single Tenant (Vacant)
APN:	274-790-02
LOT SIZE:	Approximately 1.15 acres (50,094 SF)
ZONING:	CC-2-3
ASKING PRICE:	\$4,500,000

SUMMARY

CEG Advisors is pleased to offer for sale a well-located property in the Rancho Bernardo community of North San Diego County. The approximately 9,259 square foot freestanding building, which sits on a parcel of 1.15 acres, currently is improved with full restaurant fixtures and equipment, having operated as The Pearl restaurant for the past 20 years.

The Property offers a restaurant operator the unique opportunity to acquire a freestanding built-out restaurant with significant on-site parking. The Property is located in a busy thoroughfare of Rancho Bernardo, and sits directly across from a Vons and CVS anchored shopping center, and across the I-15 freeway from a cluster of Fortune 500 companies. Please contact Broker to discuss further.

AREA PROFILE

RANCHO BERNARDO

Rancho Bernardo is a master-planned community in the northern hills of the city of San Diego, California. The community is a sprawling area with shopping centers, golf courses, and office parks. Located about 20 miles north-northeast of downtown San Diego, immediately east of 4S Ranch, north of Carmel Mountain Ranch, northwest of the city of Poway, and south of the city of Escondido. The Carmel Mountain Ranch/Rancho Bernardo submarket is the fifth largest office space submarket in San Diego County, with over 6 million square feet of office space. It is part of an "I-15 edge city", edge city being a major center of employment outside a traditional downtown.

Boasting San Diego's second largest concentration of Fortune 500 companies, including Amazon, Sony, Microsoft, Boeing, Northrup Grumman and Apple's new 67-acre campus, the area also is home to the nationally ranked Poway Unified School District.



LOCATION



229,000 ADT

Rancho Bernardo Dr.
(0.7 miles from property)

Bernardo Center Dr.
on/off ramps (0.4 miles)

11666 Avena Place

TRADE AREA



Rancho Bernardo Dr.



PROPERTY



TRADE AREA



BAE SYSTEMS

SONY



amazon

GENERAL ATOMICS

NORTHROP GRUMMAN



Bernardo Center Dr.

Apple's Future Campus
- 67 Acres
- 5,000 New employees
expected by 2026

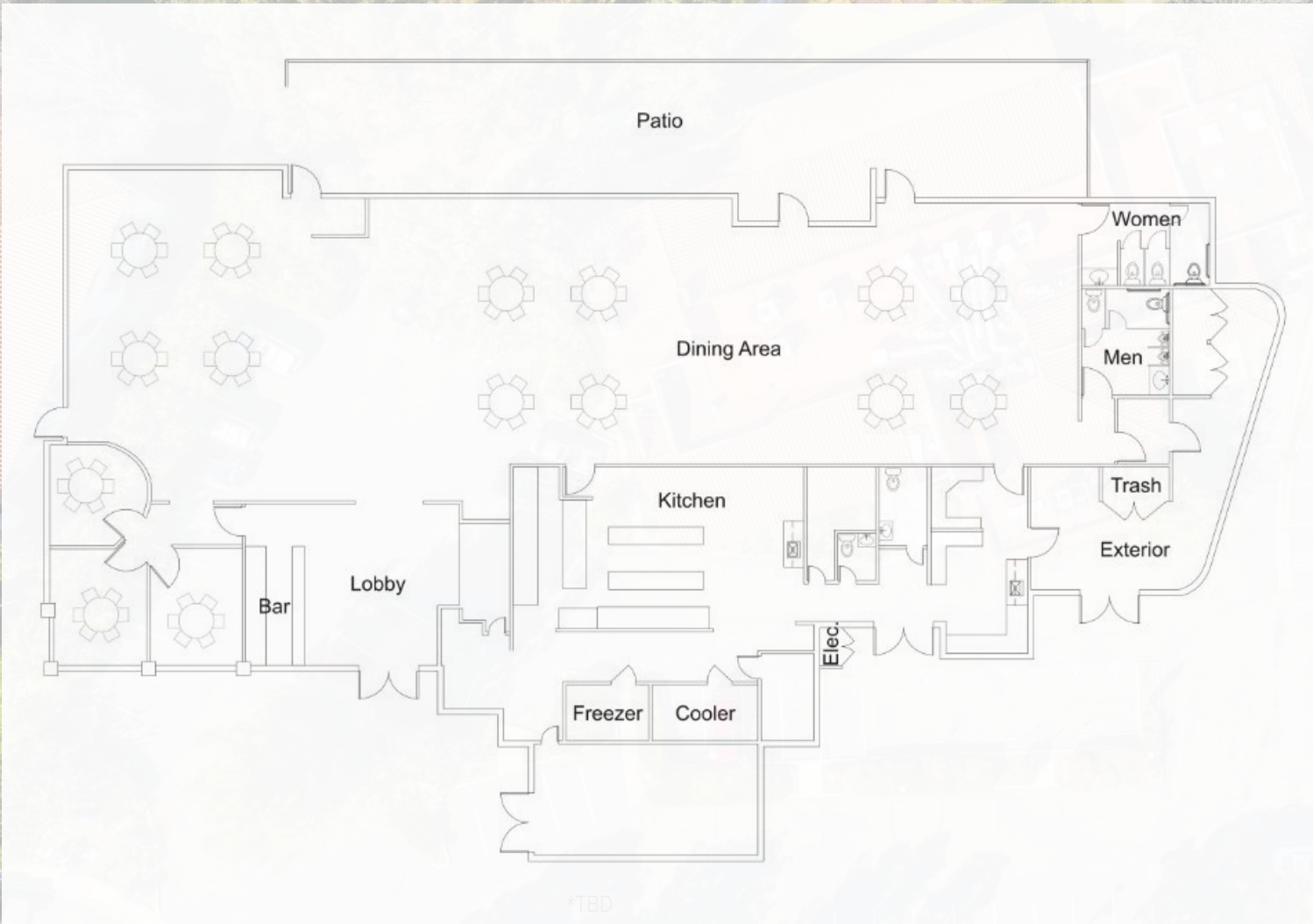


PROPERTY

Bernardo Center Dr.



FLOORPLAN



DEMOGRAPHICS



Population

within

2 Miles: 47,471
5 Miles: 169,824
10 Miles: 597,451



Average HH Income

within

2 Miles: \$144,265
5 Miles: \$149,738
10 Miles: \$138,145



Households

within

2 Miles: 18,819
5 Miles: 61,483
10 Miles: 199,737



Median Home List Price**

(all types)

\$819,000



Daytime Employees

within

2 Miles: 31,378
5 Miles: 61,087
10 Miles: 220,634



Median Age

within

2 Miles: 44.5
5 Miles: 41.5
10 Miles: 38.3

*Sources: Costar and Realtor.com

**Per Realtor.com as of February 2022