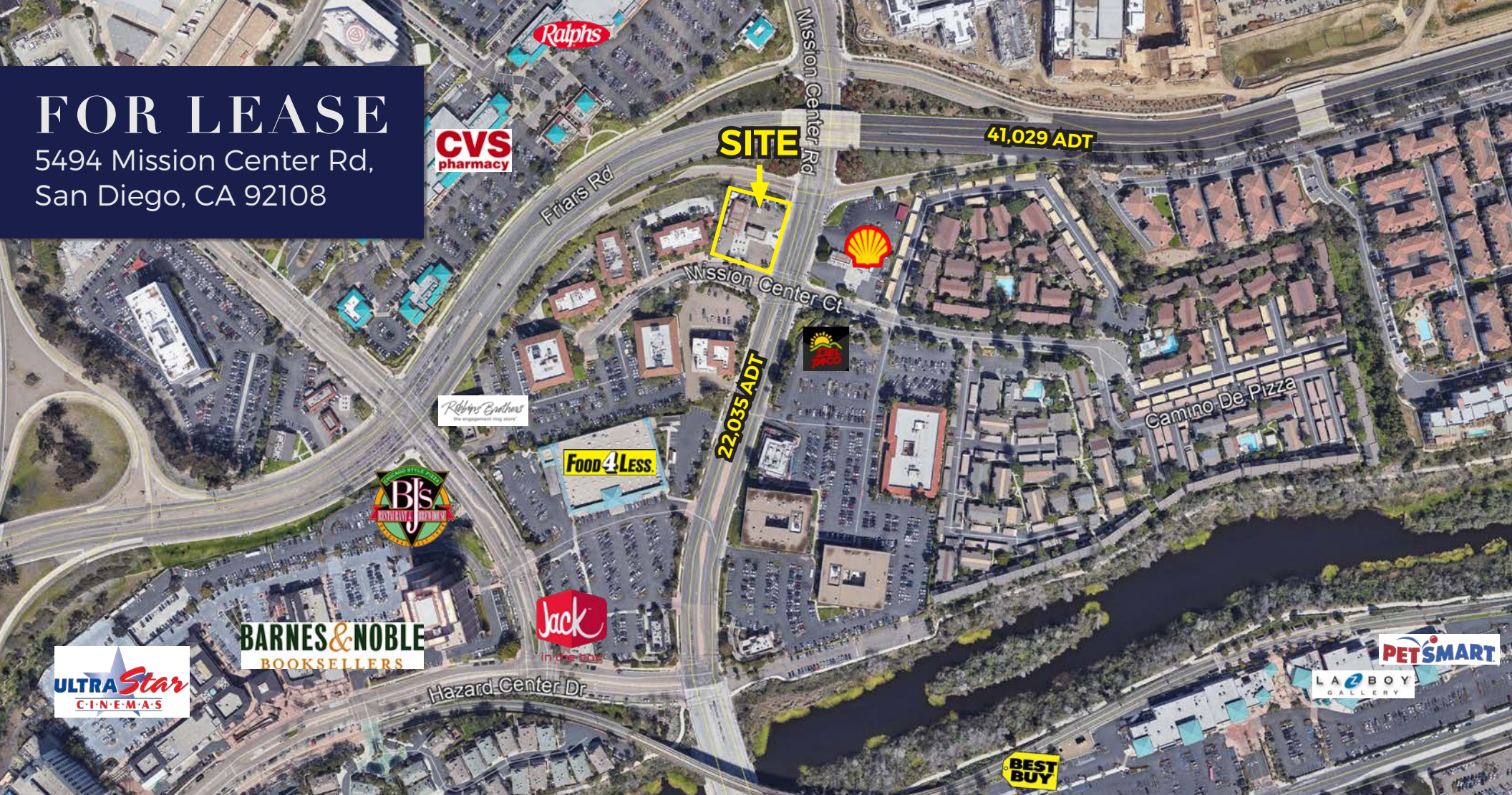
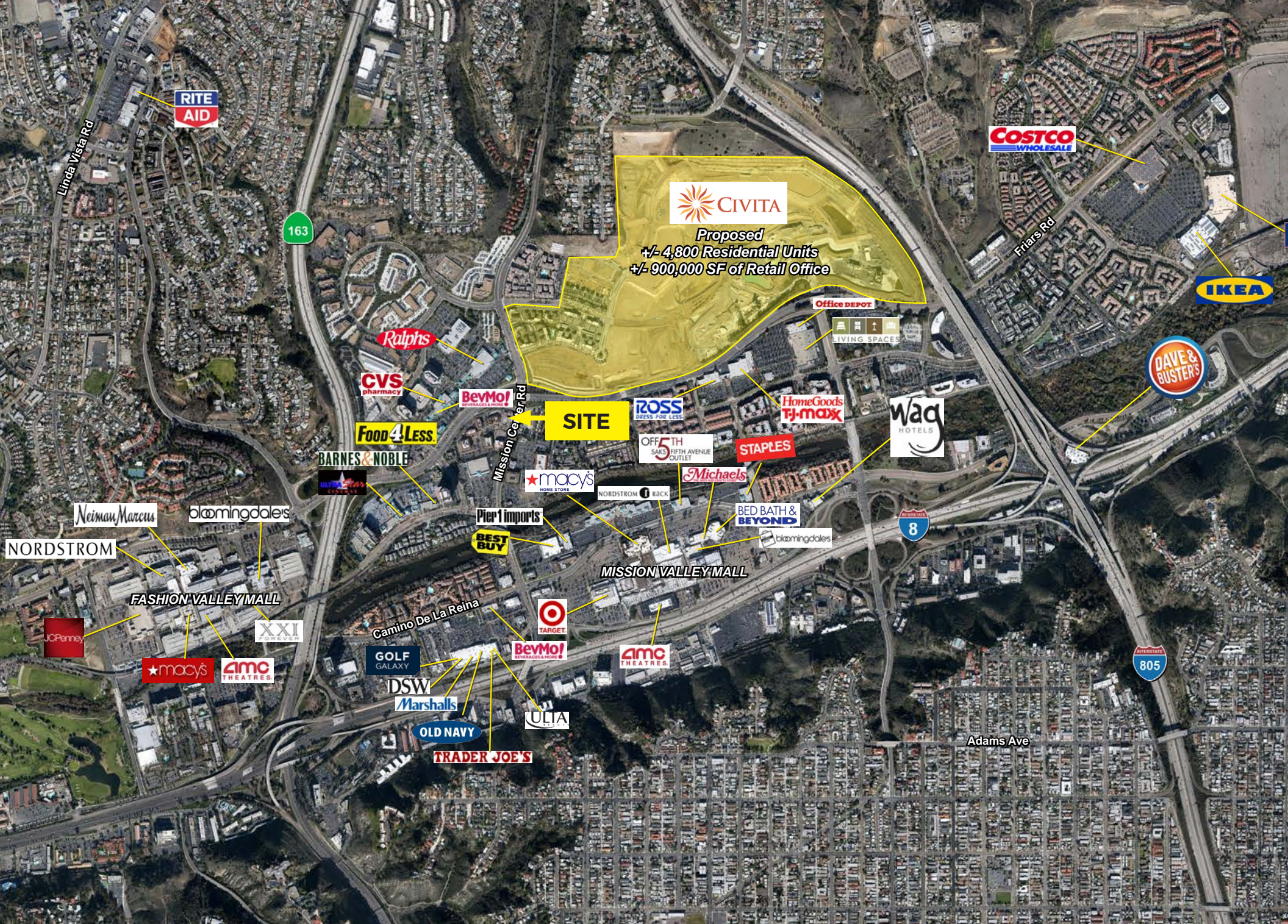


FOR LEASE

5494 Mission Center Rd,
San Diego, CA 92108



- Rare End Cap with Drive-thru available at high volume Mobil gas station
- Located in San Diego's most desired retail destination with Westfield Mission Valley Mall and Simon Fashion Valley Mall located nearby
- Located within close proximity both I-163 and I-8
- Close proximity to Qualcomm Stadium, hospitals, colleges, schools, business parks and dense housing
- Mission Valley is known as one of the strongest trade areas and acts as a retail destination for the entire county of San Diego
- In addition to the prominent retail, Mission Valley also offers $\pm 5,600$ hotel rooms and approximately 7.5M SF of office space.
- Existing Office market in Mission Valley offers high daytime traffic of over $\pm 140,000$ within 3 miles



RITE AID

COSTCO WHOLESALE

CIVITA

Proposed
+/- 4,800 Residential Units
+/- 900,000 SF of Retail Office

IKEA

DAVE & BUSTER'S

Wag HOTELS

Office DEPOT

LIVING SPACES

Ralphs

CVS pharmacy

BevyMo!

SITE

ROSS DRESS FOR LESS

HomeGoods TJ-MAXX

FOOD 4 LESS

BARNES & NOBLE

macy's HOME STORE

NORDSTROM RACK

STAPLES

Michaels

BED BATH & BEYOND

bloomingdale's

Neiman Marcus

bloomingdale's

NORDSTROM

Pier 1 imports

BEST BUY

MISSION VALLEY MALL

FASHION VALLEY MALL

JCPenney

XXI

Camino De La Reina

Target

BevyMo!

AMC THEATRES

macy's

AMC THEATRES

GOLF GALAXY

DSW

Marshalls

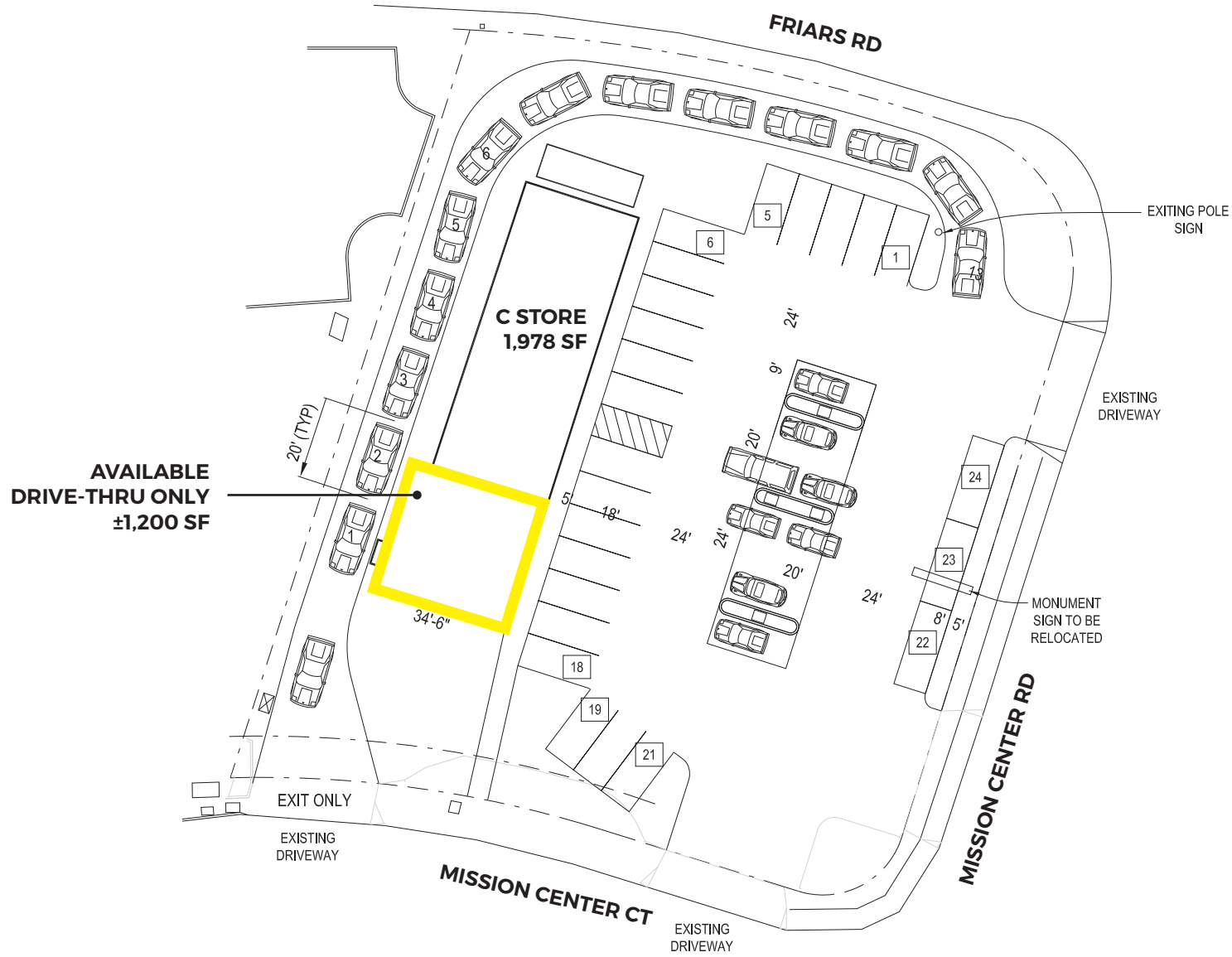
OLD NAVY

ULIA

TRADER JOE'S

Adams Ave

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.

MEMBERS OF
CHAINLINKS
RETAIL ADVISORS

Expanded Demographic Profile

ESTIMATED 2018 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

5494 Mission Center Rd, San Diego, California, 92108



POPULATION

	1 mile	3 miles	5 miles
Total Population	16,932	214,370	532,312
Projected Population (2022)	18,807	224,983	561,239



HOUSING

Total Households	7,856	98,850	221,225
Projected Total Households (2022)	8,738	103,725	234,803



INCOME

Median Household Income	\$82,622	\$62,909	\$58,560
Average Household Income	\$101,050	\$87,344	\$83,773
Per Capita Income	\$47,013	\$41,184	\$36,155
Median Disposable Income	\$65,444	\$52,302	\$49,600
Average Disposable Income	\$76,404	\$66,228	\$63,588



DAYTIME DEMOS

Total Daytime Population	36,152	234,390	688,183
Daytime Population Workers	29,072	143,456	444,420
Daytime Population Residents	7,080	90,934	243,763



RACE & ETHNICITY

White	10,694 63.16%	134,824 62.89%	317,266 59.60%
Black or African American	863 5.10%	15,174 7.08%	40,817 7.67%
American Indian & Alaska Native Population	110 0.65%	1,655 0.77%	4,094 0.77%
Asian Population	2,776 16.39%	23,463 10.95%	57,787 10.86%
Pacific Islander Population	113 0.67%	1,054 0.49%	2,289 0.43%
Other Race Population	1,302 7.69%	24,994 11.66%	78,436 14.73%
Population of Two or More Races	1,074 6.34%	13,207 6.16%	31,622 5.94%
Hispanic Population	3,606 21.30%	59,265 27.65%	171,667 32.25%
Non-Hispanic Population	13,326 78.70%	155,106 72.35%	360,645 67.75%



EDUCATION

Bachelor's Degree	3,990 31.24%	46,813 29.57%	98,296 26.49%
Graduate/Professional Degree	2,891 22.64%	29,334 18.53%	59,770 16.11%



AGE

Median Age	35.2	36.3	34.5
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