

FOR SUBLEASE

FREESTANDING BUILDING

16410 BERNARDO CENTER DRIVE
SAN DIEGO, CA

- **PROPERTY ABUTS HIGHWAY 15**
- **CORNER LOCATION**
- **NEXT TO MC DONALD'S**
- **FREEWAY SIGNAGE**
- **FORMER USE OIL CHANGE**
- **I-15 TRAFFIC COUNT: 220,000 CPD**
- **BERNARDO CENTER DRIVE TRAFFIC COUNT: 21,626 CPD**

1,650 SF BUILDING



For more information about this property, please contact:

Scott Duhs
(619) 491-0614
Scott@DuhsCommercial.com
CA License: 01048874



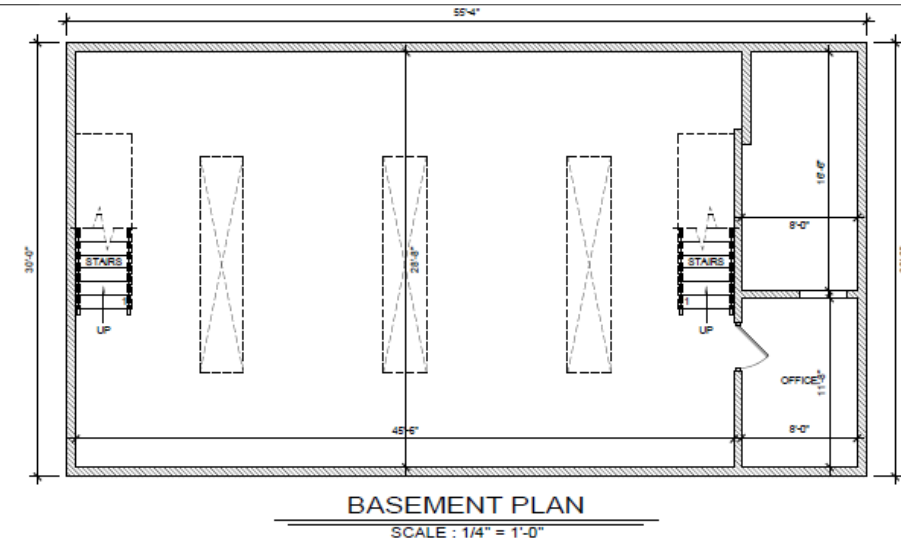
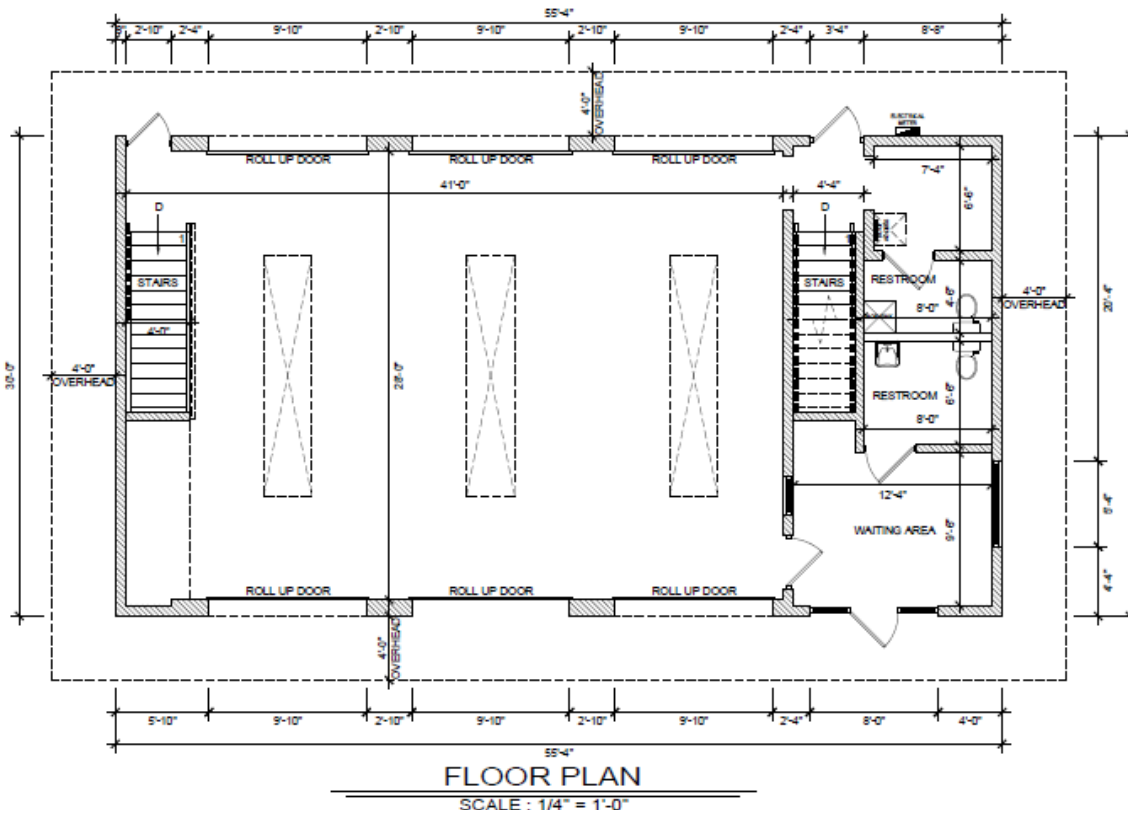
COMMERCIAL

BROKERAGE • INVESTMENT • DEVELOPMENT



SITE PLAN

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AERIAL

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	1 Mile	2 Mile	3 Mile
Population			
2019 Total Population:	14,208	35,731	103,806
2024 Population:	14,844	36,644	108,414
Pop Growth 2019-2024:	4.48%	2.56%	4.44%
Average Age:	49.70	45.50	41.10
Households			
2019 Total Households:	6,951	15,297	39,592
HH Growth 2019-2024:	5.63%	3.12%	4.50%
Median Household Inc:	\$85,850	\$96,954	\$109,508
Avg Household Size:	2.00	2.30	2.60
2019 Avg HH Vehicles:	1.00	2.00	2.00
Housing			
Median Home Value:	\$592,527	\$653,372	\$722,294
Median Year Built:	1985	1981	1988

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