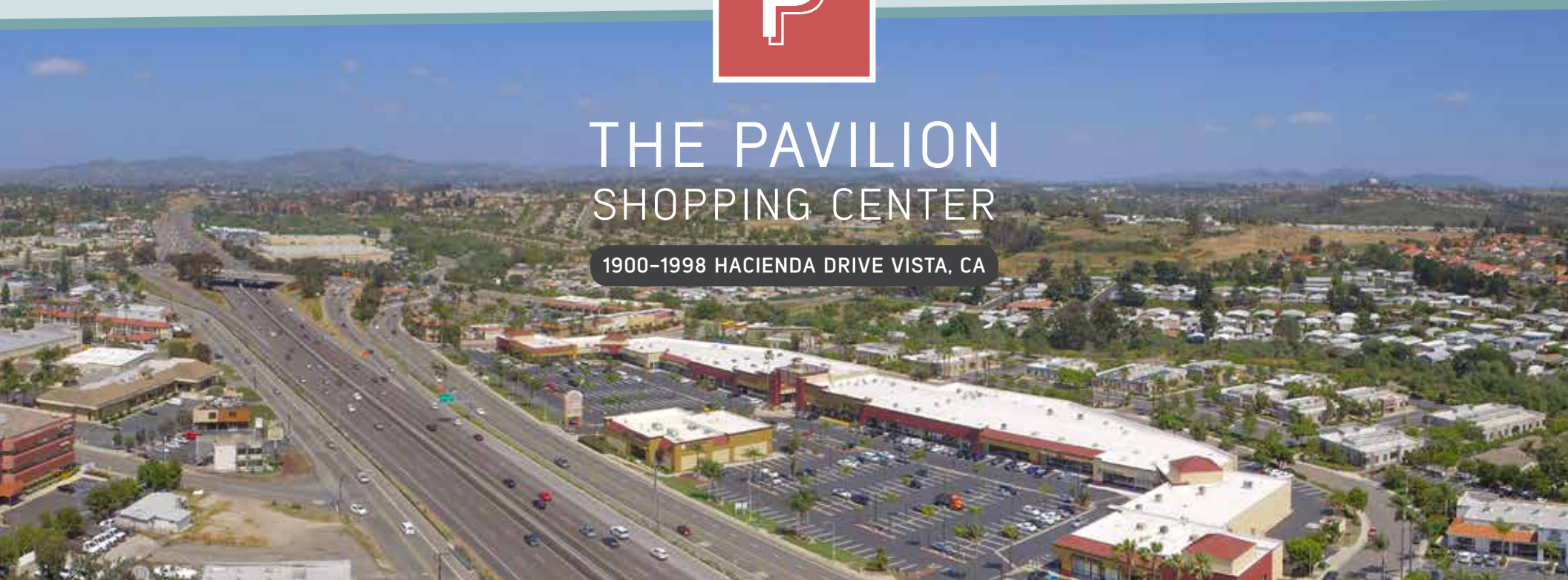




THE PAVILION SHOPPING CENTER

1900-1998 HACIENDA DRIVE VISTA, CA



RENOVATIONS NOW COMPLETE!





Excellent Visibility

From Highway 78
with ± 154,100 ADT



Strong Traffic Generated

by Tri-City Medical
Center, Costco, Home
Depot, Walmart &
Albertsons



THE PAVILION SHOPPING CENTER

1900-1998 HACIENDA DRIVE VISTA, CA



1918
2,433 SF

California
Dreams



NOW OPEN



Oriental Natural
Therapy

1974
2,981 SF

DAVID'S BRIDAL



1902
1,504 SF



.3 MILES



.21 MILES



.5 MILES



.5 MILES



.55 MILES



.75 MILES



.75 MILES

Walmart

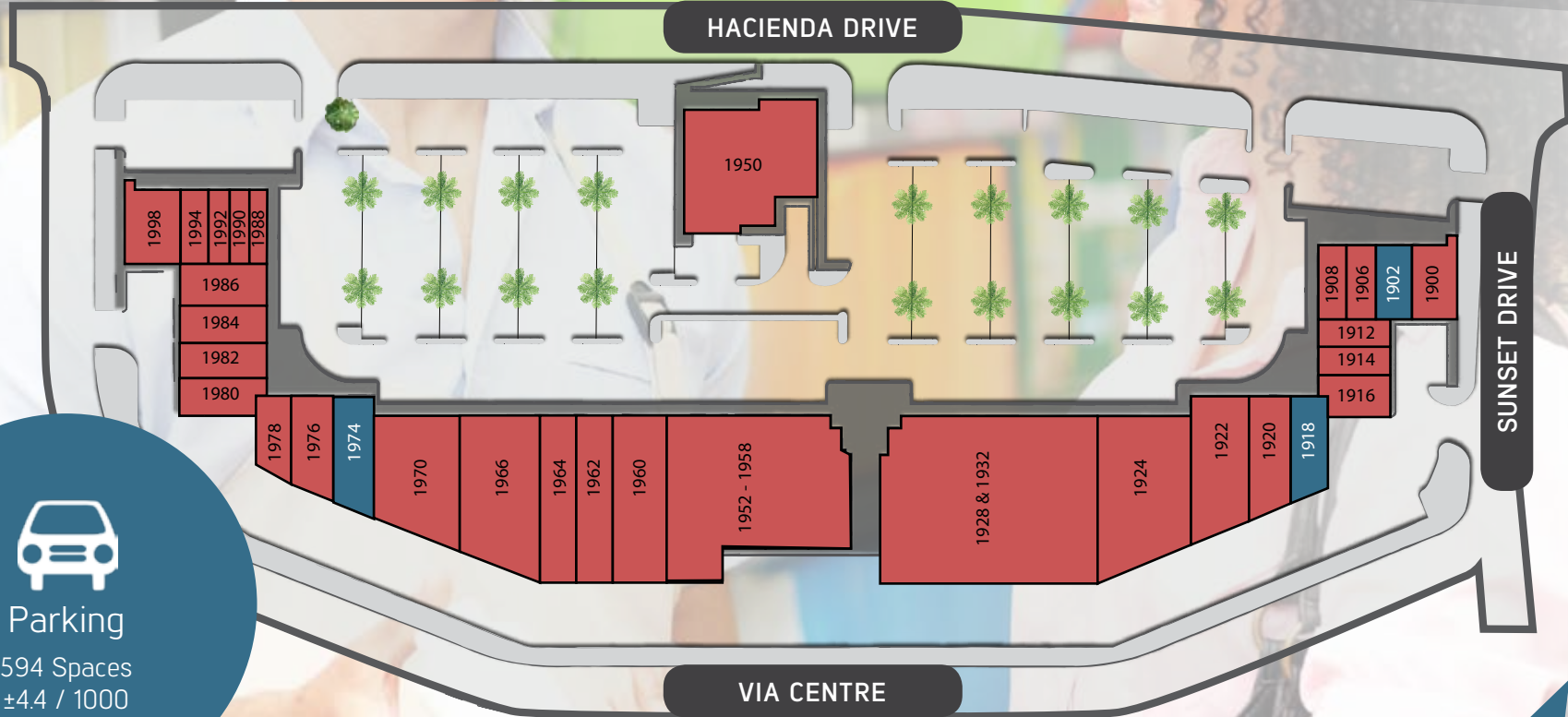
.75 MILES


SITE MAP



THE PAVILION SHOPPING CENTER

±154,725 cars per day




Parking
 594 Spaces
 ±4.4 / 1000

- | | | | |
|---------------------------------------|--|---|---------------------------------|
| 1900 - Jiu-Jitsu | 1918 - *Potentially Available Crossfit ±2,433 SF | 1960 - Chinese Buffet | 1980 - David's Bridal |
| 1902 - *Chiropractic Office ±1,504 SF | 1920 - CosmoProf | 1962 & 1964 - Luv 2 Play | 1988 - Hillcrest Pharmacy |
| 1906 - Subway | 1922 - Physical Therapy | 1966 - Hardcore Fitness | 1992 - Modern Hair Nail and Spa |
| 1908 - JI Phone Repair | 1924 - Available California Dreams | 1970 - Dunn Edwards Paint | 1994 - Sun on the Run |
| 1912 - Self Made Barber | 1928 & 1932 - Altitude Trampoline Park | 1974 - *Available Bridal Showcase ±2,981 SF | 1996 - SP Optical |
| 1914 - Copy Max | 1950 - The Indian Store | 1976 - Oriental Natural Therapy | |
| 1916 - Frontline | 1952 - North Park Produce | 1978 - Friar Tux Shop | |

* Do Not Disturb Tenant



THE PAVILION SHOPPING CENTER

1900-1998 HACIENDA DRIVE VISTA, CA



DEMOGRAPHICS 1900-1998 HACIENDA DRIVE



THE PAVILION SHOPPING CENTER



PLACE OF WORK	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Total Businesses	870	5,012	14,967
Daytime Employment (Total Employees)	9,763	42,084	149,090



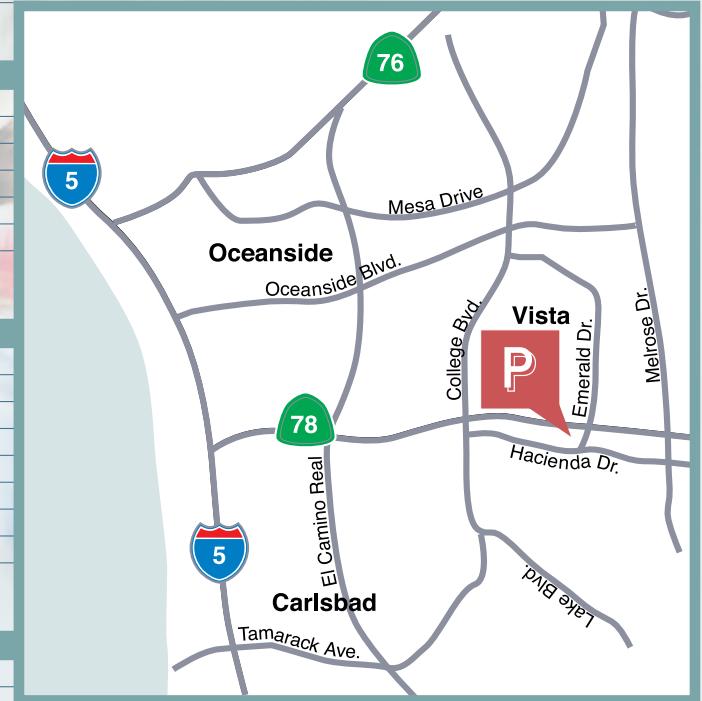
POPULATION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2015 Population	20,981	128,138	312,138
2020 Population	21,976	134,307	327,673
2010 Population	20,086	122,355	297,343
2000 Population	19,656	114,295	276,759
Percent Pop Change: 2010 to 2015	4.5%	4.7%	5.0%
Percent Pop Change: 2015 to 2020	4.7%	4.8%	5.0%



HOUSEHOLD INCOME	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2015 Households	6,843	44,801	108,351
2000 Average Household Income	\$50,383	\$63,078	\$61,734
2015 Average Household Income	\$60,137	\$73,334	\$73,709
2020 Average Household Income	\$59,859	\$74,638	\$75,215
2000 Median Household Income	\$41,749	\$50,633	\$47,823
2015 Median Household Income	\$46,200	\$56,369	\$56,572
2020 Median Household Income	\$46,010	\$57,034	\$57,466
2015 Per Capita Income	\$19,614	\$25,640	\$25,586



RACE AND ETHNICITY	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2015 Population	20,981	128,138	312,138
White	12,539 59.8%	87,576 68.3%	208,176 66.7%
African American	661 3.2%	4,099 3.2%	10,649 3.4%
Asian	1,012 4.8%	7,630 6.0%	18,692 6.0%
Native Hawaiian/Pacific Islander	249 1.2%	1,000 0.8%	2,611 0.8%
American Indian/Alaska Native	174 0.8%	1,174 0.9%	2,858 0.9%
Some Other Race	5,113 24.4%	19,409 15.1%	51,089 16.4%
2 or More Races	1,234 5.9%	7,251 5.7%	18,063 5.8%
2015 Hispanic Population	10,445 49.8%	48,284 37.7%	119,011 38.1%
Not Hispanic/Latino, White	8,039 38.3%	63,036 49.2%	151,249 48.5%



TRAFFIC COUNTS	CURRENT
2015 Emerald Dr.	29,182 ADT
Highway 78 and Emerald Dr.	154,725 ADT
Hacienda Dr.	14,801 ADT

(Source: CalTrans)

Full Demographic Report available upon request



THE PAVILION SHOPPING CENTER

1900-1998 HACIENDA DRIVE VISTA, CA

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