

WESTWOOD SHOPPING CENTER

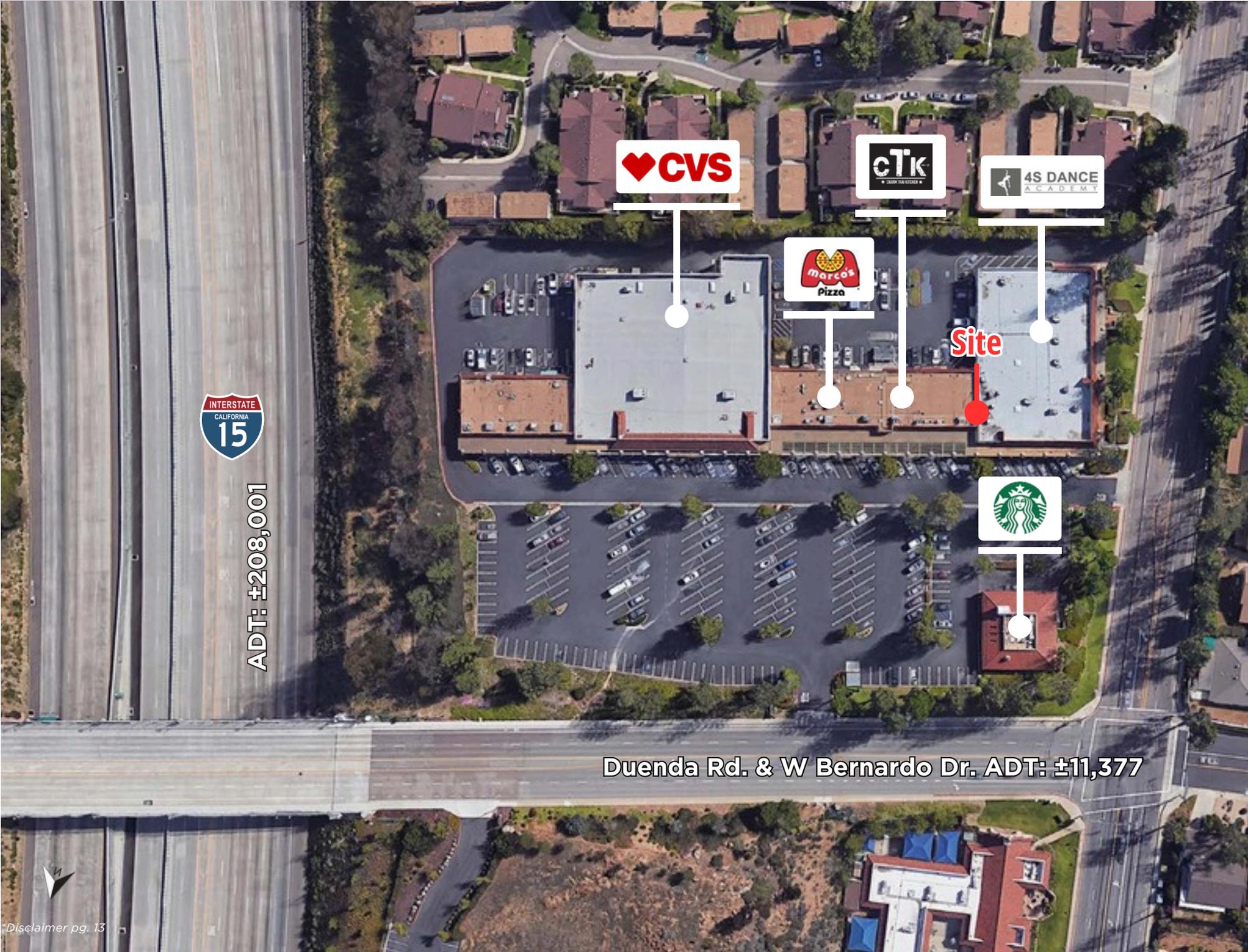
SEC WEST BERNARDO DRIVE & DUENDA ROAD

11605-11681 DUENDA ROAD

FOR LEASE



**FLOCKE &
AVOYER**
Commercial Real Estate



ADT: ±208,001



Site



Duenda Rd. & W Bernardo Dr. ADT: ±11,377



WESTWOOD SHOPPING CENTER

11605-11681 DUENDA ROAD
SAN DIEGO, CA 92127



PROPERTY HIGHLIGHTS

56,000 SF retail center conveniently located in the affluent northern San Diego community of Rancho Bernardo

Excellent access and visibility

Significant surrounding residential population

Long-term, successful existing tenant mix, including:



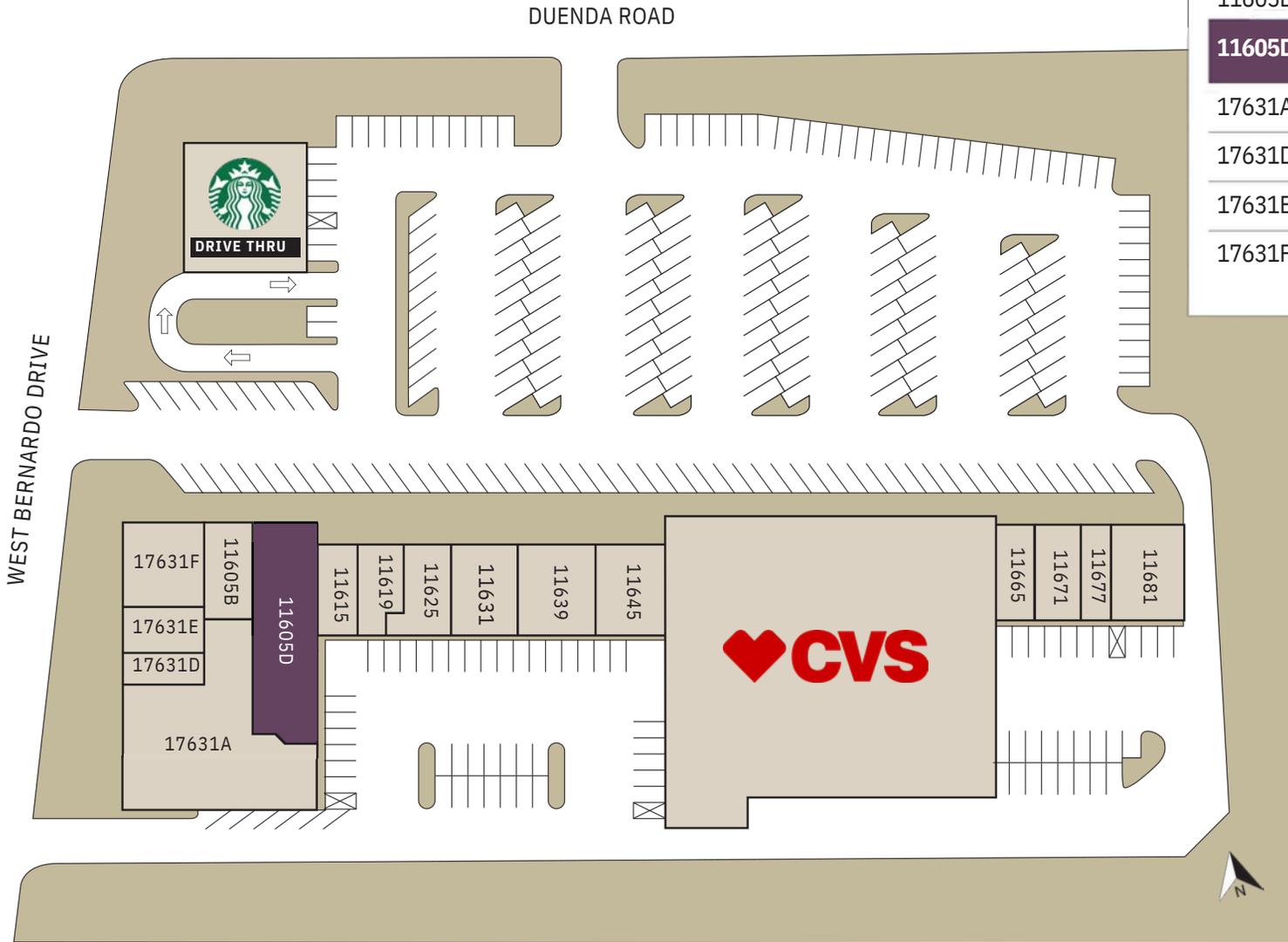


— *Retail Space Available* —

Site plan

SUITE	TENANT	SF
11601	Starbucks Instant	3,085
11681	Replay Cindy's Nail	2,000
11677	Salon Roots Hair	750
11671	Salon Zen Heart	1,250
11665	Massage CVS	1,000
11655		26,539

SUITE	TENANT	SF
11645	Westwood Dental Center	1,400
11639	Edelweiss Bakery	1,850
11631	Marco's Pizza	1,750
11625	Charm Thai Kitchen	1,600
11619	Comfort Shoes	1,400
11615	F. Garcia Upholstery	1,000
11605B	Unbroken Fitness	1,200
11605D	AVAILABLE	4,183
17631A	4S Dance Academy	6,042
17631D	Tailoring by Lou	600
17631E	Westwood Barber Shop	800
17631F	Unbroken Fitness	1,505

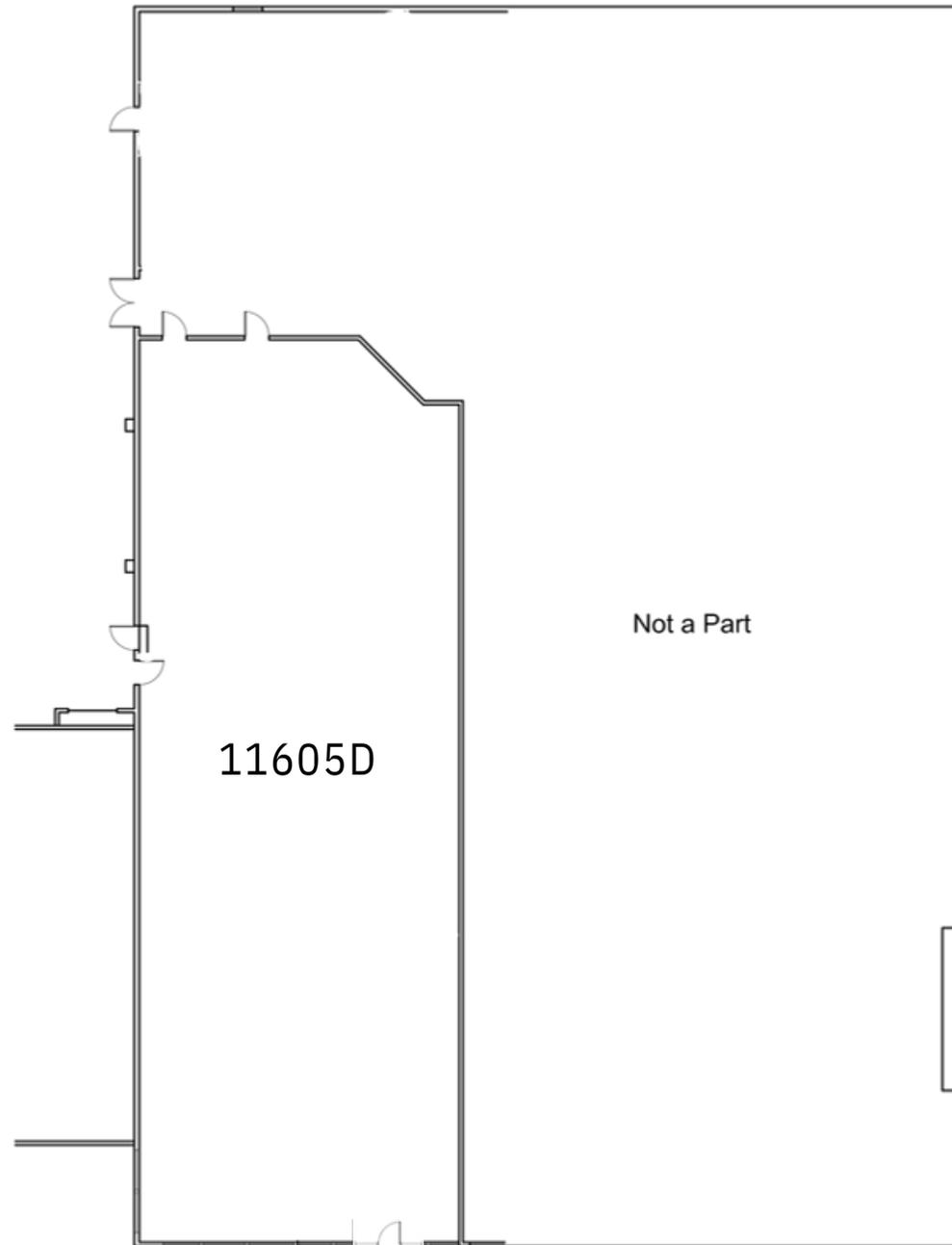


***proposed demise plan**

*Disclaimer pg. 13

Suite 11650-D





Existing Floor Plan
Westwood Shopping Center

Competition Aerial



Rancho Bernardo

Thriving at Every Season

Rancho Bernardo is a highly desirable retail market thanks to its strong mix of affluent residents and a large daytime workforce from major employers like Sony, HP, and Amazon. The area is family-friendly with top-rated schools, safe neighborhoods, and steady demand for shopping and dining. Retail centers benefit from excellent freeway access, strong anchors like Vons, and consistent foot traffic. Unique lifestyle attractions such as the Bernardo Winery, Rancho Bernardo Inn, and Lake Hodges also bring visitors from outside the community. With limited retail saturation, Rancho Bernardo offers significant opportunity for new retailers to thrive.

Rancho Bernardo Inn

Luxury resort and spa with championship golf course

Bernardo Winery

Historic winery with consistent events; ± 145K visitors/year

Lake Hodges

Scenic reservoir near North County Mall



SITE

WEST BERNARDO DR

DUENDA RD



Barons market

Phil's B.B.Q.

Ralphs JIMBO'S ULTA Beauty Flecha COST PLUS WORLD MARKET CVS RH OUTLET

RANCHO BERNARDO RD

RANCHO BERNARDO BUSINESS PARK ±50,000 EMPLOYEES

VONS CVS BIG 5 SPORTING GOODS

Starbucks HOME CONSIGNMENT

rubio's COASTAL GRILL ROBEKS New York Bagels & Cafe

CAMINO DEL NORTE



Demographics



TRAFFIC COUNTS

West Bernardo Dr &
Duenda Rd: ±11,377 ADT
Interstate 15: ±208,001 ADT



POPULATION

1 Mile: 13,185
3 Miles: 74,342
5 Miles: 143,982



DAYTIME POPULATION

1 Mile: 10,134
3 Miles: 58,651
5 Miles: 105,831



AVERAGE HHI*

1 Mile: \$180,350
3 Miles: \$208,894
5 Miles: \$215,076



FOR LEASING INFORMATION

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