



ESCONDIDO PROMENADE

PROPERTY HIGHLIGHTS



- Located on the SEQ of W. Valley Pkwy & Auto Park Way
- Dominant Center in Escondido trade area
- Strong soft-good co-tenancy
- Freeway proximity provides regional draw
- Strong line-up of national retailers
- Strong quick-serve restaurant line-up

2016 ESTIMATED DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	10,562	122,521	223,547
Average Household Income	\$12,548	\$56,868	\$80,258
Daytime Population	7,283	24,167	49,124

TRAFFIC COUNTS (AVERAGE DAILY TRAFFIC)	
W Valley Pkwy.....	±27,800
Auto Park Way.....	±15,300
Interstate 15.....	±278,068



SITE PLAN

Tenants	Unit	SQ. FT.	Tenants	Unit	SQ. FT.
Men's Wearhouse	B001	4,883	General Nutrition Center	K009	1,200
UPS Store	B002	947	Property Management	K008	800
One Main Financial	B003	1,692	Ross	L001	30,412
TJ Maxx	C001	25,267	Dick's Sporting Goods	L002	44,760
Palomar Jewelers	C002	857	Applebees	M000	4,997
T-Mobile	C003	894	Souplantation	O001-2, P005	5,133
Available	D001-A	1,784	Cox Solution Stores	P001 - P002	4,172
Available	D001-B	2,076	Available	P003	1,279
Available	D003	10,570	Supercuts	P004	1,240
ULTA	E002	1,821	AT&T Mobility	R003	2,856
Tilly's	E004	10,747	Sushiya	R004	2,203
Carters	E005	3,560	Sleep Number	S001	3,215
Vans	E006	3,432	Verizon Wireless	S003	2,928
Planet Fitness (Coming Soon)	G001	17,474	Mission Federal Credit U	S005	2,980
GameStop	G002	1,290	Ahipoke Bowl	S007	1,258
The Joint	G003	880	Chipotle Mexican Grill	U001	2,613
Bob's Furniture	H001	45,600	Jamba Juice	U002	2,856
Available	I001, I002	5,866	Starbucks	U003	1,115
European Wax Center	J001	1,393	Yogurtland	V001	1,400
Available	J002	1,000	LensCrafters	V002	4,400
Sally Beauty	J003	1,699	Pick Up Stix	V003	1,979
The Hair Lounge	K001	1,762	Panera Bread	W001	4,098
Massage Envy	K002, K003	4,500	Bright Now Dental	W002	4,208
Jenny Craig	K004	2,070	Carl's Jr	Y000	3,391
Ten Perfect Nails	K005, K006	1,491	Chick-Fil-A	Z000	2,268
Glamour Brows	K007	750			



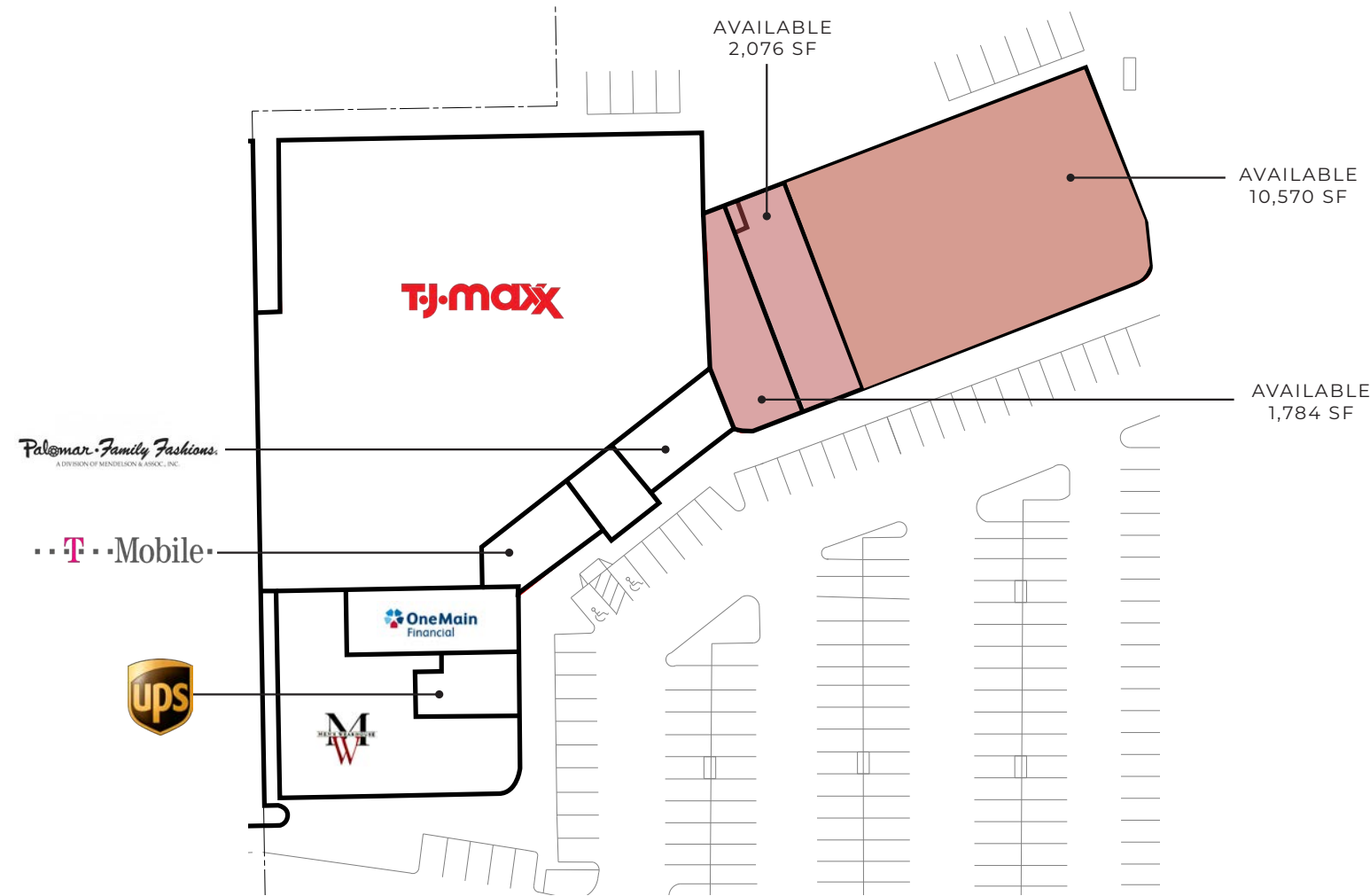
ESCONDIDO PROMENADE

AVAILABILITY

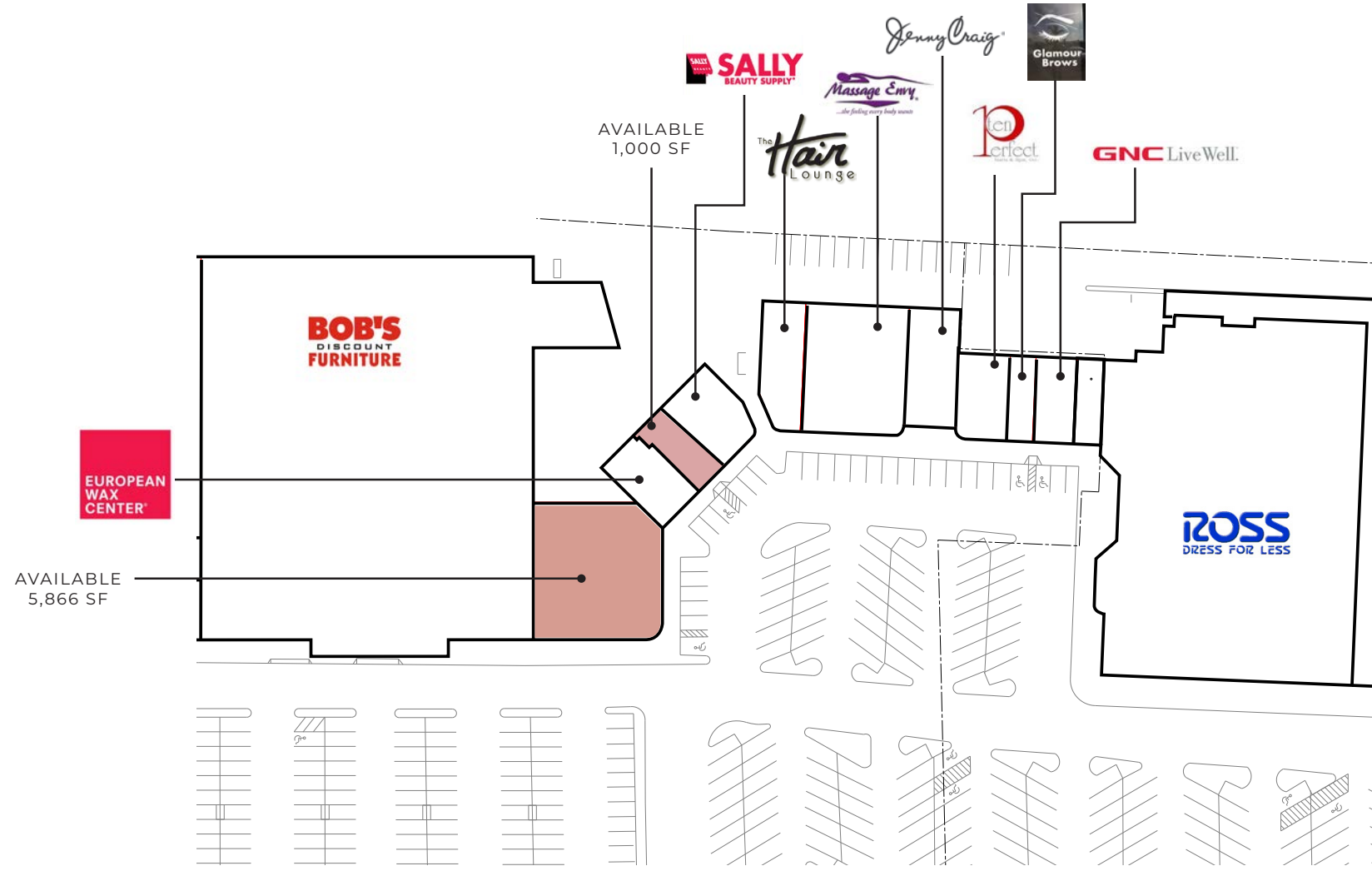




AVAILABILITY

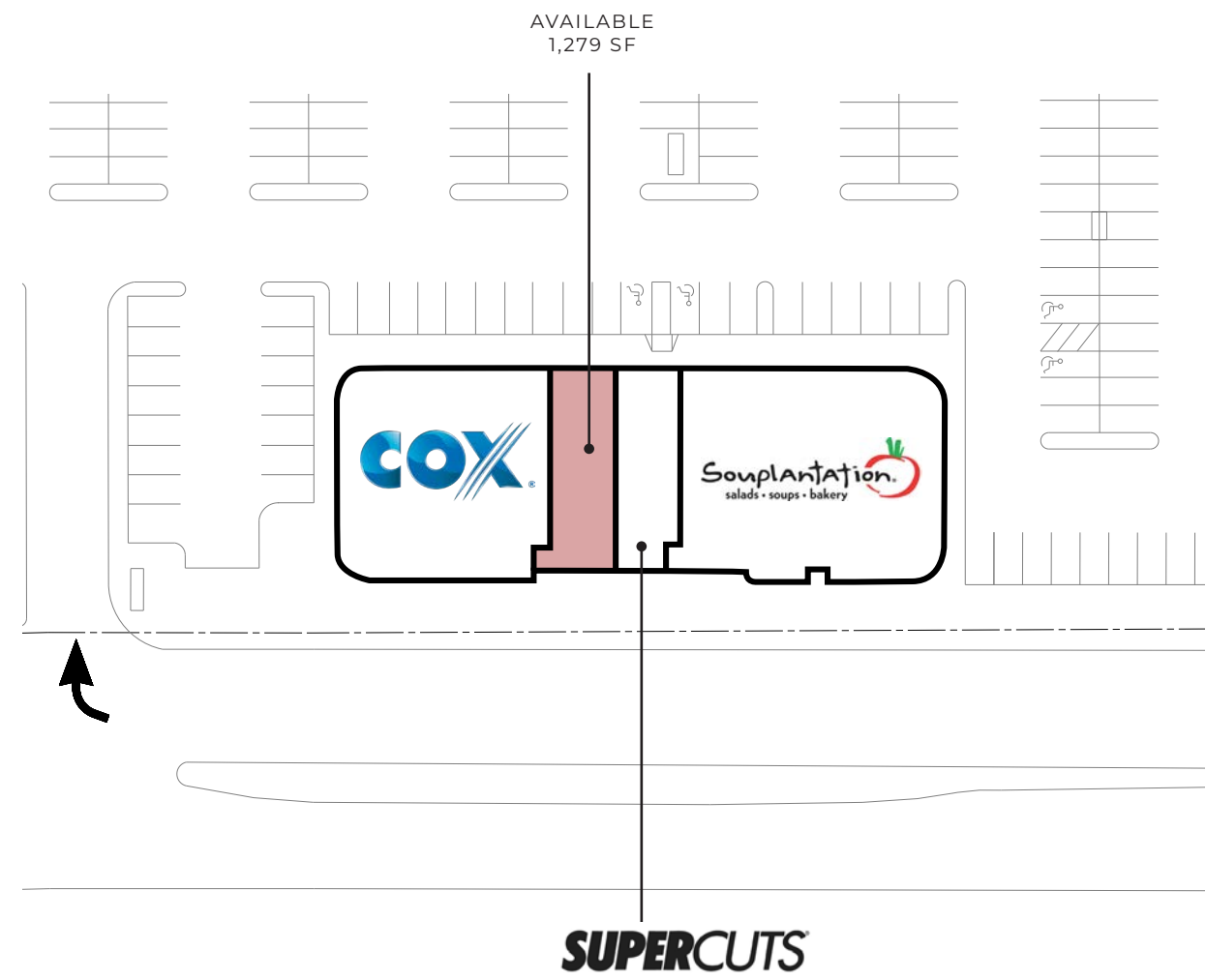


AVAILABILITY





AVAILABILITY





**RETAIL
INSITE**
COMMERCIAL REAL ESTATE

Federal Realty
INVESTMENT TRUST

BOB'S DISCOUNT FURNITURE

MATT MOSER

Lic 01772051
858.523.2096
mmoser@retailinsite.net

JEFF DREW

Lic 00993435
858.523.2091
jdrew@retailinsite.net

DON MOSER

Lic 00821359
858.523.2087
dmoser@retailinsite.net

120 S SIERRA AVENUE SUITE 110, SOLANA BEACH, CA 92075 | LIC # 01206760 | T: 858 523 2090 | RETAILINSITE.NET

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.