



RANCHO BERNARDO DISTRIBUTION CENTER

11035-11055
TECHNOLOGY PLACE
SAN DIEGO, CA 92127

FOR LEASE

9,882 SF - 50,190 SF

Moving Allowance Available for Qualified Leases!



LBA Logistics 

CBRE



BERNARDO CENTER DRIVE

WEST BERNARDO DRIVE

TECHNOLOGY PLACE

TECHNOLOGY PLACE



PROJECT FEATURES



Approximately 217,645 SF, three-building, warehouse/
distribution/manufacturing project



±22' - ±24' clear height



Dock high and oversized grade level loading doors



Typical door sizes: (±9'x11') dock high loading doors,
(±12'x15') grade level loading doors



Abundant skylights



Excellent truck access with full drive around capability



Parking ratio: 1.14/1,000 SF



Proximate to Interstate 15 and State Route 56



Fiber optic connectivity provided by AT&T & Cox (to be
confirmed by tenant)

CAMINO DEL NORTE

Moving Allowance Available for Qualified Leases!

11035 TECHNOLOGY PLACE

Suite #	Square Feet (SF)	Lease Rate	Availability
600	9,882	Call brokers	Vacant

11045 TECHNOLOGY PLACE

Suite #	Square Feet (SF)	Lease Rate	Availability
100	29,555	Call brokers	Vacant

11055 TECHNOLOGY PLACE

Suite #	Square Feet (SF)	Lease Rate	Availability
300	20,635	Call brokers	June 1, 2025





11035 TECHNOLOGY PLACE
50,689 SF



11045 TECHNOLOGY PLACE
108,381 SF



11055 TECHNOLOGY PLACE
58,575 SF





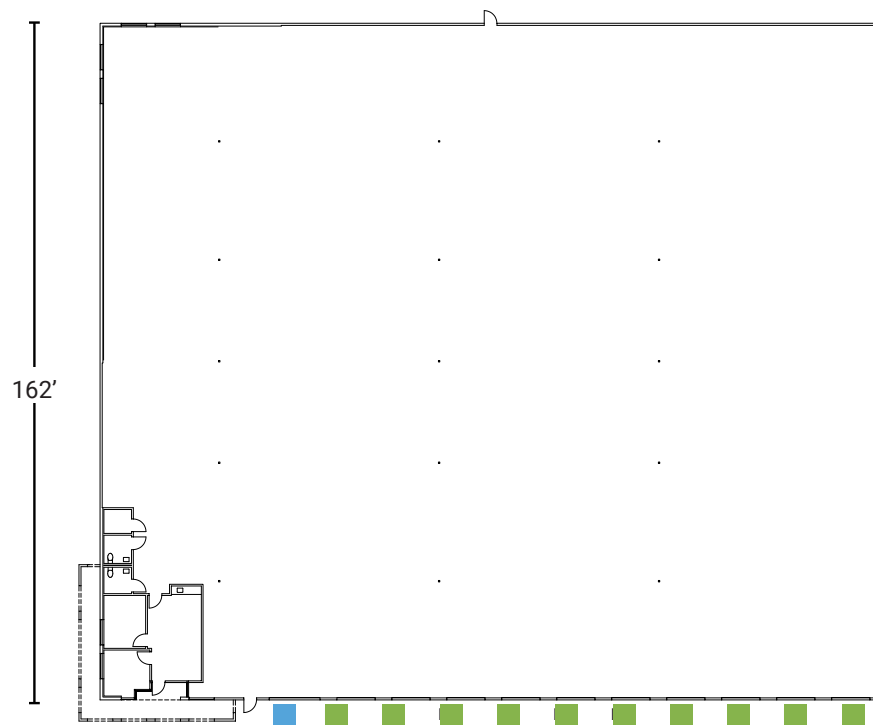
11045

17

11045 TECHNOLOGY PLACE

SUITE 100

- » ±29,555 SF
- » ±5% office/ 95% warehouse
- » 24' clear height
- » (10) dock high loading doors
- » (1) oversized grade level loading door
- » 200 Amps @ 277/480 volt power (expandable | upon tenant verification)
- » ESFR fire sprinklers
- » 1.14/1,000 SF parking ratio



- Dock High Loading Door
- Grade Level Loading Door

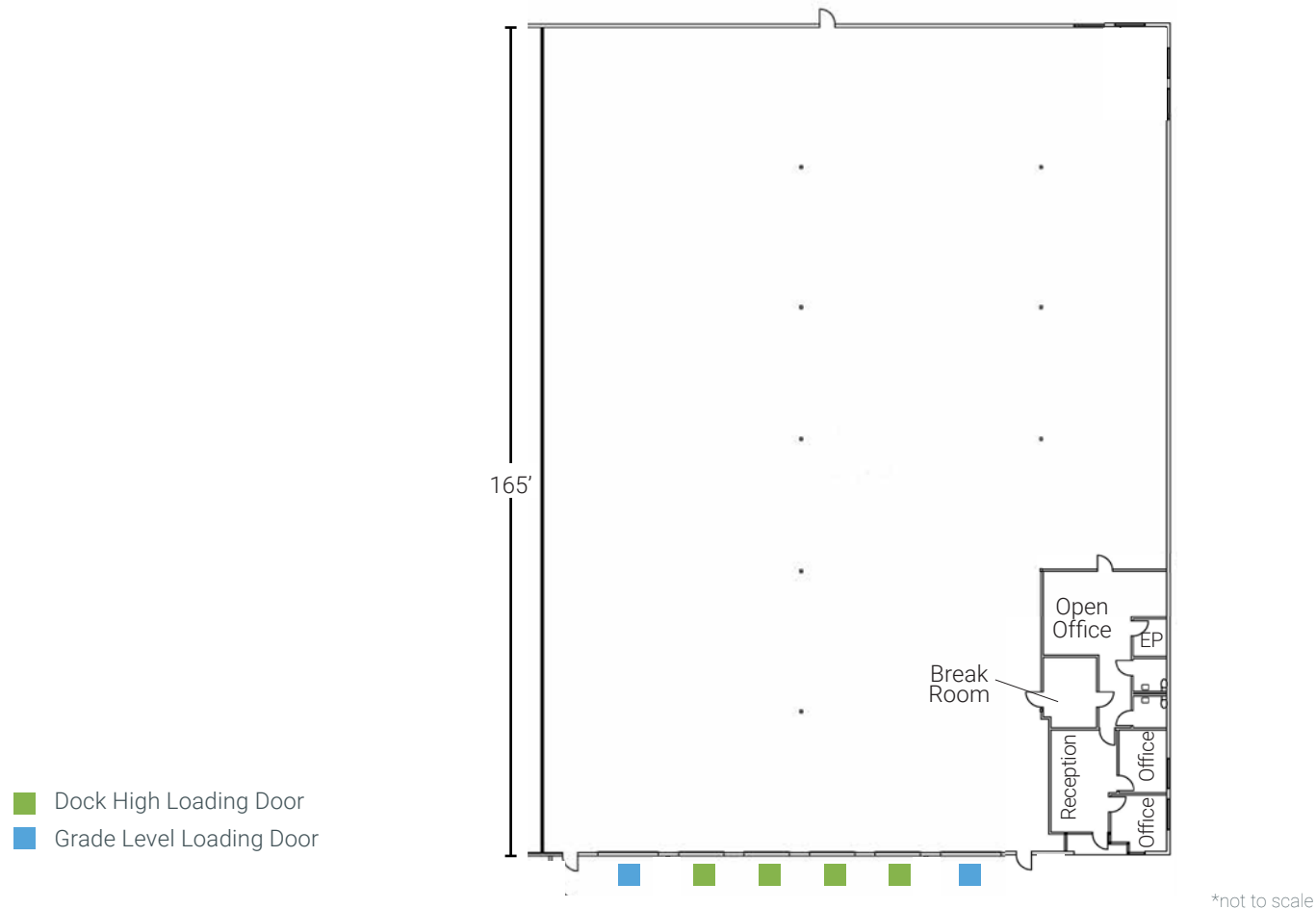
*not to scale



11055 TECHNOLOGY PLACE

SUITE 300

- » ±20,635 SF
- » ±10% office/ 90% warehouse
- » 24' clear height
- » (4) dock high loading doors (± 9' x 11')
- » (2) oversized grade level loading door (± 12' x 15')
- » 1.14/1,000 SF parking ratio
- » Available June 1, 2025



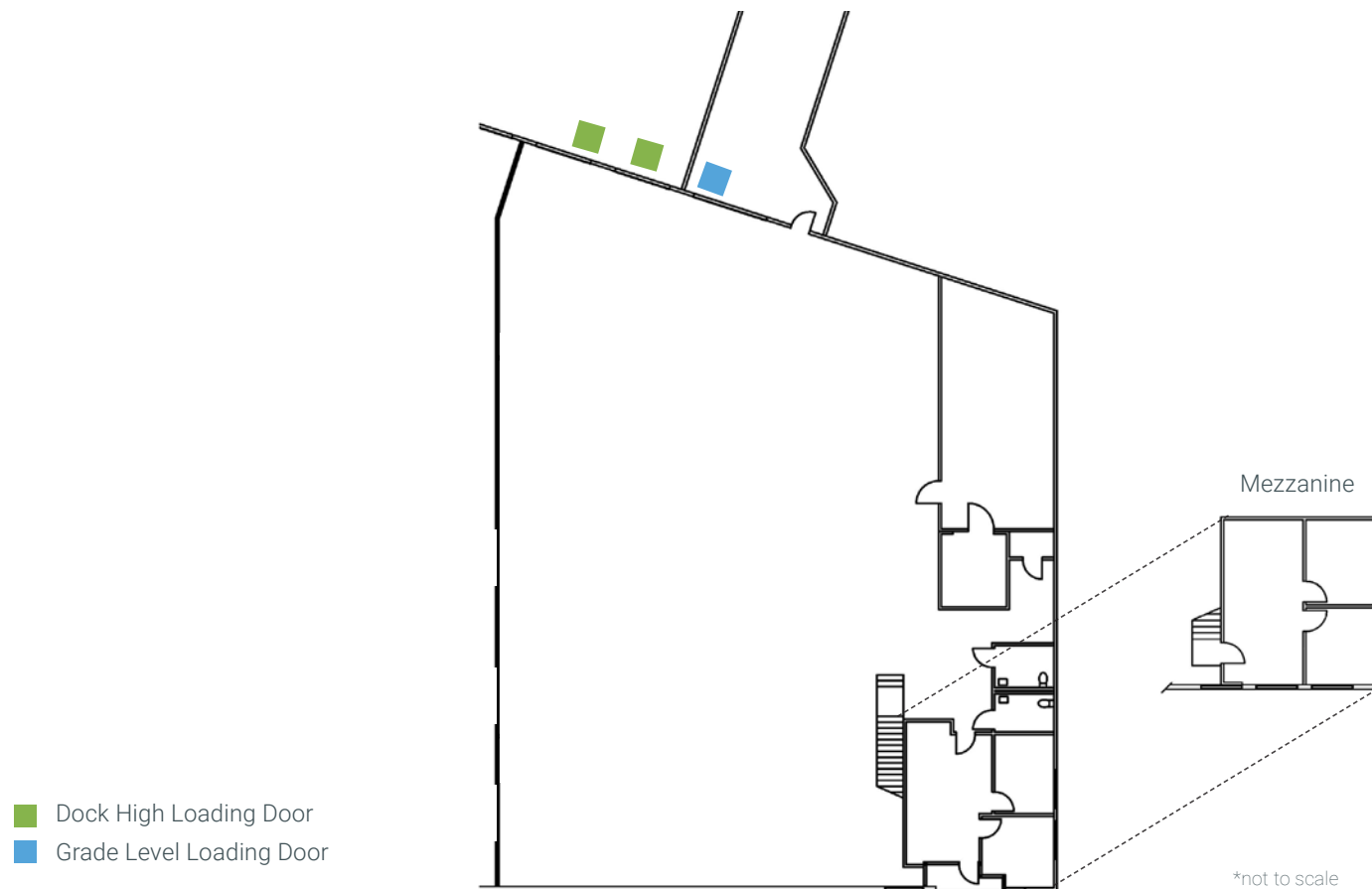




11035 TECHNOLOGY PLACE

SUITE 600

- » ±9,882 SF
- » ±12% office/ 88% warehouse
- » 22' clear height
- » (2) dock high loading doors
- » (1) oversized grade level loading door
- » 1.14/1,000 SF parking ratio
- » Available immediately



AREA AMENITIES

1

4S RANCH COMMONS

- » Ace Hardware
- » Bank of America
- » Baskin Robbins
- » Bed Bath & Beyond
- » Chipotle
- » Corepower Yoga
- » Cost Plus World Market
- » CVS Pharmacy
- » Great Clips
- » Jamba Juice
- » Jimbo's
- » Karl Strauss Brewing Company
- » Miguel's
- » Panera Bread
- » Ralph's
- » Unleashed by Petco
- » UPS Store
- » Wells Fargo
- » Wendy's

2

4S RANCH VILLAGE

- » Carl's Junior
- » Home Consignment Center
- » Kumon
- » Shell
- » SportsClips
- » Starbucks
- » Subway
- » Sushi on the Rock
- » Yoga Six

3

HIGH COUNTRY PLAZA

- » 7-Eleven
- » Domino's Pizza
- » Jersey Mike's Subs
- » Kelly's Pub
- » NY Pizza
- » Taco Patron
- » Victor's Greek Kafe

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THE NEW MERCADO SHOPPING CENTER

- » Barons Market
- » Curry & More
- » FedEx
- » Golden Spoon
- » Mission Federal Credit Union
- » Navy Federal Credit Union
- » Olleh Korean BBQ
- » Pho Ca Dao & Grill
- » Pizza Hut
- » Submarina

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VONS

- » Chuze Fitness
- » Kahoots
- » Peets Coffee
- » Postal Annex
- » San Diego County Credit Union
- » SportsClips
- » Subway
- » The Kebob Shop
- » Vons

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THE PLAZA SHOPPING

- » Big 5
- » CVS
- » GolfTEC
- » IHOP
- » Massage Envy
- » Round Table Pizza
- » Starbucks
- » The Dailey Method
- » The UPS Store
- » URGE American Gastropub

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BERNARDO CENTER

- » Ameritrade
- » Kumon
- » Little Artists
- » Pho Hoang Express
- » RB Sushi
- » Sher Punjab Indian Restaurant
- » Pailin Thai Cafe
- » Wells Fargo Bank

 **RANCHO BERNARDO**
DISTRIBUTION CENTER



CORPORATE NEIGHBORS

 amazon



 BAE SYSTEMS

 CYMER

 SONY

 GENERAL ATOMICS
AERONAUTICAL



 NORTHROP
GRUMMAN

 SHARP

DRIVE TIME COMPARISON MAP



RANCHO BERNARDO DISTRIBUTION CENTER



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