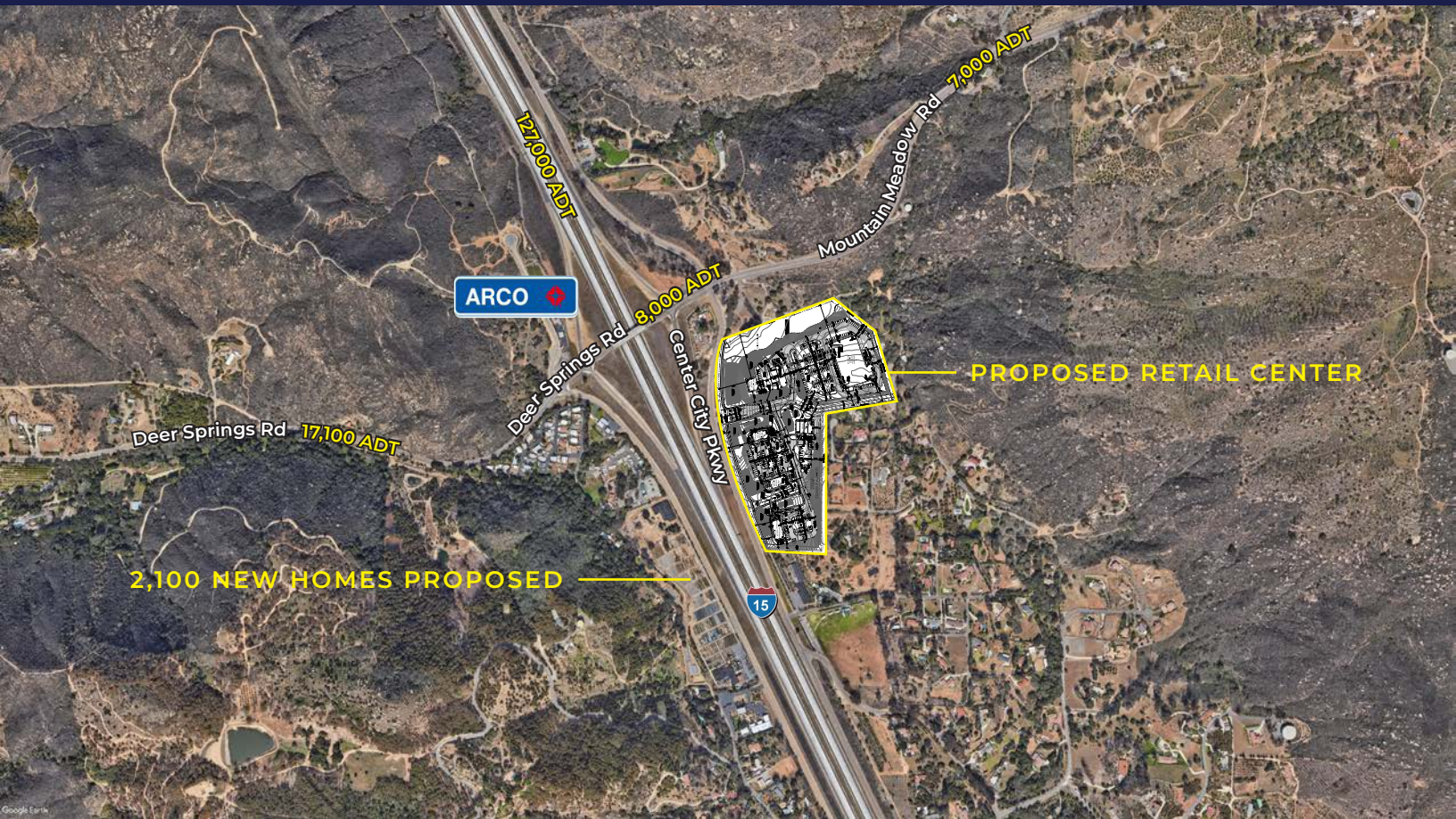


NEW PROPOSED SHOPPING CENTER

Pad Opportunities - Available for Lease

PROTEA GARDEN | SEC DEER SPRINGS RD & I-15 | ESCONDIDO, CA



FEATURES

- Anchor opportunity (±32,800 SF) available for Ground Lease or Build-to-Suit
- Pad opportunities available ranging from 1.3 acres to 1.8 acres of Land
- Great visibility on I-15 freeway with over 127,000 cars per day traveling to and from Riverside County
- Located within close proximity to the proposed Newland Sierra Residential Development which will add approximately 2,100 new homes
- Located in the main thoroughfare to both Riverside County and San Diego County
- Just a short drive to Temecula Valley Wine Country and Pechanga Casino
- Ability to service Northern San Marcos, I-15 corridor, 76 & 78 Fwys

RI RETAIL INSITE

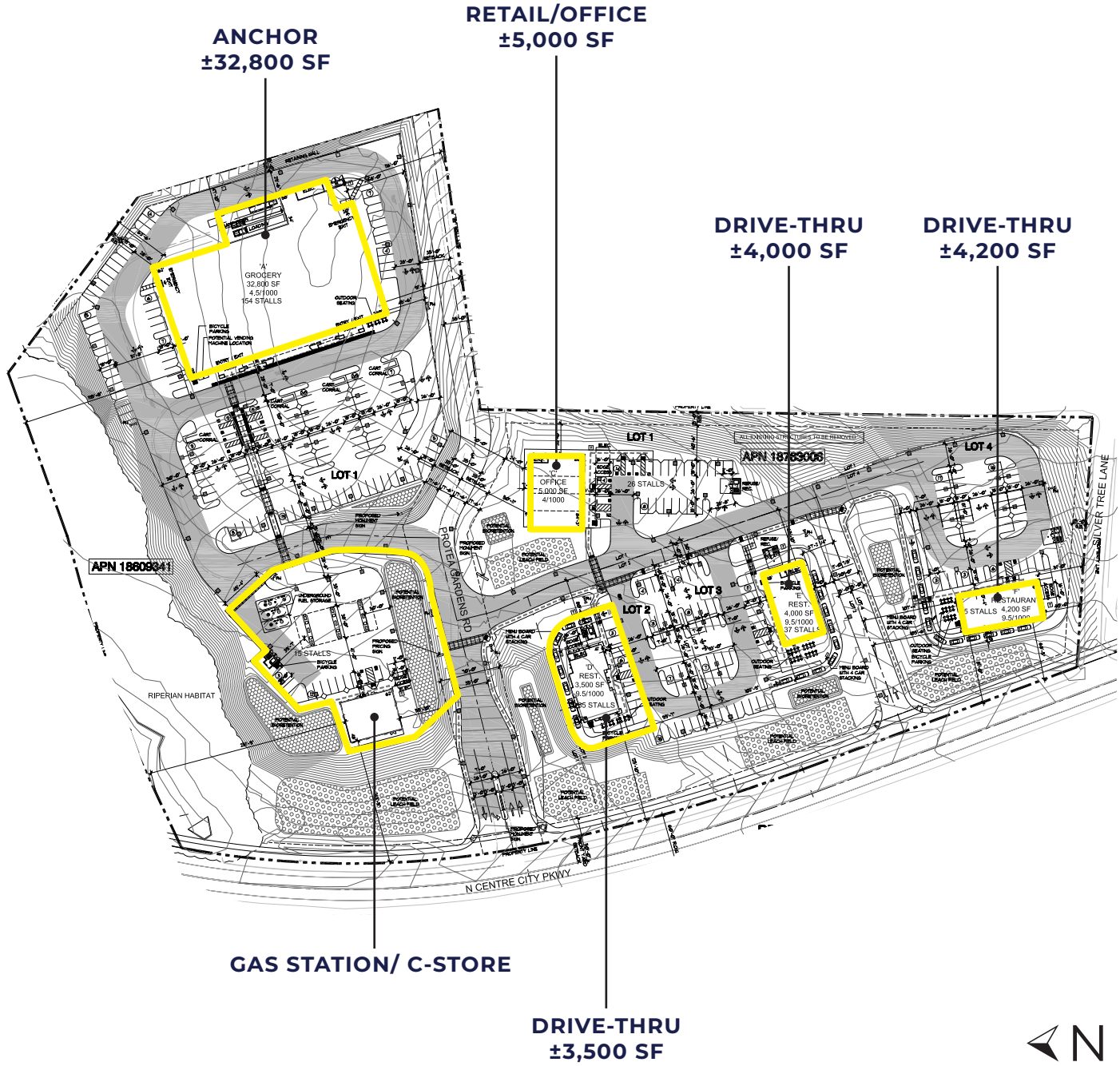
A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

BRIAN PYKE • 858.324.6103 • bpyke@retailinsite.net

Pad Opportunities - Available for Lease

PROTEA GARDEN | SEC DEER SPRINGS RD & I-15 | ESCONDIDO, CA

SITE PLAN

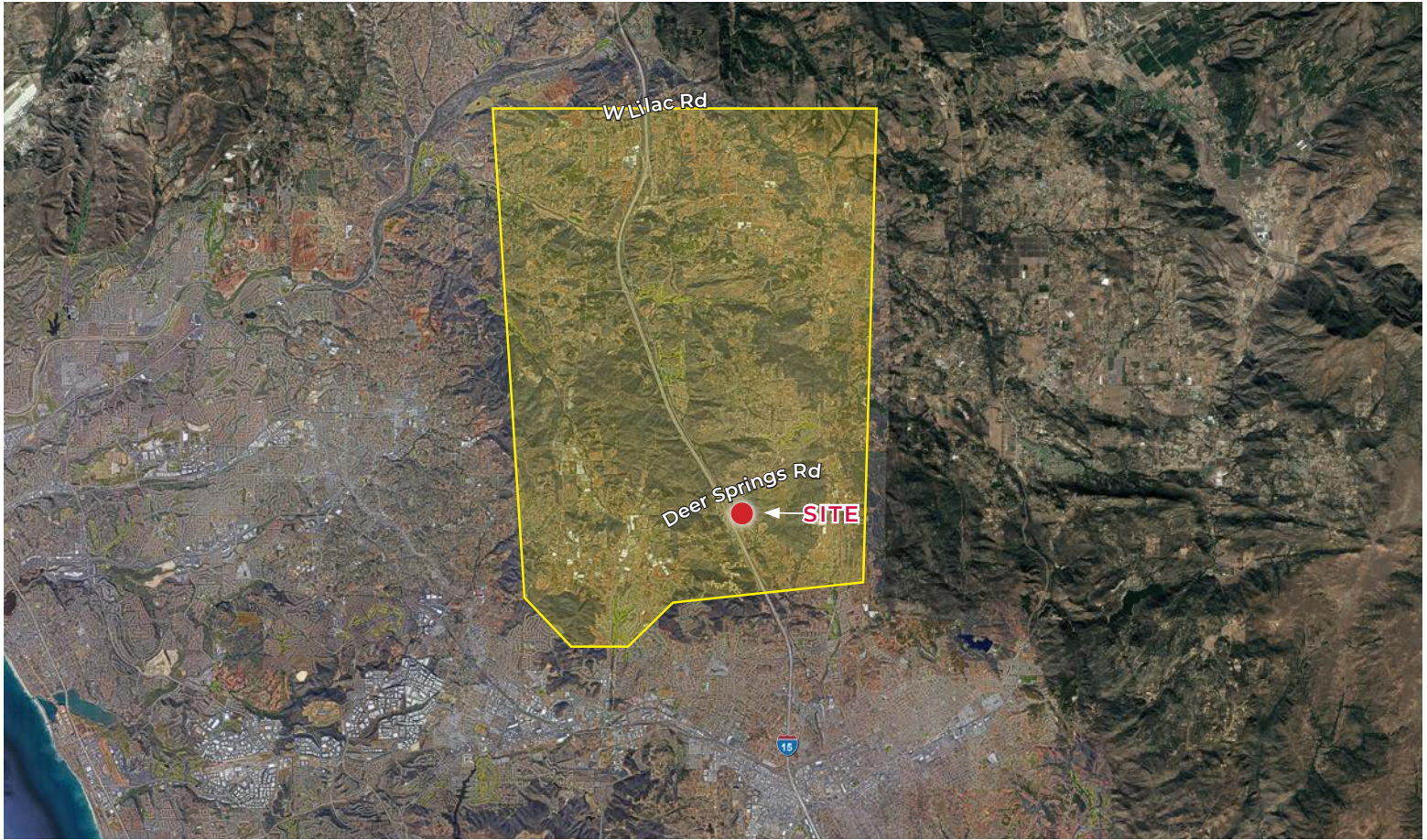


The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Polygon Demographic Profile

ESTIMATED 2017 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

DEER SPRINGS RD + I-15 | SAN DIEGO, CA



POPULATION

	OBJECT 1
Estimated Population	29,940
Forecasted Population (2021)	34,276



HOUSEHOLDS

Households	10,075
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AVG HHD INCOME

Estimated Avg Household Income	\$136,170
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MEDIAN HH INCOME

Estimated Median Household Income	\$99,286
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PER CAPITA INCOME

Est. Proj. Per Capita Income	\$46,144
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OTHER INCOME

Est. Proj. Median Disposable Income	\$77,136
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RACE & ETHNICITY

White	21,524	73.8%
Black or African American	467	1.6%
American Indian & Alaskan Native	283	1.0%
Asian	2,501	8.6%
Hawaiian & Pacific Islander	85	0.3%
Other Race	2,896	9.9%
Two or More Races	1,401	4.8%



HOUSING

Total Housing Units	9,913
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FALLBROOK

W Lilac Rd

TARGET
ROSS
 DRESS FOR LESS
SPROUTS
 FARMERS MARKET

VISTA

Walmart
 Save money. Live better.
VONS

LAWRENCE WELK RESORT

HIDDEN MEADOWS COMMUNITY



OCEANSIDE

VILLA SERNA
148 UNITS
RESIDENTIAL
APPROVED

SAN MARCOS
HIGHLANDS
189 UNITS
RESIDENTIAL
APPROVED

NEWLAND SIERRA
RESIDENTIAL
DEVELOPMENT
2,100 UNITS
PROPOSED

Deer Springs Rd

SITE

CAPRICE + SETINA
126 MULTI FAMILY
UNITS APPROVED

VONS

MISSION VILLAS
92 UNITS
APPROVED

SAN MARCOS

BEST BUY
STAPLES
WinCo
 FOODS

CARLSBAD

SPROUTS
 FARMERS MARKET
ROSS
 DRESS FOR LESS
Party City
BED BATH & BEYOND
Marshalls
petco
ULTA



Ralphs
CVS/pharmacy

Smart & Final
 extra!
Fry's

Albertsons
CVS/pharmacy



Walmart
 Save money. Live better.
COSTCO
 WHOLESALE


VONS
CVS/pharmacy
LA FITNESS


ESCONDIDO


3-Miles/5-Miles Demographic Profile


ESTIMATED 2017 · CALCULATED USING PROPORTIONAL BLOCK GROUPS


DEER SPRINGS RD + I-15 | SAN DIEGO, CA


 POPULATION	3 MILES	5 MILES
Estimated Population	20,070	114,451
Forecasted Population (2021)	22,294	126,433


 HOUSEHOLDS	3 MILES	5 MILES
Households	7,064	37,053


 AVG HHD INCOME	3 MILES	5 MILES
Estimated Avg Household Income	\$127,064	\$97,987
Avg Family Income	\$118,723	\$93,353


 MEDIAN HH INCOME	3 MILES	5 MILES
Estimated Median Household Income	\$95,122	\$77,893
Median Family Income	\$96,784	\$80,276


 PER CAPITA INCOME	3 MILES	5 MILES
Est. Proj. Per Capita Income	\$45,113	\$32,141

 OTHER INCOME	3 MILES	5 MILES
Est. Proj. Median Disposable Income	\$74,387	\$62,152

 DAYTIME DEMOS	3 MILES	5 MILES
Total Number of Businesses	352	2,376
Total Number of Employees	3,803	26,994

 RACE & ETHNICITY	3 MILES	5 MILES
White	15,267 78.5%	71,408 65.4%
Black or African American	290 1.5%	2,566 2.3%
American Indian & Alaskan Native	114 0.6%	918 0.8%
Asian	1,523 7.8%	8,643 7.9%
Hawaiian & Pacific Islander	45 0.2%	378 0.3%
Other Race	1,277 6.6%	18,653 17.1%
Two or More Races	933 4.8%	6,633 6.1%

 AGE DISTRIBUTION	3 MILES	5 MILES
Median Age	33.1 yrs	33.4 yrs

 HOUSING	3 MILES	5 MILES
Total Housing Units	7,353	37,856