

WESTWOOD SHOPPING CENTER

SEC WEST BERNARDO DRIVE & DUENDA ROAD
11605-11681 DUENDA ROAD



**FLOCKE &
AVOYER**
Commercial Real Estate

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:



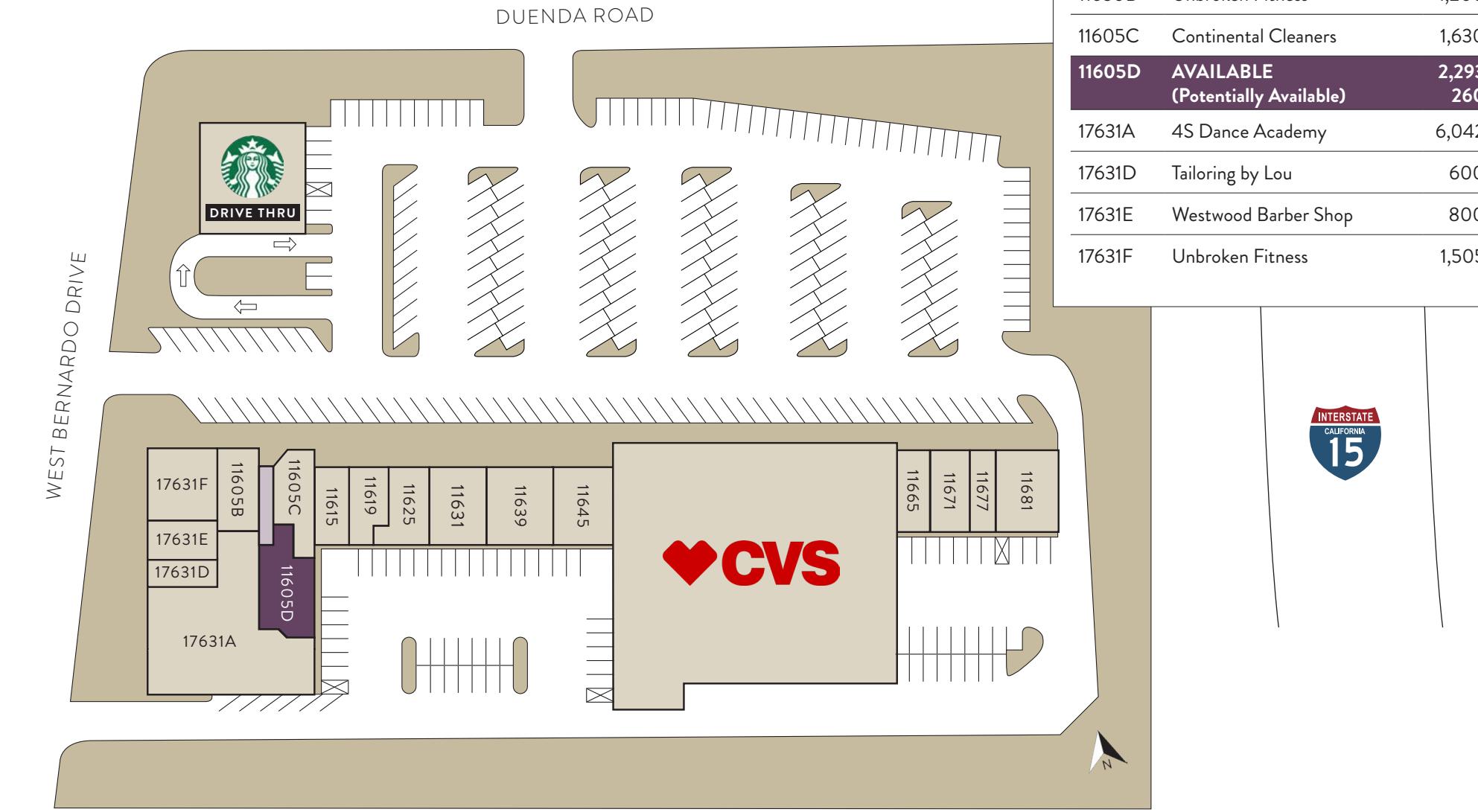


— Retail Space Available —

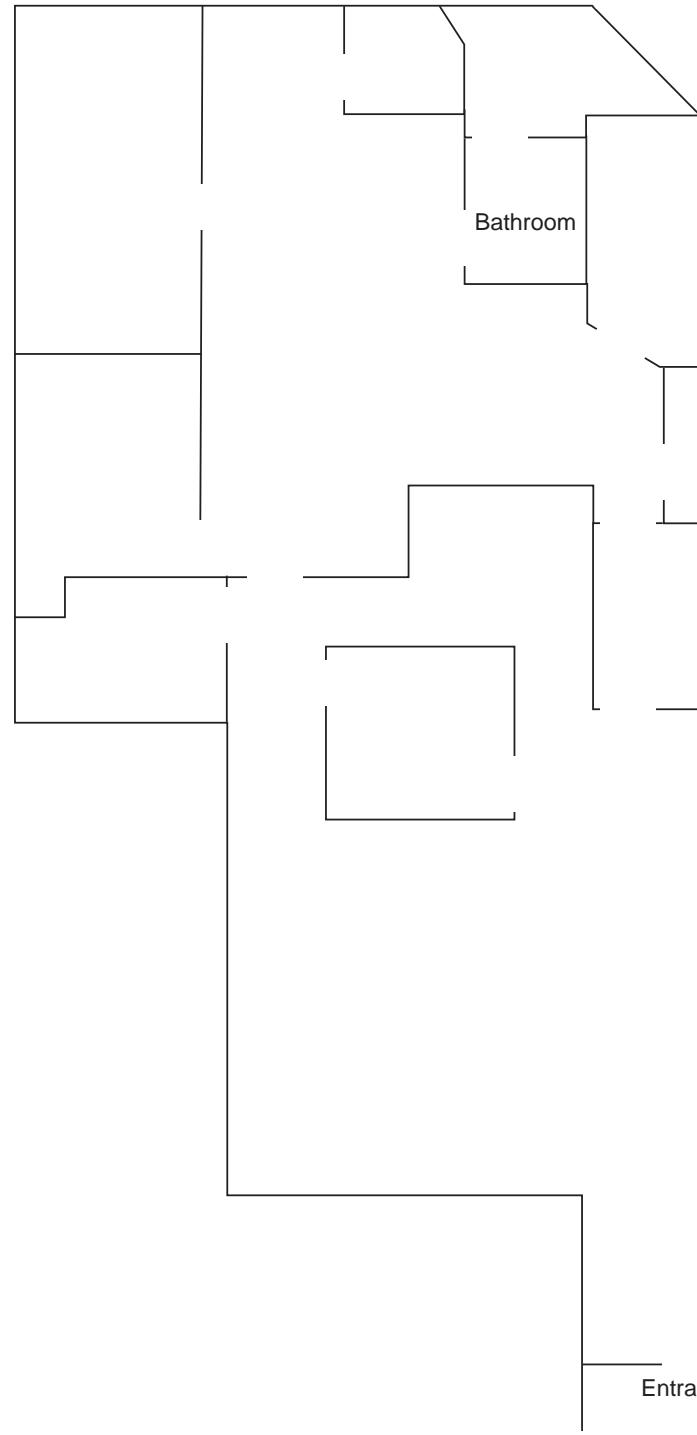
SITE PLAN

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

SUITE	TENANT	SF
11645	Westwood Dental Center	4,000
11639	Edelweiss Bakery	1,850
11631	Marco's Pizza	1,750
11625	Charm Thai Kitchen	1,600
11619	Comfort Shoes	4,000
11615	F. Garcia Upholstery	1,000
11650B	Unbroken Fitness	1,200
11605C	Continental Cleaners	1,630
11605D	AVAILABLE (Potentially Available)	2,293 2,600
17631A	4S Dance Academy	6,042
17631D	Tailoring by Lou	600
17631E	Westwood Barber Shop	800
17631F	Unbroken Fitness	1,505



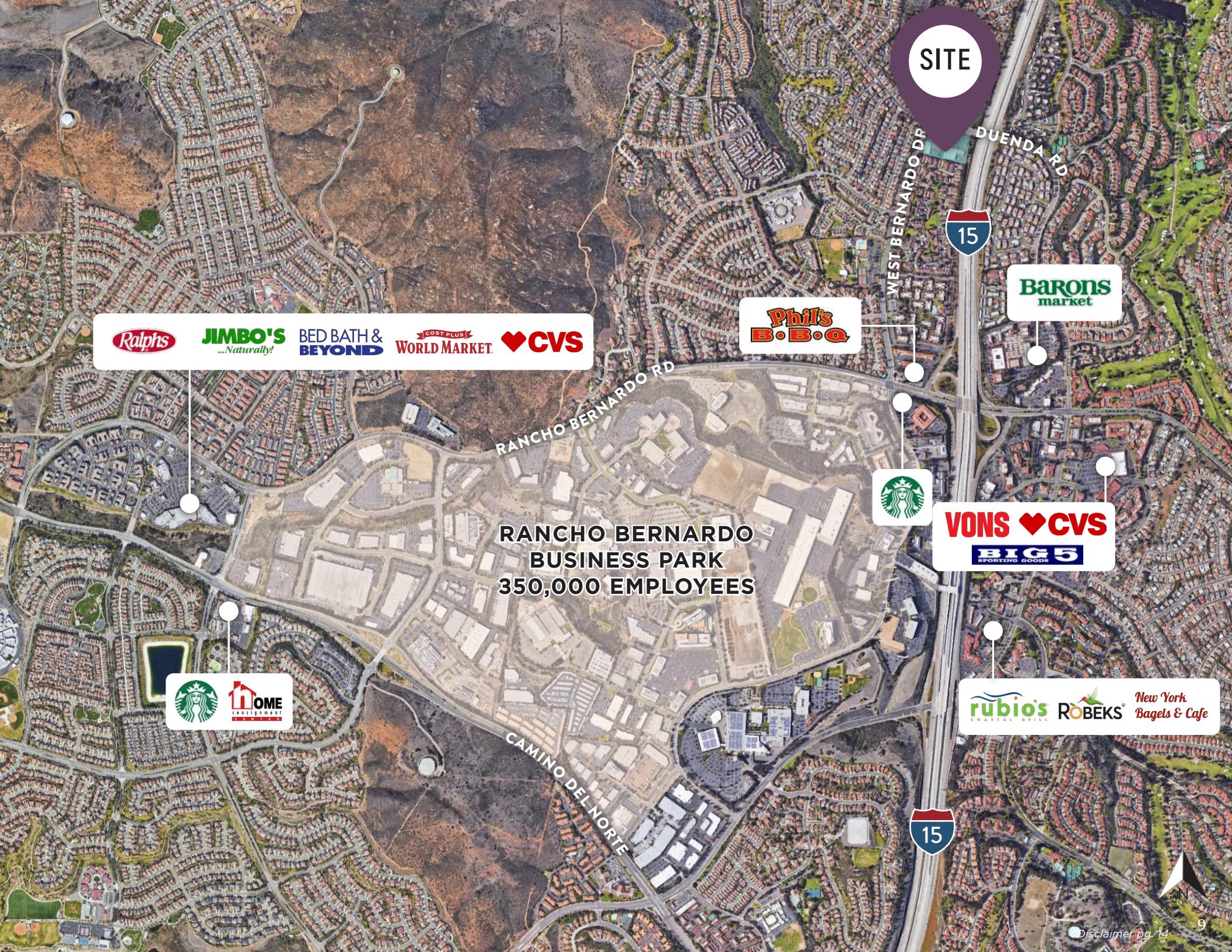
SUITE 11650-D



SUITE 11650-D



COMPETITION AERIAL





DEMOGRAPHICS



TRAFFIC COUNTS

West Bernardo Drive: $\pm 17,700$ ADT
Interstate 15: $\pm 205,000$ ADT



POPULATION

1 Mile: 14,693
3 Miles: 72,629
5 Miles: 139,797



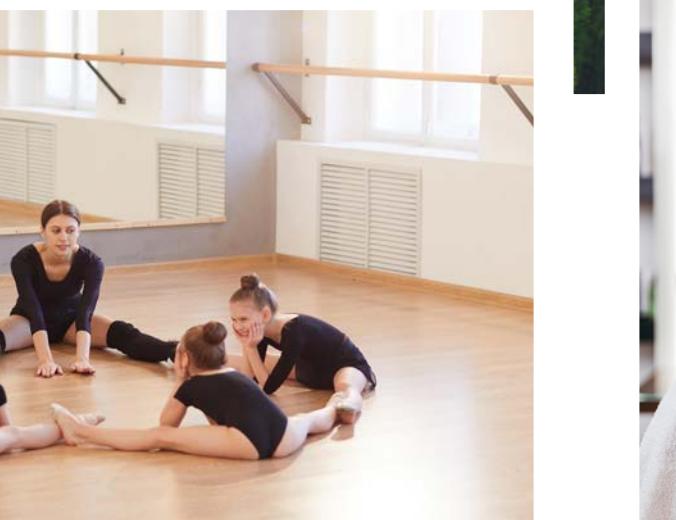
DAYTIME POPULATION

1 Mile: 7,679
3 Miles: 49,694
5 Miles: 96,763



AVERAGE HHI*

1 Mile: \$120,151
3 Miles: \$126,612
5 Miles: \$128,502



FOR LEASING INFORMATION

GAEL COURTNEY

858.875.4666

gcourtney@flockeavoyer.com

CA DRE No: 01984741

STEVE AVOYER

619.280.2600

savoyer@flockeavoyer.com

CA DRE No.: 00407899

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6165 GREENWICH DRIVE, SUITE 110

SAN DIEGO, CA 92122

619.280.2600

FLOCKEAVOYER.COM

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