

FOR LEASE | Existing School Location in Rancho Bernardo



BERNARDO EXECUTIVE CENTER

16875 W Bernardo Dr | San Diego, CA 92127

OWNED & MANAGED BY:



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[CBRE.COM/BEC](https://www.cbre.com/BEC)



CBRE

AVAILABILITIES

16875 W. Bernardo Dr.

1st Floor & 2nd Floor 31,519 SF \$2.55/SF Rate 12/1/2025

Can be demised to the following sizes

1st Floor	SF	Rate	Availability
Suite 105*	5,932	\$2.55/SF + E	12/1/2025
Suite 110*	1,555	\$2.55/SF + E	12/1/2025
Suite 150*	15,624	\$2.55/SF + E	12/1/2025

*Total of 23,111 SF

2nd Floor	SF	Rate	Availability
Suite 210*	3,256	\$2.55/SF + E	12/1/2025
Suite 220*	2,054	\$2.55/SF + E	12/1/2025
Suite 230*	1,353	\$2.55/SF + E	12/1/2025
Suite 250*	1,745	\$2.55/SF + E	12/1/2025

*Total of 8,408 SF

Discover a rare opportunity to lease a turn-key school with a **transferable Conditional Use Permit (CUP)** already in place. This exceptional property also features an on-site deli, providing added convenience for students and staff.

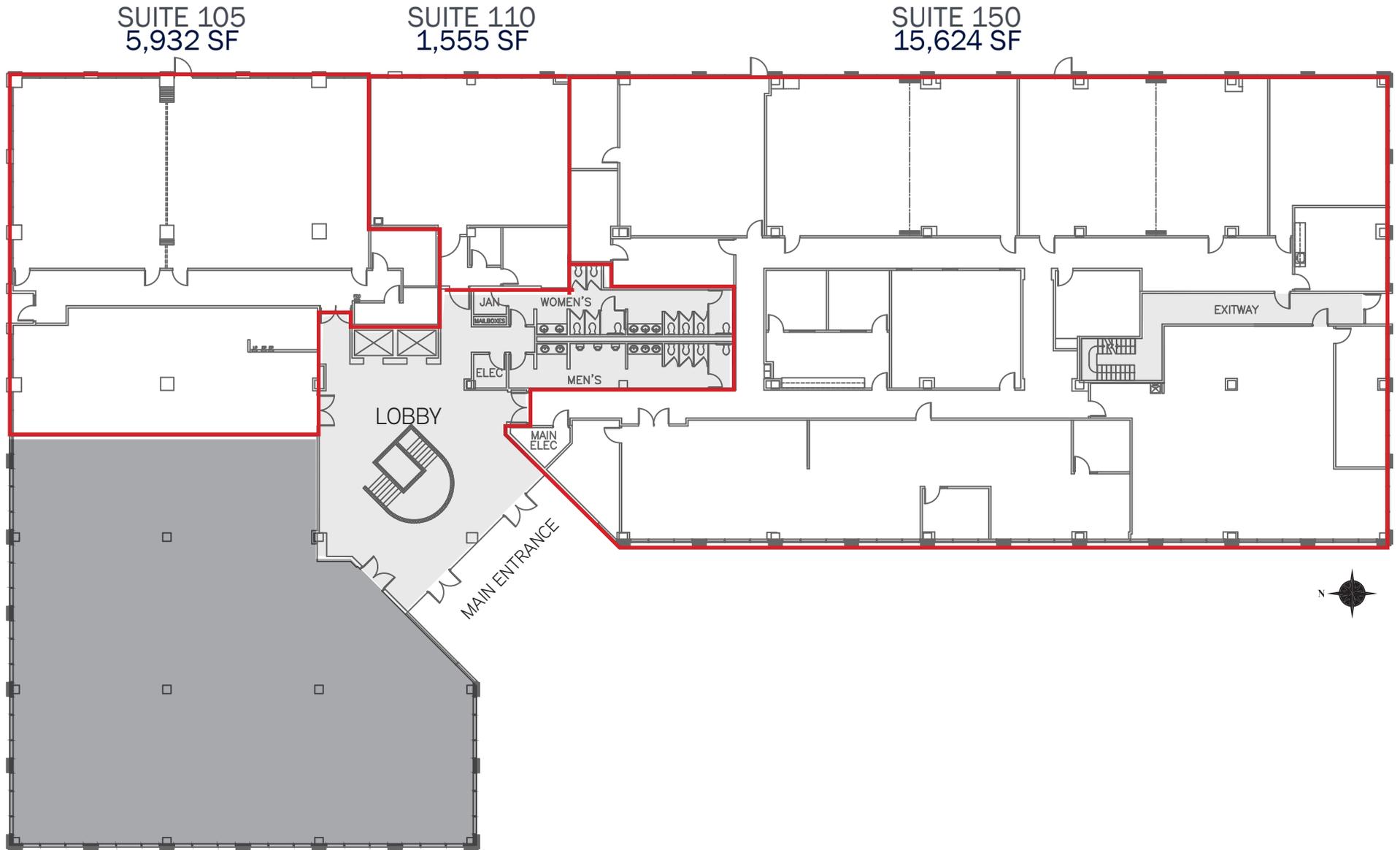
Bernardo Executive Center (BEC) is Rancho Bernardo's **most amenitized** campus. The on-site amenity package, expansive views, and prominent location attracts students with a unique campus experience.

HIGHLIGHTS

- > This property offers the potential to expand into the rest of the building. Currently, National University occupies 57% of the space, leaving 43% available for expansion. With ample square footage remaining, this is a prime opportunity for growth and customization to suit your needs.
- > **Excellent freeway visibility** offering excellent opportunities for prominent **building-top signage** in addition to unique **monument signage** opportunities
- > Fitness center
- > Shower/lockers
- > Located next to the new I-15 Fast Track entrance

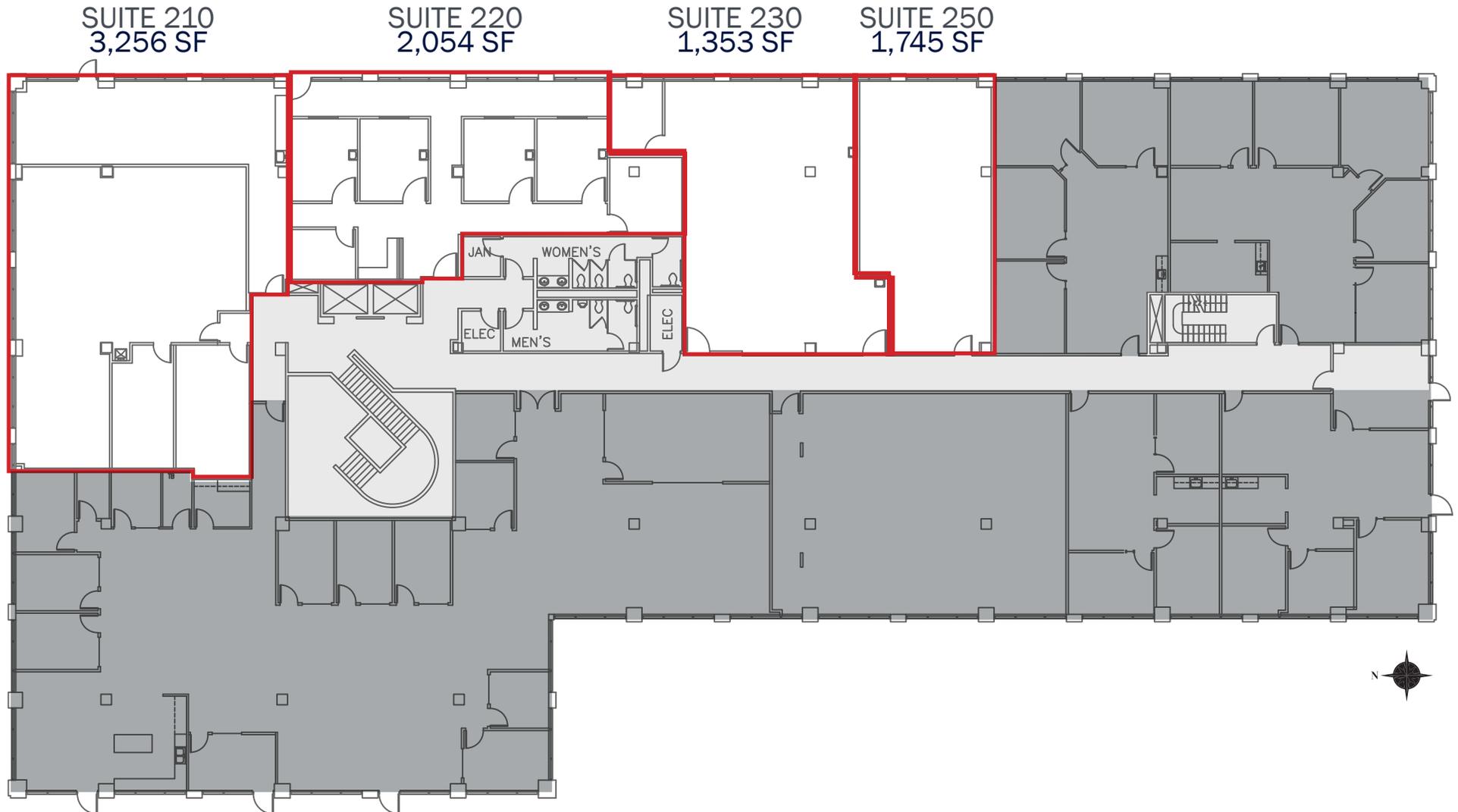
16875 BUILDING: FIRST FLOOR | 23,111 SF Available

As-Built Floor Plan



16875 BUILDING: SECOND FLOOR | 8,408 SF Available

As-Built Floor Plan



be able. be fit. be happy. **be here.**

CHRIS WILLIAMS

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