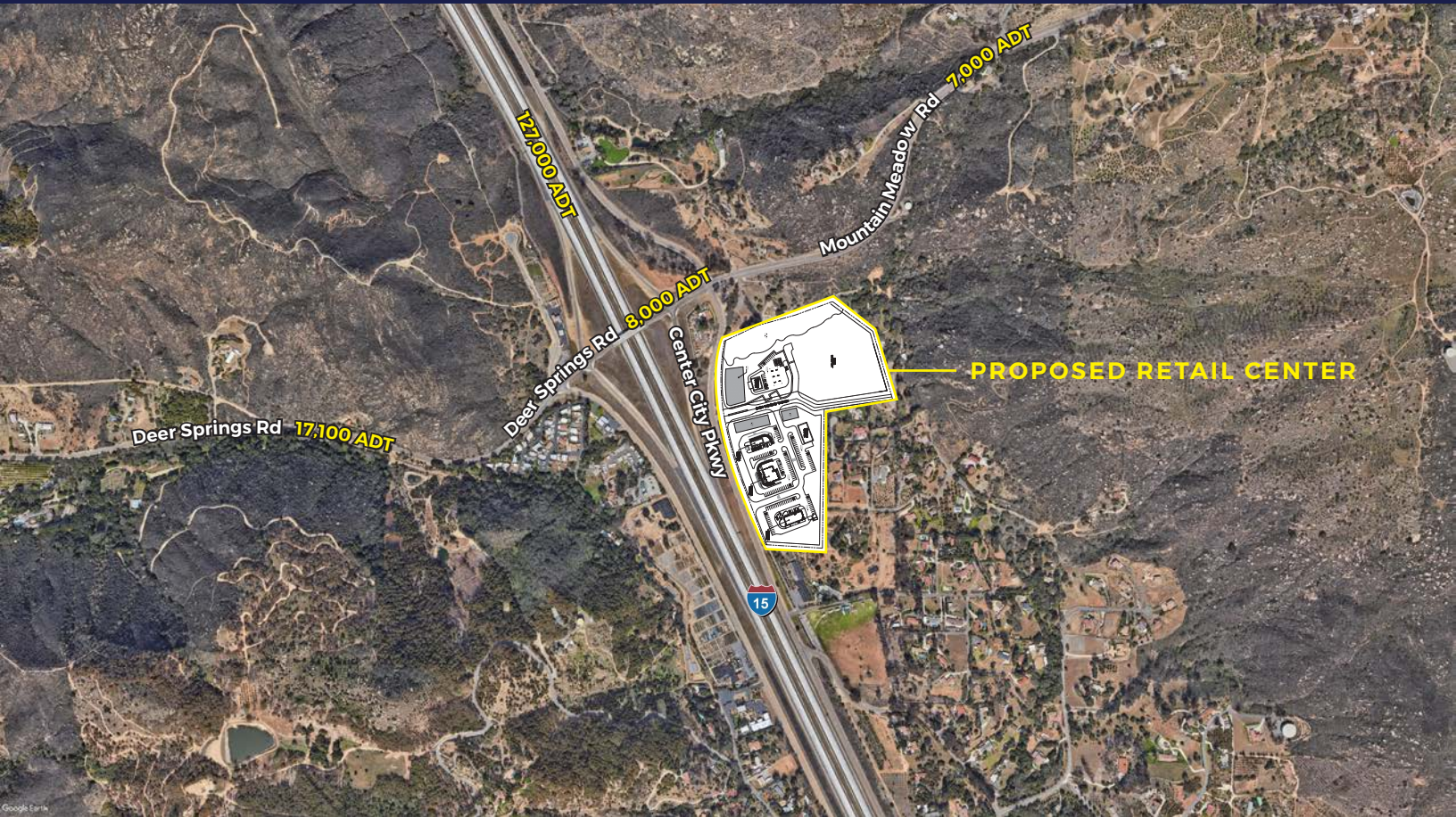


NEW PROPOSED SHOPPING CENTER

# ± 45,000 SF Anchor Available for Lease

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



## FEATURES

- ± 45,000 SF anchor space (flexible) and shop space available
- 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 Pachanga Casino
- Ability to service Northern San Marcos and I-15 corridor

**RI** RETAIL INSITE

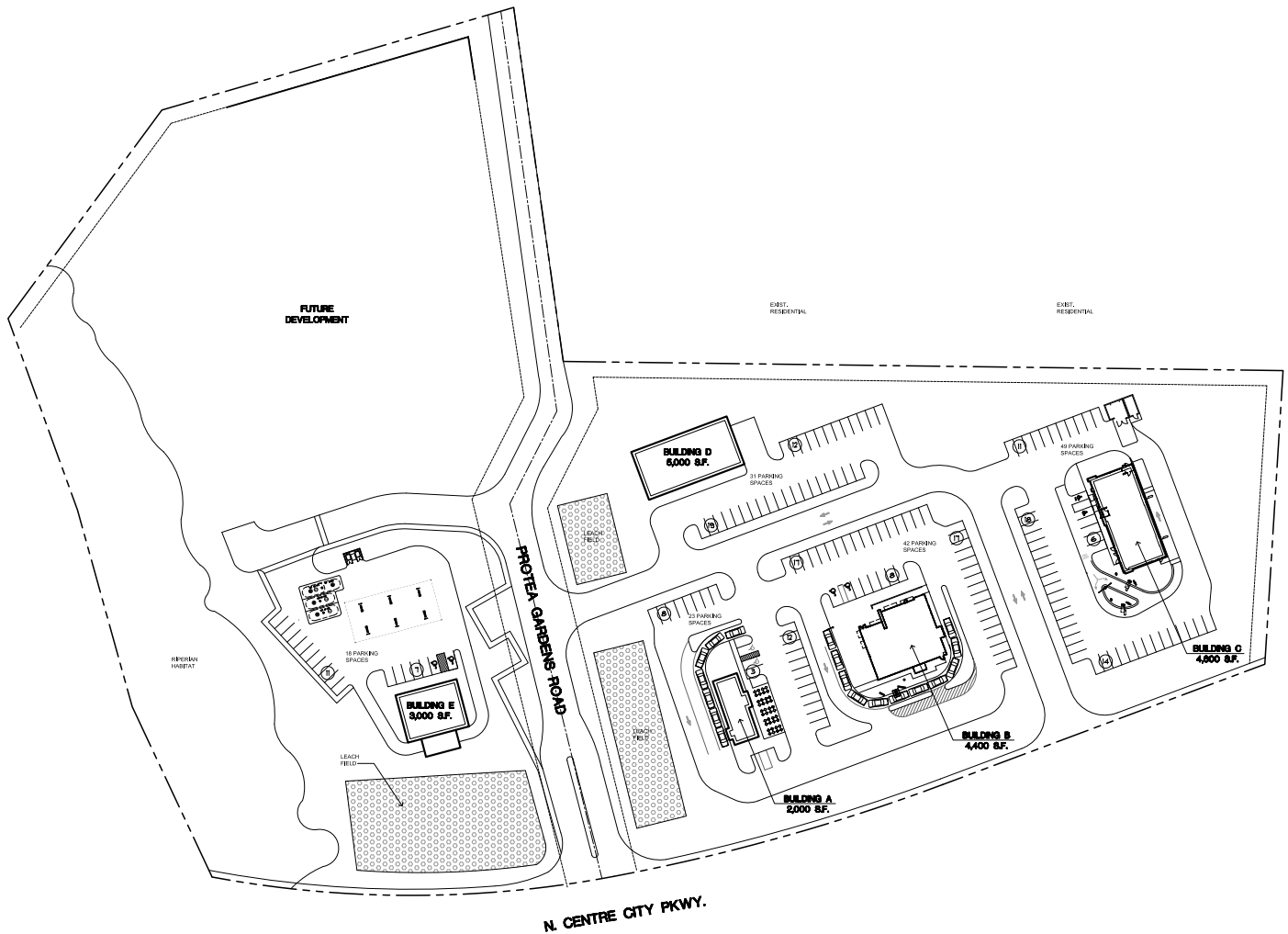
A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

**DON MOSER** • 858.523.2087 • [dmoser@retailinsite.net](mailto:dmoser@retailinsite.net)

# ± 45,000 SF Anchor Available for Lease

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

## SITE PLAN



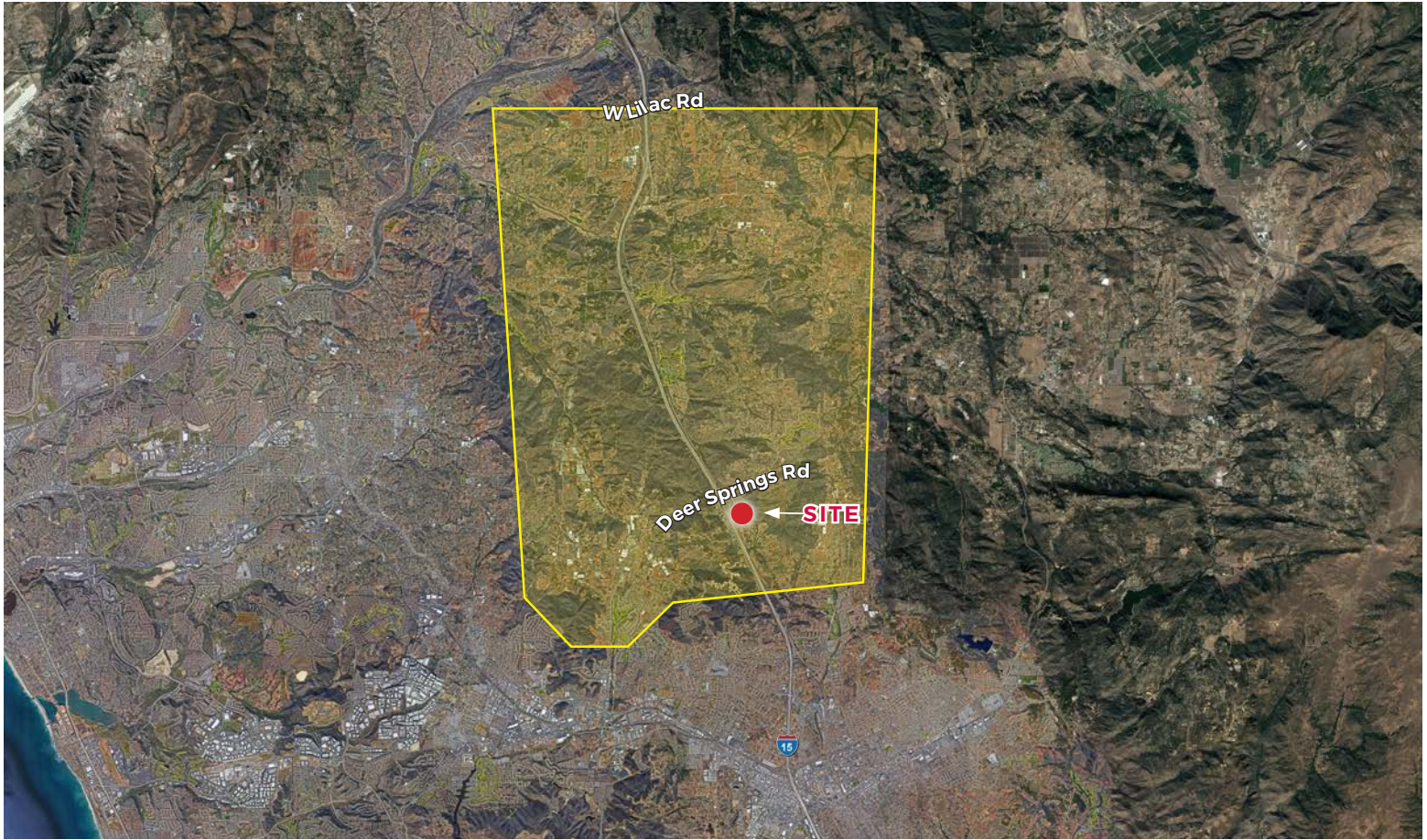
The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, 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
------------	--------

## AVG HHD INCOME

Estimated Avg Household Income	\$136,170
--------------------------------	-----------

## MEDIAN HH INCOME

Estimated Median Household Income	\$99,286
-----------------------------------	----------

## PER CAPITA INCOME

Est. Proj. Per Capita Income	\$46,144
------------------------------	----------

## OTHER INCOME

Est. Proj. Median Disposable Income	\$77,136
-------------------------------------	----------

## 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
---------------------	-------





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

MISSION VILLAS  
92 UNITS  
APPROVED

SAN MARCOS

**VONS**

CARLSBAD

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

**BEST BUY**  
**STAPLES**  
**WinCo**  
 FOODS

**VONS**  
**CVS/pharmacy**  
**LA FITNESS**

**Ralphs**  
**CVS/pharmacy**

**Smart & Final**  
 extra!  
**Fry's**

**Albertsons**  
**CVS/pharmacy**



**Walmart**  
 Save money. Live better.  
**COSTCO**  
 WHOLESALE

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		
Households	7,064	37,053
 AVG HHD INCOME		
Estimated Avg Household Income	\$127,064	\$97,987
Avg Family Income	\$118,723	\$93,353
 MEDIAN HH INCOME		
Estimated Median Household Income	\$95,122	\$77,893
Median Family Income	\$96,784	\$80,276
 \$\$\$ PER CAPITA INCOME		
Est. Proj. Per Capita Income	\$45,113	\$32,141
 \$\$ OTHER INCOME		
Est. Proj. Median Disposable Income	\$74,387	\$62,152
 DAYTIME DEMOS		
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		
Median Age	33.1 yrs	33.4 yrs
 HOUSING		
Total Housing Units	7,353	37,856