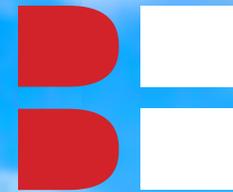


FARGO HOME MORTGAGE



BERNARDO HEIGHTS  
CORPORATE CENTER



10815

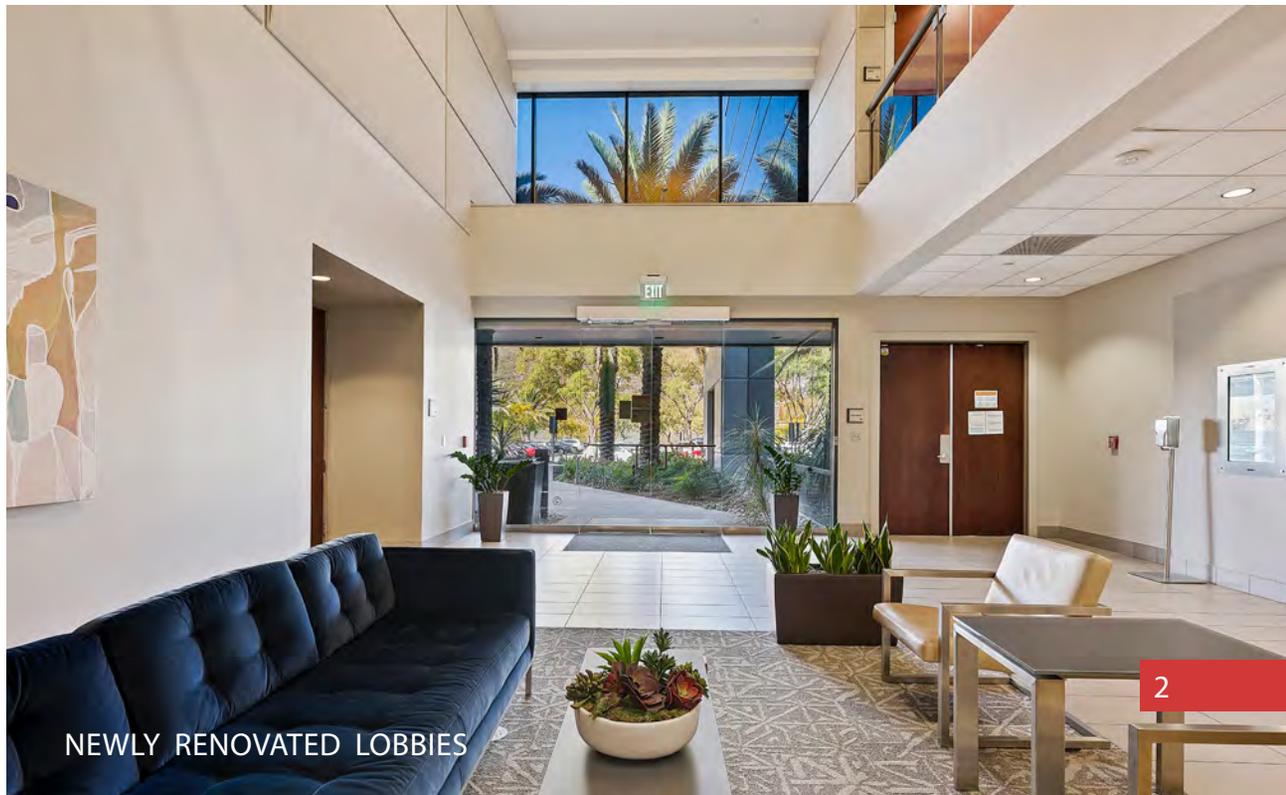
CBRE



REGENT PROPERTIES

## PROPERTY FEATURES

- 2-building, 116,099 square foot project
- High quality, recently renovated Class A common areas
- Efficient floor plates and suite layouts
- 4.0 parking spaces per 1,000 rentable square feet (potentially expandable)
- Floor-to-ceiling glass with operable windows in select suites
- On-site shower and locker facilities
- Outdoor collaboration area with seating, barbecue and recreation area
- Free project Wi-Fi access
- Internet/cable providers: Time Warner, TW Telecom, Cox Communications, and AT&T
- Direct access to I-15 (less than 1 mile) and easy access to the coast via SR-56 and surface roads
- Close to area amenities including numerous hotels, restaurants and retail services
- Near many new residential developments, ranging from exclusive neighborhoods to moderately priced family communities
- Strong and active ownership



NEWLY RENOVATED LOBBIES



CAMINO SAN BERNARDO



BERNARDO HEIGHTS  
CORPORATE CENTER



RANCHO BERNARDO ROAD

# AMENITIES AERIAL



4

2

3

1

5

6

1 PHIL'S BBQ  
HILTON GARDEN INN

2 LA FITNESS

3 4S RANCH VILLAGE CENTER  
YOGA SIX  
SHELL  
STARBUCKS  
YOGURT LOUNGE  
THE GREEN SPOT SALAD CO.  
DONUT TOUCH  
FLIPPIN' PIZZA  
T-MOBILE

4 4S COMMONS  
CVS PHARMACY  
BED BATH & BEYOND  
UPS STORE  
JAMBA JUICE  
RALPH'S  
WENDY'S  
BASKIN ROBBINS  
CHIPOTLE  
MIGUEL'S CANTINA  
CAPRI BLU  
JIMBO'S  
WORLD MARKET  
ULTA BEAUTY  
PANERA BREAD  
COREPOWER YOGA

5 MERCARDO  
PHO CA DAO  
THE INCREDIBLE CAFE  
BARONS MARKET  
OLLEH KOREAN BBQ  
COTIJA'S MEXICAN GRILL  
MISSION FEDERAL CREDIT UNION  
NAVY FEDERAL CREDIT UNION  
SUBMARINA  
FEDEX OFFICE  
PIZZA HUT

6 THE PLAZA  
CARL'S JR.  
7-ELEVEN  
CITIBANK  
JACK IN THE BOX  
CVS PHARMACY  
ROUND TABLE PIZZA  
SUBWAY  
BAJA FRESH  
BANK OF AMERICA  
US POST OFFICE  
MASSAGE ENVY SPA  
URGE GASTROPUB  
THE BARREL ROOM  
HUNAN CHINESE  
MAMMA CELLA'S  
IHOP

# AVAILABILITY



## 10805 RANCHO BERNARDO

SUITE	RSF	RATE	AVAILABILITY
100	4,011	\$2.75/SF + E	VACANT
120	5,160	\$2.75/SF + E	VACANT
230	4,203	\$2.75/SF + E	VACANT

## 10815 RANCHO BERNARDO

SUITE	RSF	RATE	AVAILABILITY
200	5,569	\$2.75/SF + E	VACANT
250	2,636	\$2.75/SF + E	VACANT
300	2,991	\$2.75/SF + E	VACANT
320	6,315	\$2.75/SF + E	VACANT
390	2,169	\$2.75/SF + E	VACANT

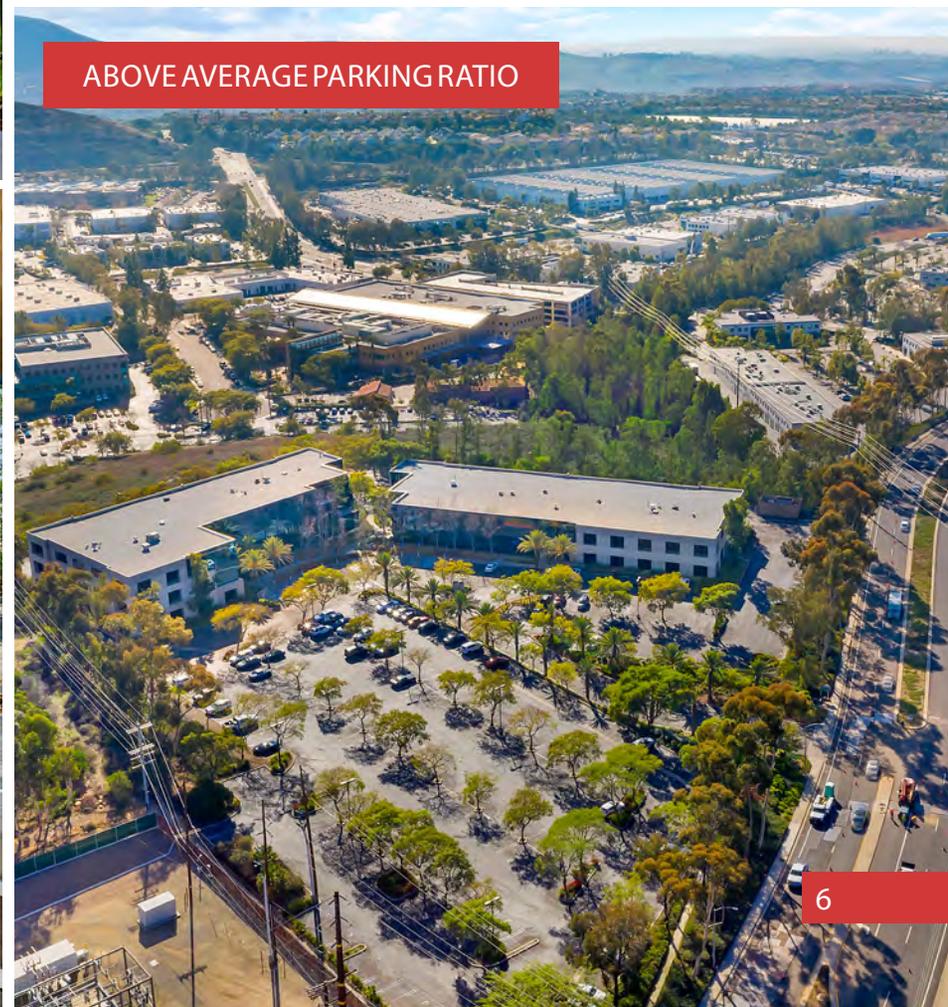
NEW EXTERIOR LANDSCAPING



RENOVATED SHOWERS/LOCKERS



ABOVE AVERAGE PARKING RATIO



OUTDOOR AMENITY PAVILION



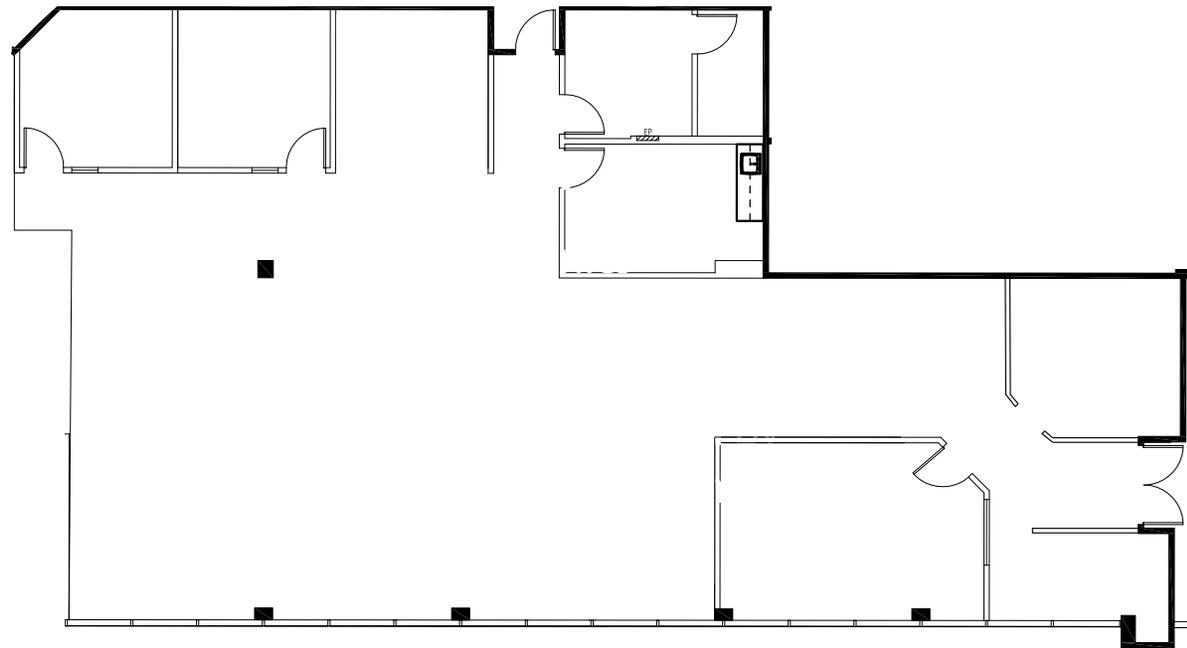


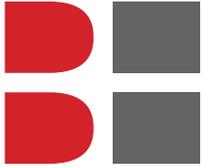
BERNARDO HEIGHTS  
CORPORATE CENTER

10805 RANCHO  
BERNARDO ROAD

SUITE 100: 4,011 SF  
VACANT

### AS-BUILT FLOOR PLAN



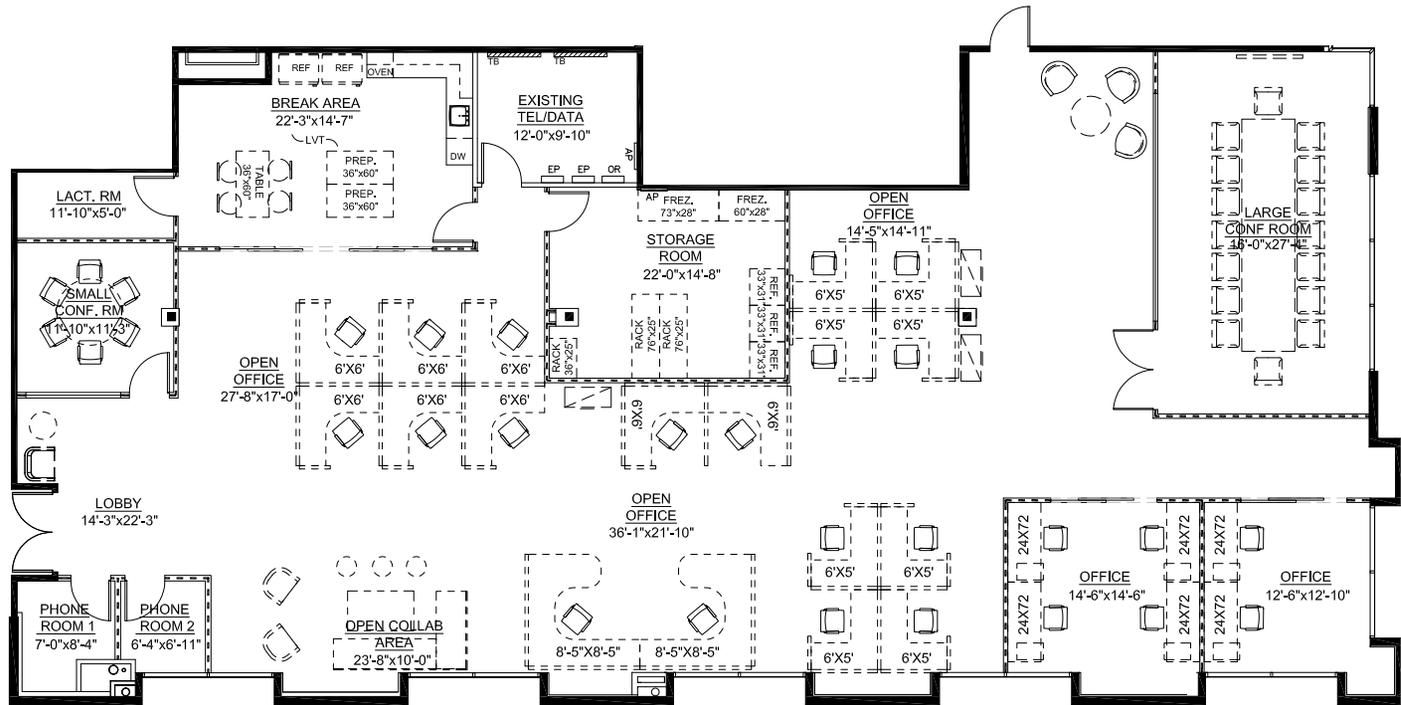


BERNARDO HEIGHTS  
CORPORATE CENTER

10805 RANCHO  
BERNARDO ROAD

SUITE 120: 5,160 SF  
VACANT

### AS-BUILT FLOOR PLAN



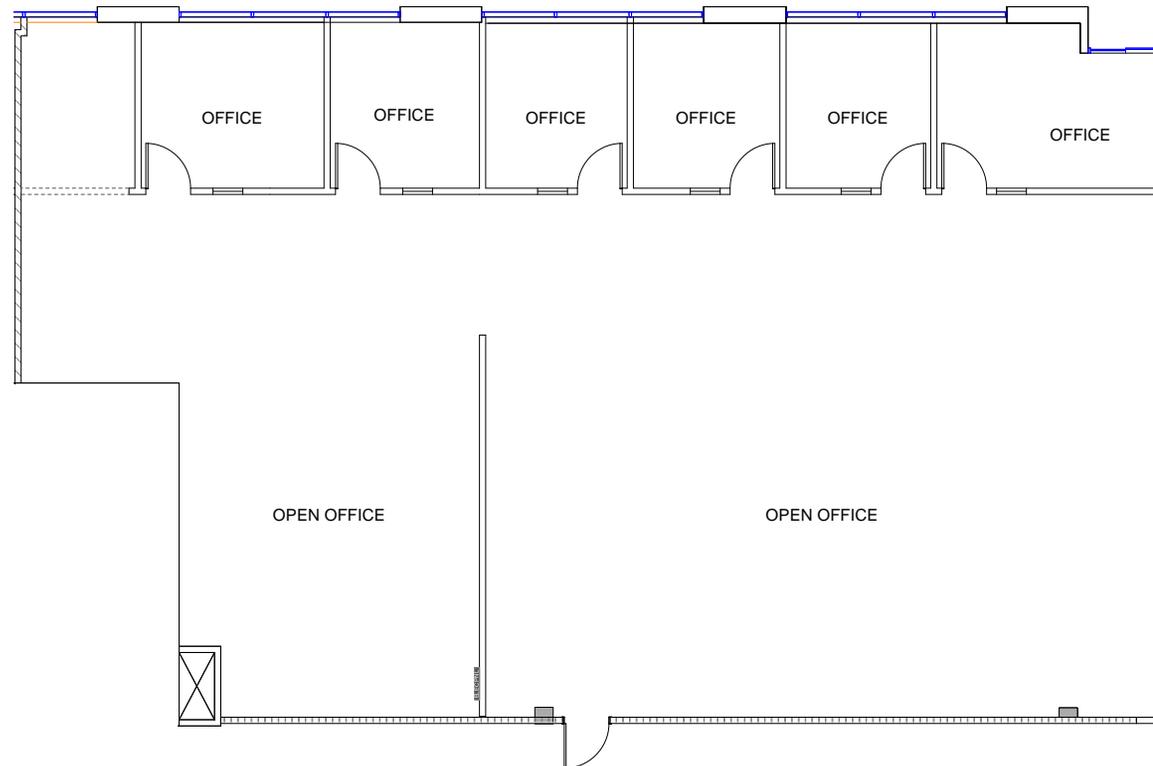


BERNARDO HEIGHTS  
CORPORATE CENTER

10805 RANCHO  
BERNARDO ROAD

SUITE 230: 4,203 SF  
VACANT

AS-BUILT FLOOR PLAN





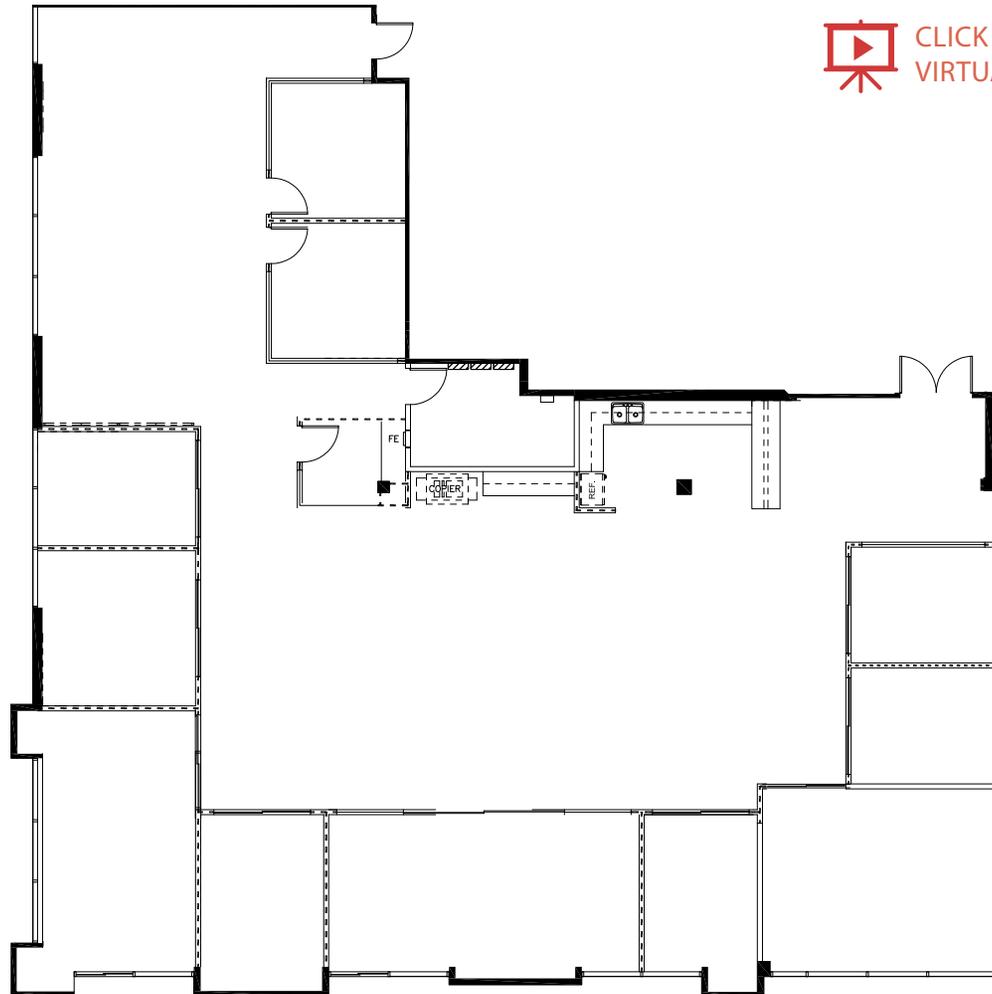
BERNARDO HEIGHTS  
CORPORATE CENTER

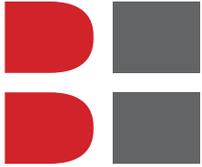
10815 RANCHO  
BERNARDO ROAD

SUITE 200: 5,569 SF  
VACANT

## AS-BUILT FLOOR PLAN

 [CLICK HERE FOR  
VIRTUAL TOUR](#)



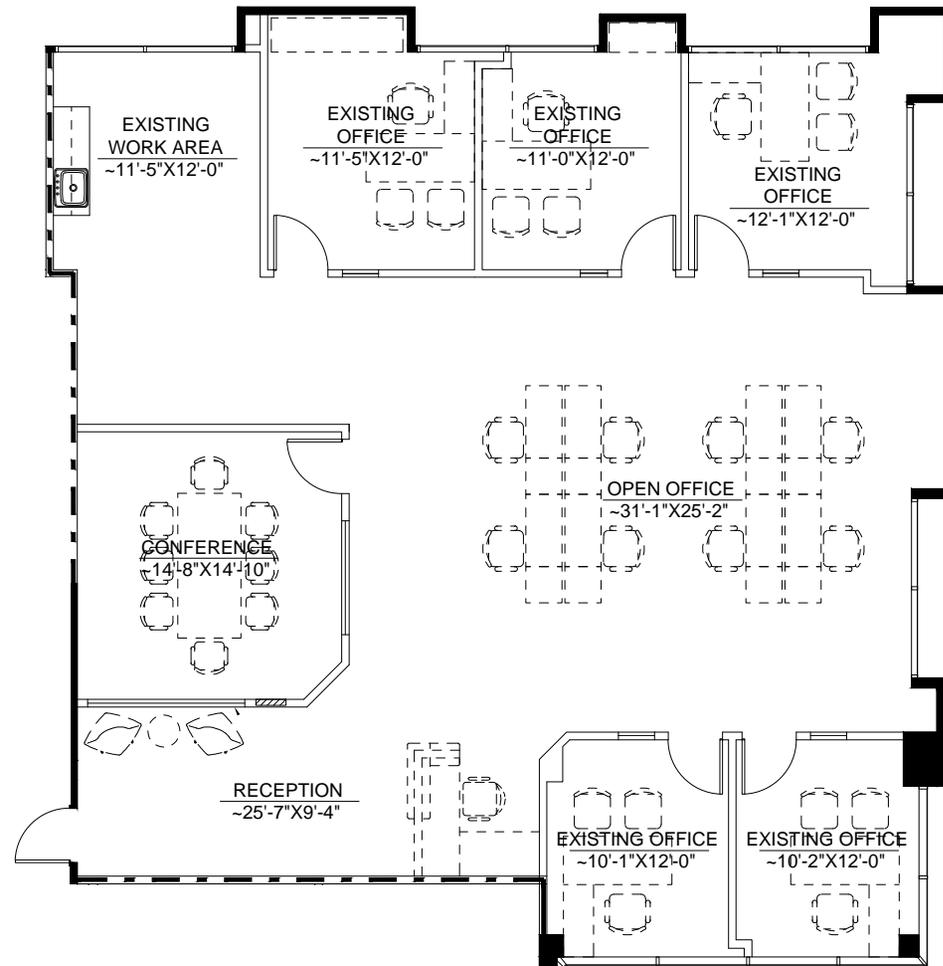


BERNARDO HEIGHTS  
CORPORATE CENTER

10815 RANCHO  
BERNARDO ROAD

SUITE 250: 2,636 SF  
VACANT

### AS-BUILT FLOOR PLAN



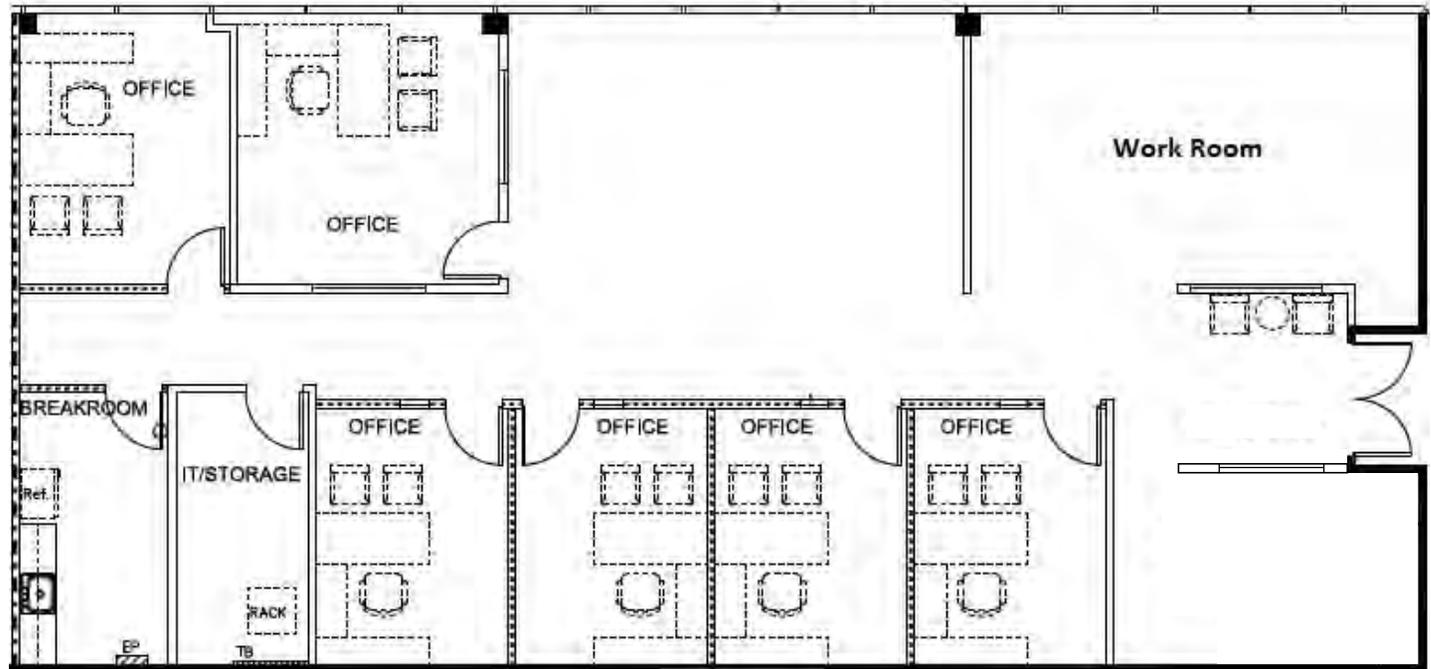


BERNARDO HEIGHTS  
CORPORATE CENTER

10815 RANCHO  
BERNARDO ROAD

SUITE 300: 2,991 SF  
VACANT

AS-BUILT FLOOR PLAN

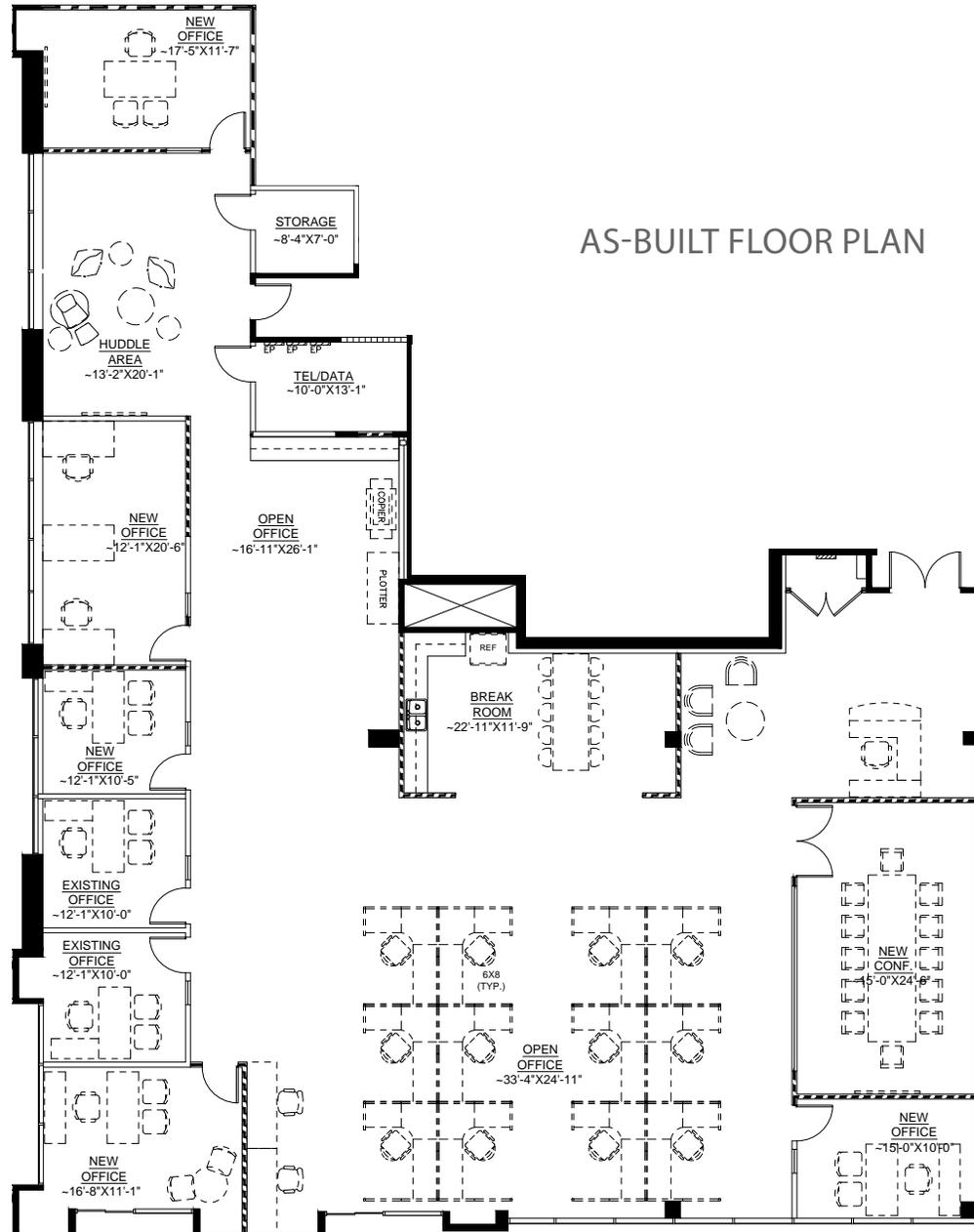


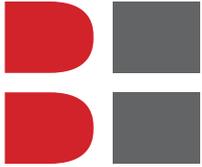


BERNARDO HEIGHTS  
CORPORATE CENTER

10815 RANCHO  
BERNARDO ROAD

SUITE 320: 6,315 SF  
VACANT



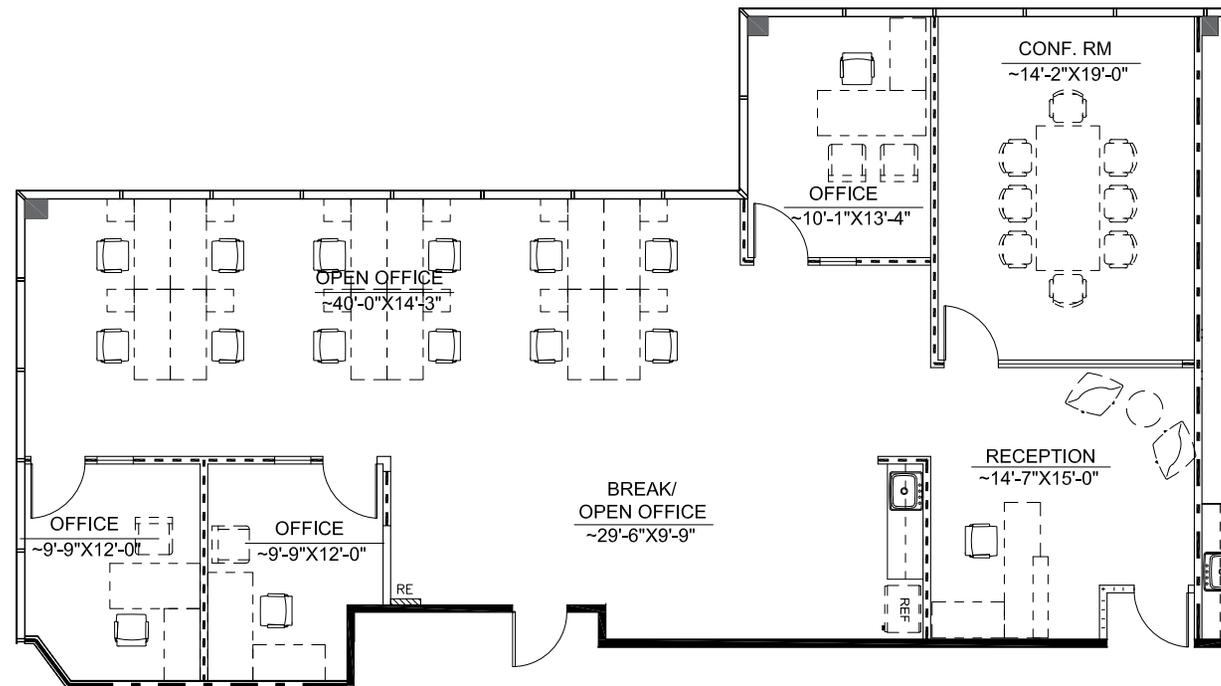


BERNARDO HEIGHTS  
CORPORATE CENTER

10815 RANCHO  
BERNARDO ROAD

SUITE 390: 2,169 SF  
VACANT

### AS-BUILT FLOOR PLAN



## CONTACTS

CHRIS PASCALE  
Lic. 00890849  
+1 858 546 4601  
chris.pascale@cbre.com

CHRIS WILLIAMS  
Lic. 01791013  
+1 858 646 4743  
chris.williams1@cbre.com

ELLYCIA WALKER  
Lic. 01984836  
+1 858 546 4657  
ellycia.walker@cbre.com

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