

WESTWOOD SHOPPING CENTER

SEC WEST BERNARDO DRIVE & DUENDA ROAD

11605-11681 DUENDA ROAD

FOR LEASE



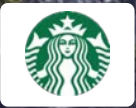
**FLOCKE &
AVOYER**
Commercial Real Estate



ADT: ±208,001



Site



NAP

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



WESTWOOD SHOPPING CENTER

11605-11681 DUENDA ROAD
SAN DIEGO, CA 92127

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PROPERTY HIGHLIGHTS

±57,694 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:



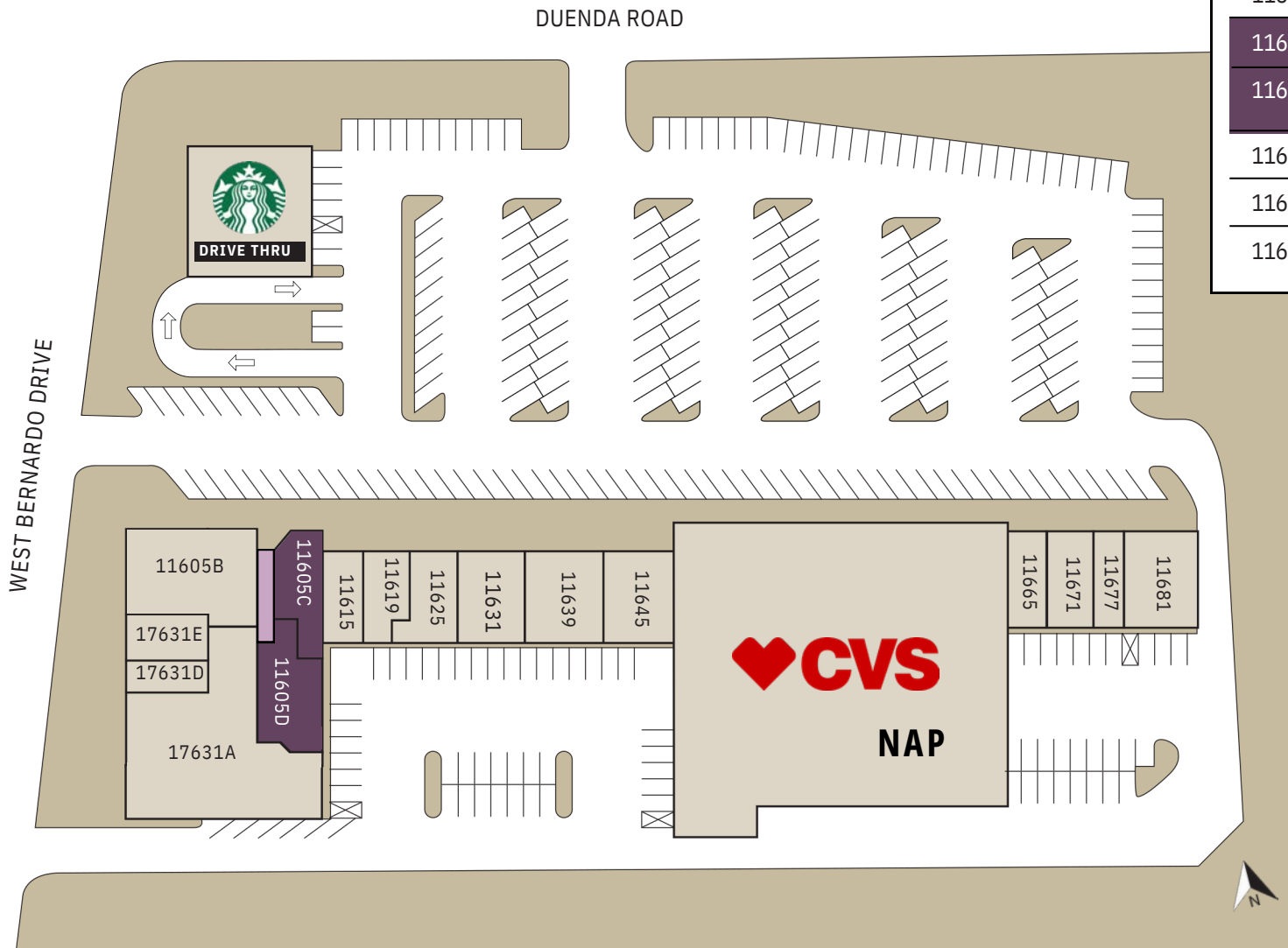


—— ***Retail Spaces Available*** ——

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 (NAP)	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	2,705
11605C	AVAILABLE	1,630
11605D	AVAILABLE Potentially Available	2,293 260
11631A	4S Dance Academy	6,042
11631D	Tailoring by Lou	600
11631E	Westwood Barber Shop	800

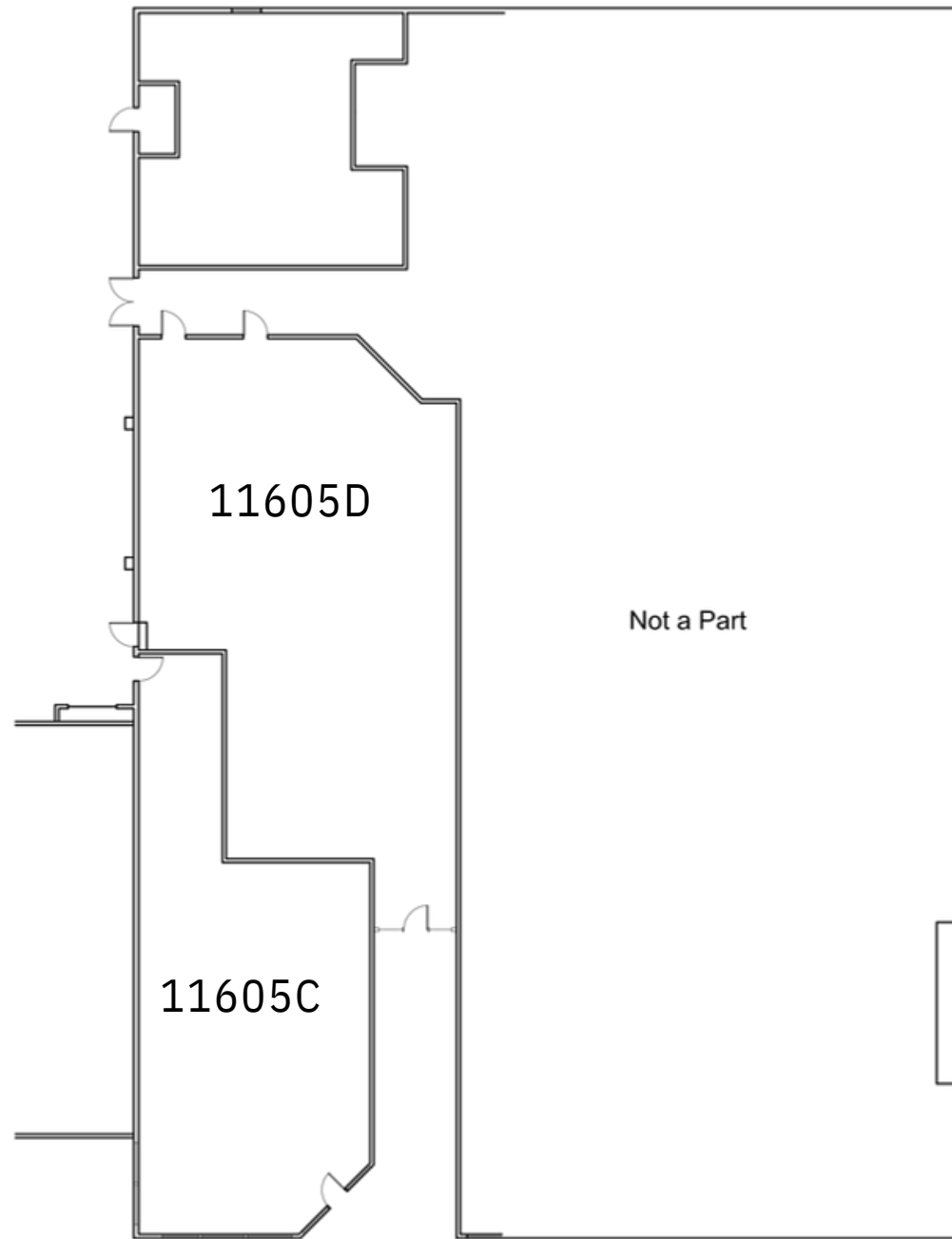


***proposed demise plan**

*Disclaimer pg. 13

Suite 11650-D





Existing Floor Plan
Westwood Shopping Center



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

DUENDA RD



WEST BERNARDO DR

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

Starbucks HOME consignment

rubio's ROBEKS New York Bagels & Cafe

CAMINO DEL NORTE



Demographics



TRAFFIC COUNTS

West Bernardo Dr &
Duenda Rd: $\pm 11,377$ ADT
Interstate 15: $\pm 208,001$ 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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