



WEST BERNARDO BUSINESS PARK



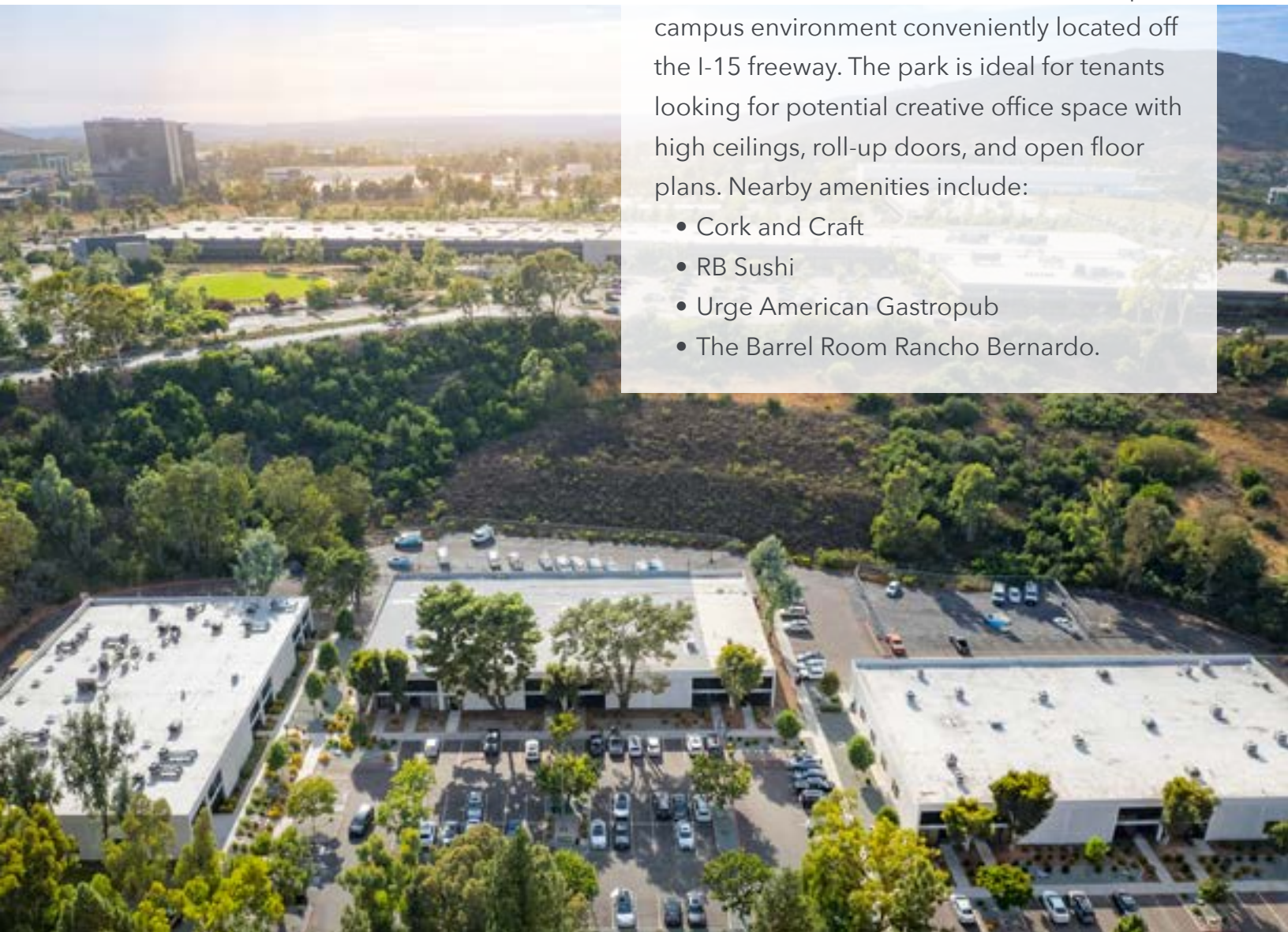
16680-16772 WEST BERNARDO DRIVE

CREATIVE OFFICE & FLEX SPACE

NEW IMPROVEMENTS COMPLETED!

West Bernardo Business Park offers a unique campus environment conveniently located off the I-15 freeway. The park is ideal for tenants looking for potential creative office space with high ceilings, roll-up doors, and open floor plans. Nearby amenities include:

- Cork and Craft
- RB Sushi
- Urge American Gastropub
- The Barrel Room Rancho Bernardo.



**3.9/1,000**

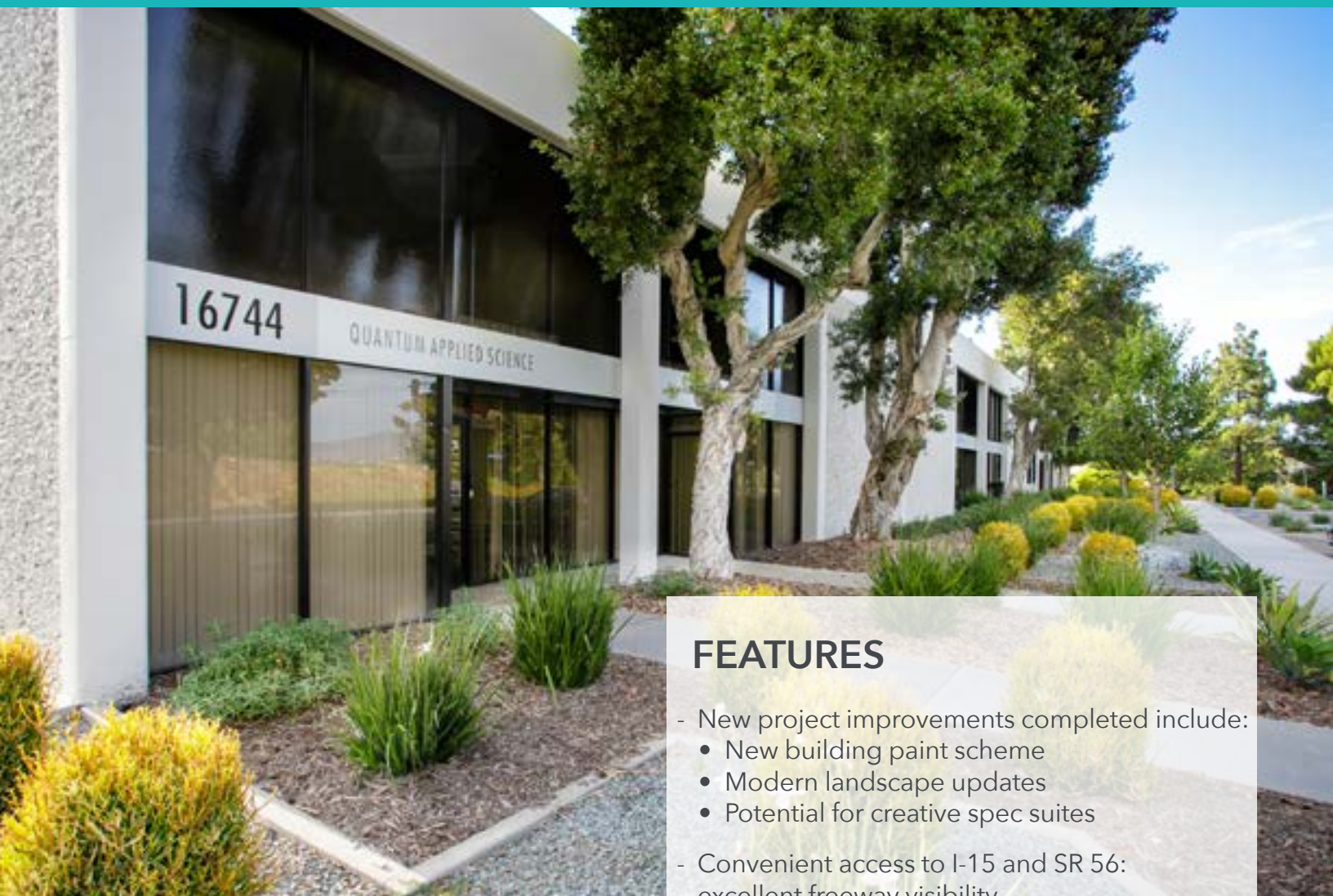
Parking Ratio

**LOCATION**

I-15 freeway adjacent

**CLEAR HEIGHT**

14' - 16'

**NEW**Project improvements
just completed

FEATURES

- New project improvements completed include:
 - New building paint scheme
 - Modern landscape updates
 - Potential for creative spec suites
- Convenient access to I-15 and SR 56: excellent freeway visibility
- Panoramic east facing views
- Located adjacent to the Rancho Bernardo Direct Access Ramp/Transit Station
- **Asking rate:** \$1.85/sf NNN (NNNs \$0.45/sf)

16770 W BERNARDO DRIVE | 4,838 SF

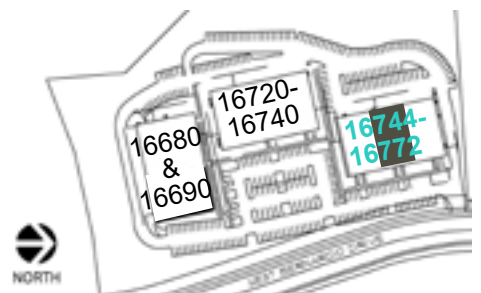
Available now

Efficient Flex space approximately 80% warehouse/20% office. Open office area, break area, reception, grade level door, and \pm 14-18' clear height.



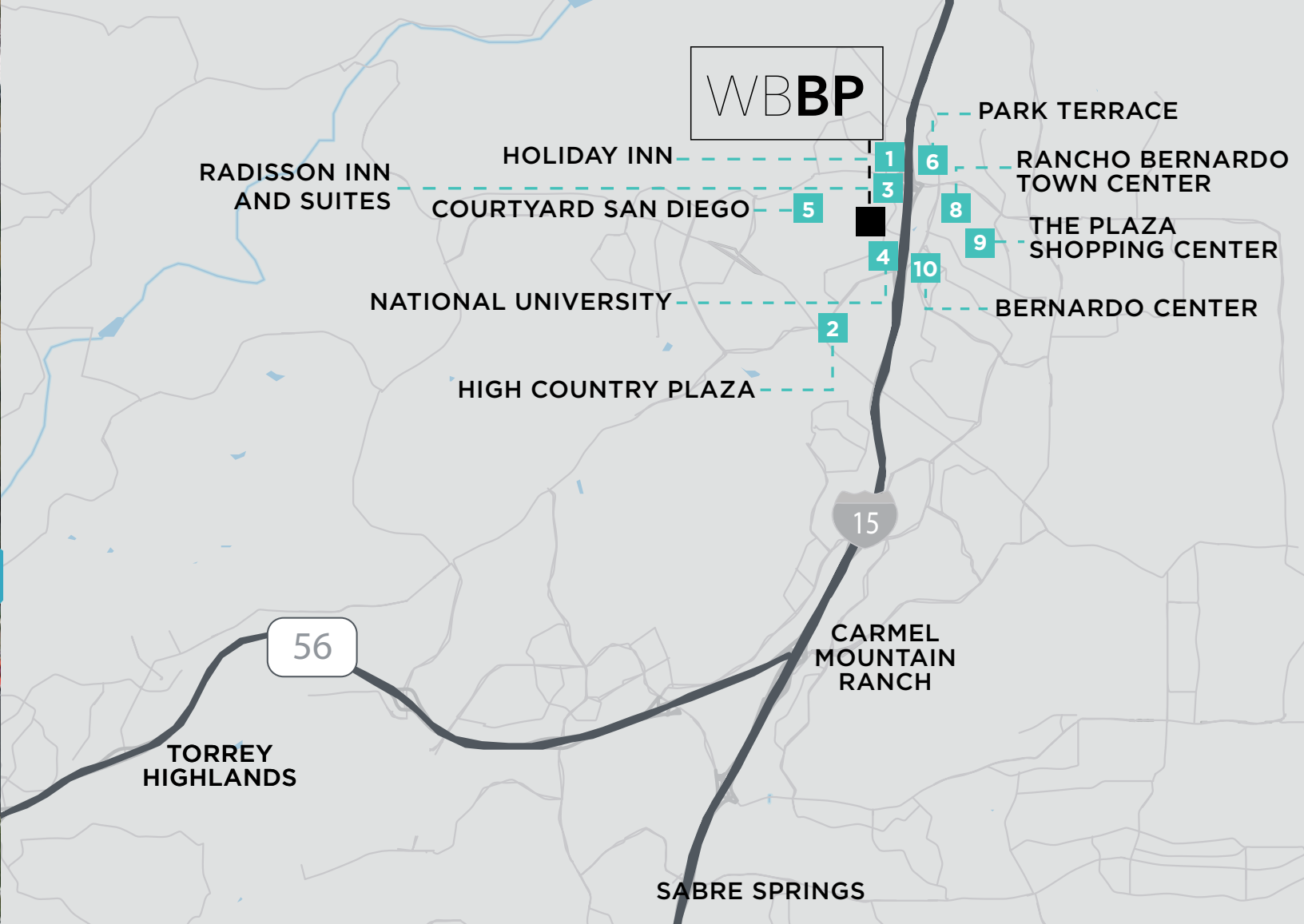
Tim Olson
858.410.1253
tim.olson@jll.com
RE Lic. #01364117

Greg Moore
858.410.6367
greg.moore@jll.com
RE Lic. #02068852



16770 W BERNARDO DRIVE





1. Holiday Inn
2. High Country Plaza
7 Eleven
Kelly's Public House
Domino's Pizza
Jersey Mike's Sub
3. Radisson Inn and Suites
4. National University
5. Courtyard San Diego
Rancho Bernardo
6. Park Terrace
Hilton Garden Inn, 24-Hour Fitness,
Souplantation, Stir Fresh Mongolian Grill
7. The Mercado
Barons Marketplace, Submarina, Trend Cuts,
Cotija's Mexican Food, Golden Spoon,
Domino's Pizza, Pho Ca Dao & Grill, Pars Persian
Cuisine, Navy Federal Credit Union, Circle K, In-
credible Cafe, FedEx Office Print & Shop Center
8. Rancho Bernardo Town Center
Wells Fargo, Chase Bank, Chuze Fitness, Vons,
Postal Annex, Starbucks Coffee, Towne Center
Cleaners, Pizza Hut, Iron Wok, Subway, Sidney's
Deli
9. The Plaza Shopping Center
CVS Pharmacy, San Diego National Bank, New
Panda Buffet, Coco's Restaurant, Urge American
Gastropub, Pegasus Café, Ginza, Hunan, Jack in
the Box, Akai Hana, Kabob House, Barrel Room,
Los Primos, Big 5 Sporting Goods, Round Table
Pizza, Nextel, Bonelli's Pizza and Pasta, Rubio's,
Bruegger's Bagels, Chevron, Draper's & Damon's
10. Bernardo Center
Pacific Western Bank, Little Caesars Pizza,
Spices Thai Cafe, Pho Hoang Express, RB Sushi
Japanese, Pro Barber



WBBP



Tim Olson
858.410.1253
tim.olson@jll.com
RE Lic. #01364117

Greg Moore
858.410.6367
greg.moore@jll.com
RE Lic. #02068852

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2025 Jones Lang LaSalle IP, Inc. All rights reserved.