

# BOARDWALK DEVELOPMENT, INC.

Justin Walseth TE 858.485.9300 FAX 858.487.1099 justin@boardwalkdevelopment.com

Date Available	Center	Location	Site Info	Details	Square Feet (Approximate)	Asking NNN Rents	Est. NNN (Approximate)
Call	<b>Cathedral City</b>	NEC of Date Palm Ave. & Ramon Rd.	69020 Ramon Rd., Cathedral City, CA		6,823 (Divisible)	\$2.35	0.44
NOW	<b>Clairemont Corner</b>	4592 Clairemont Dr., San Diego, CA 92117	High Profile Retail Corner	Recently completed high profile corner at signalized intersection. Shares prominent intersection with Clairemont's Regional Power Center. 44,300 ADT (Sandag 2003) at the intersection. Population of 140,834 in 3-mile radius	5,898 (Divisible)	\$2.00-\$3.00	\$ 0.50
April 2010	<b>Diane Village Pad</b>	4730 Clairemont Mesa Blvd., San Diego, CA 92117	In-Line	Pad building with excellent exposure along Clairemont Mesa Blvd. Good co-tenancy and tenant retention.	1,531	\$1.75	\$ 0.57
NOW	<b>Hillcrest Center</b>	620 University Ave., San Diego, CA 92103	In-Line	Build-out space with counters and food prep area. Excellent location within dense trade area and rare, abundant parking at 163 off ramp across from Whole Foods. All food & retail uses will be considered.	1,050	\$3.50-4.00	\$ 0.92
NOW	<b>Hillcrest Center</b>	676 University Ave., San Diego, CA 92103	In-Line	Fully improved like-new restaurant space in excellent performing center across from Whole Foods in the heart of Hillcrest. Hood, bathroom, various FF&E in place. Center enjoys rare parking and streetfront visibility.	800	TBD	\$ 0.92
NOW	<b>Mission Hills PAD</b>	25250 La Paz Rd., Laguna Hills, CA 92653	Restaurant Pad	This high profile restaurant pad, previously operated by a sushi restaurant, has excellent visibility and presence to La Paz Road & is in close proximity to Interstate 5, as well as Laguna Hills residential base. Equipped with various restaurant FF&E, this location is a great turn-key opportunity.	5,835	Call	\$ 0.37
NOW	<b>Mission Hills Plaza</b>	La Paz Rd. & McIntyre Rd.	25260-H La Paz Rd., Laguna Hills 92653	In-Line Retail, Built-out Nail Salon with booths, clean space, restroom.	1,200	\$ 1.75	\$ 0.37
NOW	<b>Mission Hills Plaza</b>	La Paz Rd. & McIntyre Rd.	2526J-K La Paz Rd., Laguna Hills 92653	In-Line Retail, Built-out offices with bathroom in-place. Chiropractic space, divisible to 900 S.F.	2,917	\$ 1.75	\$ 0.37
NOW	<b>Mission Hills Plaza</b>	La Paz Rd. & McIntyre Rd.	25260-L La Paz Rd., Laguna Hills 92654	In-Line Retail, Built-out offices with bathroom in-place. Chiropractic space, divisible to 900 S.F.	1,865	\$ 1.75	\$ 0.37
NOW	<b>Mission Hills Plaza</b>	La Paz Rd. & McIntyre Rd.	25260 La Paz Rd., Laguna Hills 92653	Office/Executive Suites, upstairs, private, locked entry with convenience of retail shopping - Suites 2D, 3D, 3E Available	144	\$1.00-\$1.50 Gross	N/A
CALL	<b>National City</b>	NEC 805 Fwy & Plaza Blvd., 91910	High Profile Retail Corner, Freeway Site	Development site located on the NEC of the 805 Freeway and Plaza Blvd. 10,297 S.F. of retail space proposed, build-to-suit available.	10,297 (Divisible)	Call	TBD
June, 2010	<b>Rancho Bernardo Town Center</b>	Bernardo Plaza Dr., San Diego, CA 92128	In-Line	Proposed restaurant space addition. Frontage to drive aisle adjacent to the south of Blockbuster Video and Massage Envy (not a part).	7,139 GLA (Divisible)	Call	\$0.42
NOW	<b>Rancho Bernardo Town Center</b>	11969 Bernardo Plaza Dr., San Diego, CA 92128	In-Line	Improved Fitness Facility with two pools, mezzanine, bathrooms, hardwood floor studio. Directly adjacent to VONS with excellent window line.	10,724 (Divisible)	Call	\$0.42
NOW	<b>Rancho Bernardo Town Center</b>	11985 Bernardo Plaza Dr., San Diego, CA 92128	End-Cap	Corner location with exceptional visibility and windowline from primary drive aisle. Adjacent to food court and lunch area patio. All uses considered.	4,706	<b>\$2.50-3.00</b>	\$0.42
NOW	<b>Rancho Bernardo Town Center</b>	11968 Bernardo Plaza Dr., San Diego, CA 92128	In-Line	Improved Dental office, plumbing, operatories, warm vanilla shell, 2 Restrooms in highly desirable Rancho Bernardo Town Center (Vons Anchor).	3,080	\$3.25	\$0.42
Call	<b>Rancho Bernardo Town Center</b>	11976-11980 Bernardo Plaza Dr., San Diego, CA 92128	End-Cap	Highly improved Restaurant space, plumbing, bathrooms, hood, in highly desirable Rancho Bernardo Town Center (Vons Anchor).	2,160	\$3.50-\$4.10	\$0.42
Call	<b>Rancho Bernardo Office</b>	16909 W Bernardo Dr., San Diego, CA 92127	Office	Office Space, gross lease.	635	\$ 1,500	\$2.36
NOW	<b>Santee Gateway I</b>	10538 Mission Gorge Rd., Santee, CA 92071	End-Cap & In-Line AVAILABLE	83,000 ADT, High Profile, Corner Location on regional signalized intersection Mission Gorge & Magnolia, adjacent to nearly completed Walgreens with excellent ingress/egress, up to 16 seats for food use.	4,384 GLA Divisible	\$2.00-\$2.50	\$ 0.68
NOW	<b>Santee Gateway II</b>	10502 Mission Gorge Rd., Santee, CA 92071	End-Cap & In-Line AVAILABLE	Remodeled space with superb ingress/egress in front of new Walgreens Pharmacy on Mission Gorge Rd, up to 16 seats for food use, across from Sonic Burger.	2,710 GLA Divisible	\$ 1.00	\$ 0.43
Call	<b>Santee Carlton Hills</b>	9261-9269 Mission Gorge Rd., Santee, CA 92071	High Profile Retail	To-be built Retail or Drive-thru proposed or existing improved restaurant for lease, excellent visibility & identity to W/E traffic on Mission Gorge Rd. Adjacent to nearly completed Walgreens. 1900 SF +/- existing space available, restaurant use OK.	2,363 of 19,237 Lot	\$ 2.25	Gross
CALL	<b>Telegraph Plaza</b>	Telegraph Canyon Rd. & Nacion Ave.	Build-to-Suit or Ground Lease	27,878 S.F. (+/-) Parcel suitable for drive-thru, strip retail, stand alone or service business.	27,878	Call	TBD

ALL INFORMATION IS DEEMED TO BE FROM RELIABLE SOURCES, BUT IS NOT GUARANTEED. ALL SQUARE FOOTAGE IS APPROXIMATE, AND LEASING AVAILABILITY MAY CHANGE.