

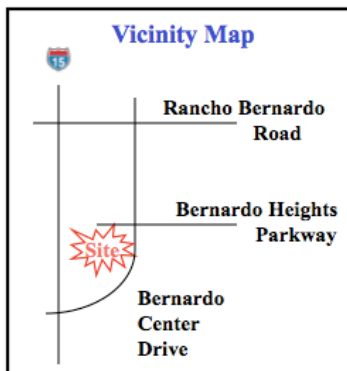
Iberia Center

16588 Bernardo Center Dr., San Diego, CA 92128



Highlights

- ❖ Prime signalized corner in the central business district of an “*under retailed*” master-planned community.
- ❖ Unique multi-tenant retail center in the trade area with unobstructed visibility from the main street.
- ❖ Exceptionally performing retailers exist in this demographically desirable trade area.
- ❖ Rare opportunity in an established Center.
- ❖ All fundamentals for customer convenience make this like new Iberia Center an attractive retailing opportunity.



BOARDWALK
DEVELOPMENT, INC.

Ben Longwell

16909 West Bernardo Dr. San Diego, CA 92127

PH 858.485.9300 FX 858.487.1099

ben@boardwalkdevelopment.com

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Firestone

*Bernardo
Center
Drive*

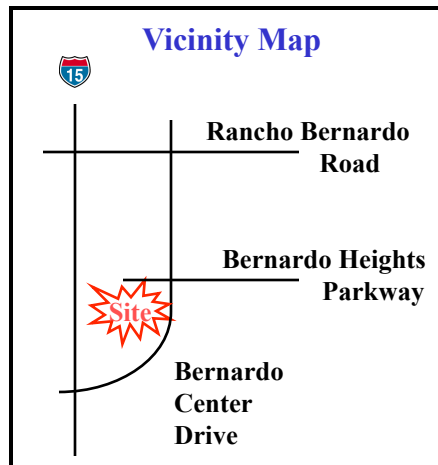
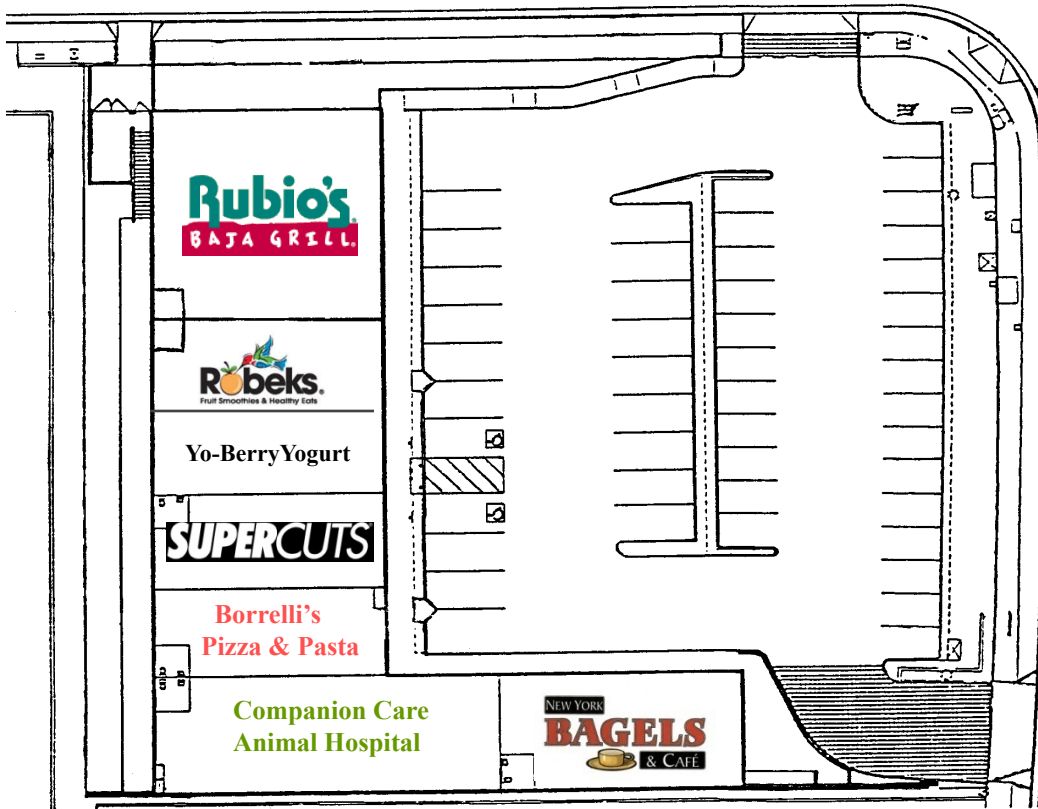
Residential

Iberia Place

53,300 cars ADT
SANDAG 2000

*Bernardo
Heights
Parkway*

Church



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Iberia Center Trade Area

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San Diego, CA 92128



Rancho Bernardo Road



Bernardo Center Drive

Over 12 million s.f. of
Office, Industrial,
and R&D space in
the Rancho
Bernardo sub-market

SONY



SIEMENS

CYMER

BAE SYSTEMS

GENERAL ATOMICS



Daytime Population
1 mile: 15,598
5 mile: 63,249
(1999 MapInfo)

Bernardo Center Drive



Bernardo Plaza Court

Merrill Lynch WORLD SAVINGS

CALIFORNIA BANK TRUST

DOWNNEY SAVINGS



Pearl Restaurant

RE/MAX

Avena Place



Firestone

Iberia Court



GOODYEAR



H&R BLOCK

POINT LOMA CREDIT UNION



Prudential
Charles Schwab

Carver's Steak House

ANDERSON TRAVEL & CRUISES BAJA FRESH MEXICAN GRILL
Fantastic Sams

POSTAL ANNEX



COLD STONE CREAMERY

FAST FRAME

SUBWAY

WELLS FARGO



CARDSMART

Bernardo Plaza Drive



WOLFCAMERA

CVS/pharmacy Expect something extra

Panda Restaurant

SAN DIEGO NATIONAL BANK

BIG 5 SPORTING GOODS



CoCo's

AARON BROTHERS art & framing



RADIO SHACK

UNITED STATES POSTAL SERVICE

Lomica Drive

Church

Bernardo Heights Parkway

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The information contained herein, while obtained from sources believed to be reliable, is not guaranteed.

Demographics

Population	1-mi.	3-mi.	5-mi.
2006 Male Population	6,567	36,549	75,352
2006 Female Population	7,423	39,503	78,844
% 2006 Male Population	46.94%	48.06%	48.87%
% 2006 Female Population	53.06%	51.94%	51.13%
2006 Total Adult Population	11,012	56,634	110,987
2006 Total Daytime Population	24,062	78,295	139,017
2006 Total Daytime Work Population	14,668	38,468	64,157
2006 Median Age Total Population	44	40	38
2006 Median Age Adult Population	51	48	46
2006 Age 0-5	833	5,409	12,080
2006 Age 6-13	1,448	9,542	21,138
2006 Age 14-17	698	4,467	9,991
2006 Age 18-20	414	2,513	5,653
2006 Age 21-24	436	2,127	4,611
2006 Age 25-29	690	3,289	6,907
2006 Age 30-34	680	3,995	8,354
2006 Age 35-39	764	4,955	10,804
2006 Age 40-44	995	6,242	13,770
2006 Age 45-49	1,022	6,465	14,309
2006 Age 50-54	1,028	5,887	12,514
2006 Age 55-59	1,008	4,978	10,096
2006 Age 60-64	727	3,392	6,357
2006 Age 65-69	551	2,219	3,728
2006 Age 70-74	571	2,348	3,529
2006 Age 75-79	752	3,032	4,037
2006 Age 80-84	699	2,763	3,448
2006 Age 85+	676	2,428	2,868
2006 White Population	11,034	60,109	117,272
2006 Black Population	322	1,673	3,519
2006 Asian/Hawaiian/Pacific Islander	1,681	9,505	21,678
2006 American Indian/Alaska Native	44	234	552
2006 Other Population (Incl 2+ Races)	910	4,530	11,174
2006 Hispanic Population	1,233	6,430	16,268
2006 Non-Hispanic Population	12,757	69,623	137,928
2000 Non-Hispanic White	10,269	52,175	100,377
2000 Non-Hispanic Black	257	1,311	2,889
2000 Non-Hispanic Amer Indian/Alaska Native	n/a	139	287
2000 Non-Hispanic Asian	1,339	7,715	18,132
2000 Non-Hispanic Hawaiian/Pacific Islander	30	154	328
2000 Non-Hispanic Some Other Race	41	158	262
2000 Non-Hispanic Two or More Races	423	2,032	4,411

Demographics Continued

Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	6,289	28,325	52,314
2000 Occupied Housing Units	6,047	27,256	50,852
2000 Owner Occupied Housing Units	3,753	18,954	36,506
2000 Renter Occupied Housing Units	2,294	8,301	14,346
2000 Vacant Housing Units	242	1,070	1,463
% 2000 Occupied Housing Units	96.15%	96.23%	97.21%
% 2000 Owner Occupied Housing Units	59.68%	66.92%	69.78%
% 2000 Renter Occupied Housing Units	36.48%	29.31%	27.42%
% 2000 Vacant Housing Units	3.85%	3.78%	2.80%
Income	1-mi.	3-mi.	5-mi.
2006 Median Household Income	\$61,383	\$76,219	\$78,889
2006 Per Capita Income	\$40,601	\$42,490	\$39,294
2006 Average Household Income	\$85,088	\$102,023	\$102,374
2006 Household Income \$500,000+	8	72	130
2006 Household Income \$200,000+	279	2,093	3,676
% 2006 Household Income < \$10,000	2.58%	2.34%	2.07%
% 2006 Household Income \$10,000-\$14,999	3.64%	2.52%	2.49%
% 2006 Household Income \$15,000-\$19,999	6.52%	3.40%	2.70%
% 2006 Household Income \$20,000-\$24,999	6.11%	4.85%	3.70%
% 2006 Household Income \$25,000-\$29,999	4.16%	3.14%	3.08%
% 2006 Household Income \$30,000-\$34,999	4.22%	3.15%	3.08%
% 2006 Household Income \$35,000-\$39,999	3.46%	3.17%	3.04%
% 2006 Household Income \$40,000-\$44,999	6.05%	3.61%	3.66%
% 2006 Household Income \$45,000-\$49,999	4.40%	3.67%	3.51%
% 2006 Household Income \$50,000-\$59,999	7.63%	7.08%	6.80%
% 2006 Household Income \$60,000-\$74,999	13.23%	12.14%	12.75%
% 2006 Household Income \$75,000-\$99,999	14.52%	18.85%	20.00%
% 2006 Household Income \$100,000-\$124,999	8.55%	11.48%	12.30%
% 2006 Household Income \$125,000-\$149,999	6.46%	8.32%	8.87%
% 2006 Household Income \$150,000-\$199,999	4.30%	5.66%	5.73%
% 2006 Household Income \$200,000-\$249,999	1.17%	1.76%	1.75%
% 2006 Household Income \$250,000-\$499,999	2.88%	4.62%	4.25%
% 2006 Household Income \$500,000+	0.12%	0.23%	0.22%
% 2006 Household Income \$200,000+	4.18%	6.61%	6.21%