

Telegraph Plaza

NEC of Telegraph Canyon Rd. & Nacion

27,878 S.F. (+/-) Ground Lease or Build-to-Suit Opportunity



Highlights

- ❖ Adjacent to exceptionally performing 7-11
- ❖ Excellent Visibility and Access on Signalized Intersection
- ❖ Densely Populated Trade Area
- ❖ Gateway to Otay Ranch, Sunbow, and Eastlake

Average Weekday Traffic Counts

146,400 ADT on I-805

59,000 ADT Telegraph Canyon Road & L St.

72,000 ADT Telegraph Canyon & Interstate 805

(Sandag, 2006)

**Adjacent Parcel
Proposed Remodel
(2Q, 2009)**



BOARDWALK
DEVELOPMENT, INC.

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

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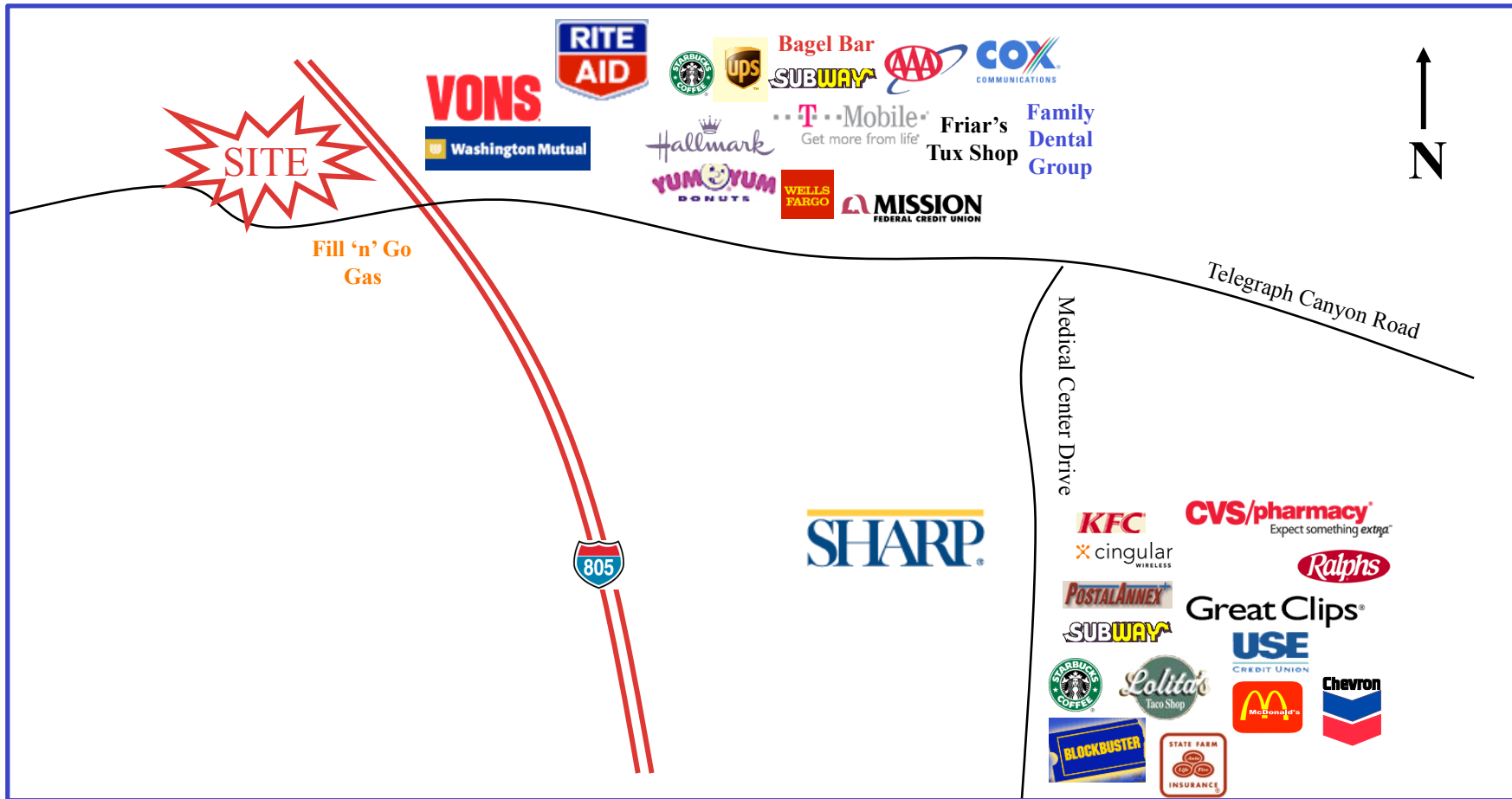


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Trade Area Map



Selected Demographics

	1-mi.	3-mi.	5-mi.
2008 Median Household Income	\$63,027	\$53,306	\$52,934
2008 Per Capita Income	\$26,469	\$25,918	\$22,865
2008 Average Household Income	\$80,589	\$75,248	\$70,837
2008 Male Population	9,974	81,579	201,736
2008 Female Population	10,462	87,083	206,848
% 2008 Male Population	48.81%	48.37%	49.37%
% 2008 Female Population	51.19%	51.63%	50.63%
2008 Total Adult Population	15,275	124,692	296,734
2008 Total Daytime Population	15,962	146,895	360,684
2008 Total Daytime Work Population	5,519	58,655	131,916
2008 Median Age Total Population	38	35	34
2008 Median Age Adult Population	46	43	43
% 2008 White Population	60.14%	53.48%	45.54%
% 2008 Black Population	3.01%	4.41%	5.76%
% 2008 Asian/Hawaiian/Pacific Islander	12.64%	13.21%	19.37%
% 2008 American Indian/Alaska Native	0.35%	0.56%	0.49%
% 2008 Other Population (Incl 2+ Races)	23.85%	28.33%	28.84%
% 2008 Hispanic Population	47.79%	53.78%	52.97%
% 2008 Non-Hispanic Population	52.21%	46.22%	47.03%
2000 Total Housing Units	6,426	51,059	113,308
2000 Occupied Housing Units	6,282	49,763	110,233
2000 Owner Occupied Housing Units	4,860	28,554	61,645
2000 Renter Occupied Housing Units	1,422	21,209	48,588
2000 Vacant Housing Units	144	1,296	3,075