

FOR LEASE

Serra Mesa Town Center

Anchored by

Savon drugs™



**Southeast Corner at
Gramercy Drive and Sandrock Road**

Features:

- 50,000 s.f. shopping center anchored by a new freestanding Sav-On
- Situated in the heart of the Serra Mesa trade area bounded by I-15, I-805, & Hwy 163.
- Project is centrally located in a densely populated well established neighborhood.
- In-line shop space from 1,000-2,000 s.f. available.
- Project directly contiguous to new 900 unit Navy Townhouse project
- 11,800 s.f. junior anchor space available directly next to Sav-On.
- Abundant onsite parking.
- Monument sign position available.
- Entire center may be available for sale.

Additional Features

DEMOGRAPHICS:	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	17,864	136,311	431,053
Avg. HH Income:	\$58,345	\$58,722	\$57,277
TRAFFIC COUNT:	Gramercy Dr.	10,700	
<small>Cars per day, SANDAG 2000</small>	Sandrock Rd.	11,400	

Contact for Information:

Dan Malcolm

Senior Vice President

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Email: malclaw@rpgcommercial.com



Retail Properties Group, Inc.

3262 Holiday Court Suite #100

La Jolla, CA 92037

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FOR SUBLEASE

Anchor Space Available Children's Hospital Thrift Store National City Plaza



**Northwest Corner at
Euclid and Division, National City**

Features:

- Approximately 120,000 s.f. grocery anchored shopping center
- Situated in the heart of the National City trade area.
- Project is centrally located in a densely populated well established neighborhood.
- Co-Anchor space Available - 15,000 s.f.
- Below market rent - Year 1: \$.70 NNN
- Two year left on initial term with two (5) year options.
- Abundant onsite parking.

Additional Features

DEMOGRAPHICS:	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population:	36,368	229,506	559,091
Avg. HH Income:	\$44,817	\$49,696	\$51,299
TRAFFIC COUNT:	Euclid St.:	16,800	
<small>Cars per day, SANDAG 2001</small>	Division St:	<u>9,200</u>	
Total Daily Traffic Count:		26,000	

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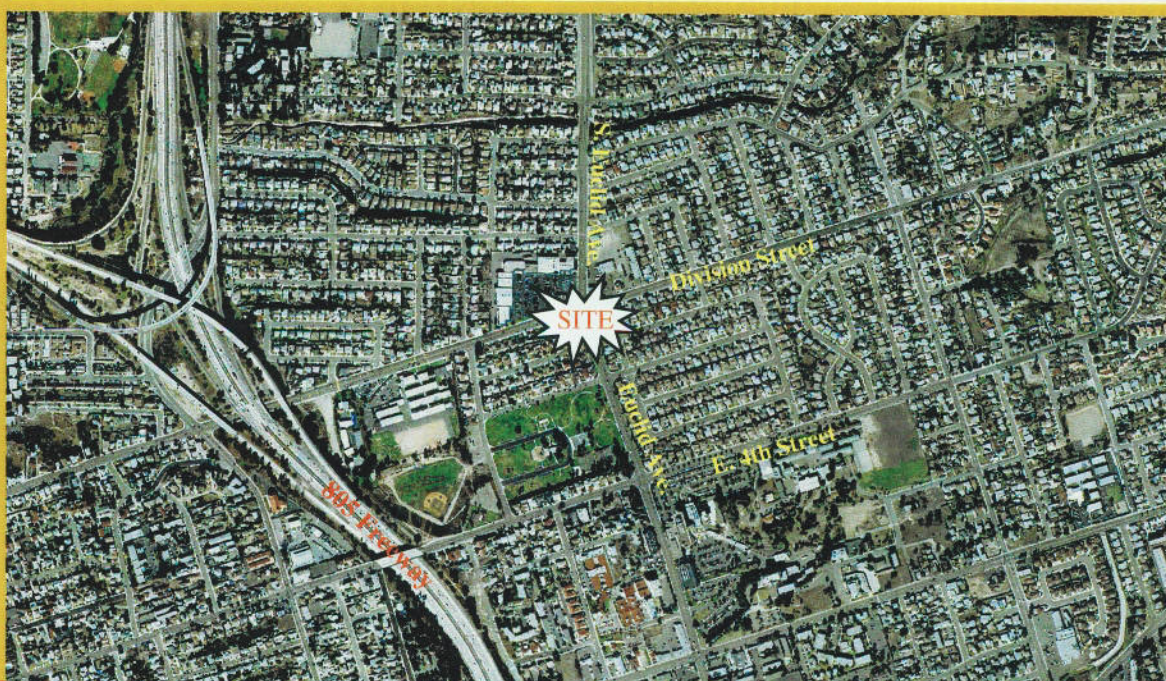
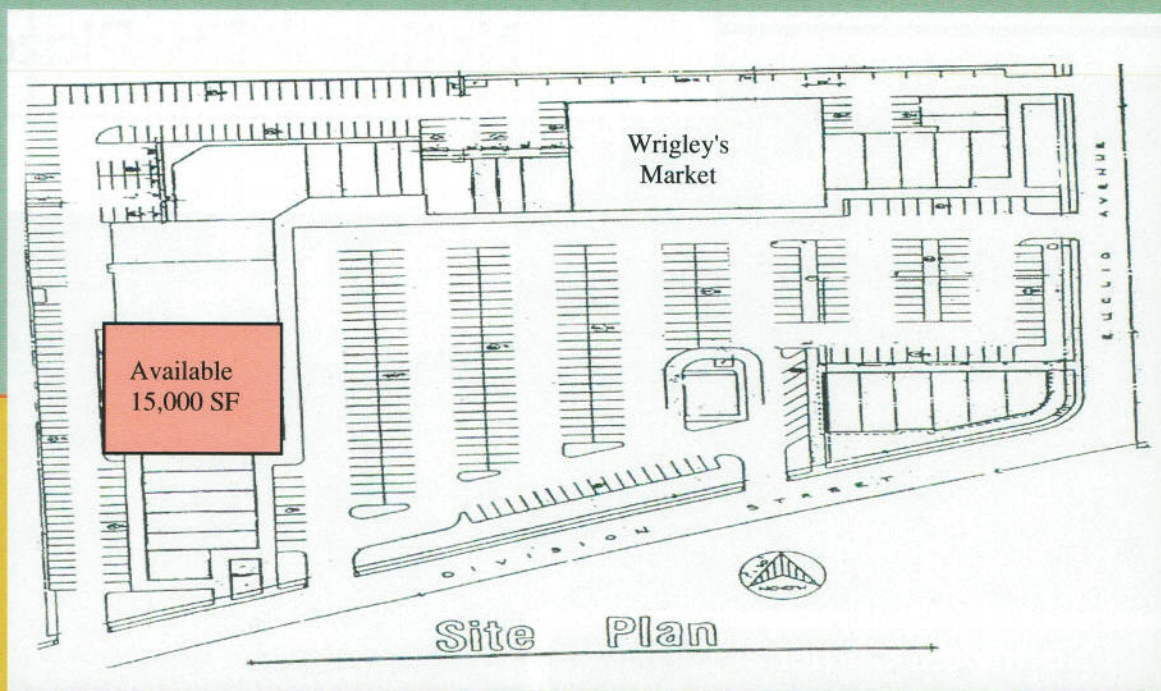
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SITE PLAN AND AERIAL



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Sommerset Plaza East & West



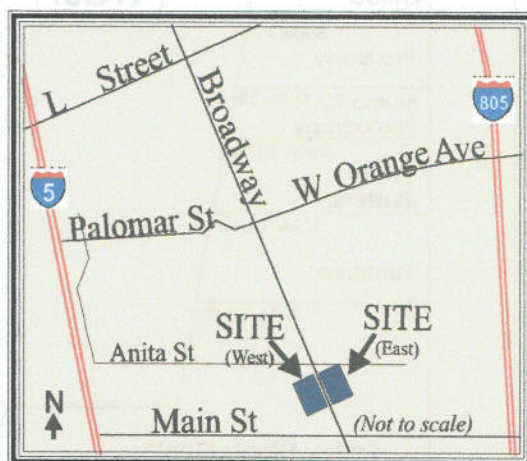
SWC & SEC of Broadway & Anita Street
Chula Vista, California



FEATURES:

- ◆ 80,000 square foot vibrant retail center well situated along the Chula Vista Commercial/Retail thoroughfare.
- ◆ Project is centrally located in a densely populated and established neighborhood.
- ◆ Space available from 1,440-4,240 square feet. Possibility to create 15,000 s.f. of contiguous space. (See Site Plan on back)
- ◆ Abundant on-site parking.
- ◆ Located on busy signalized intersection with excellent ingress & egress.
- ◆ Monument sign position available.
- ◆ Diverse and successful tenant mix.—Automotive uses welcome.

FOR LEASE



TRAFFIC COUNT:

(cars per day, SANDAG, 1998)	Broadway:	16,400
	9th Street:	5,600
	Total:	22,000

For Further Information Contact:

DEMOGRAPHICS:	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	17,431	85,680	220,493	295,376
Average HH Income:	\$32,416	\$41,968	\$44,928	\$47,418

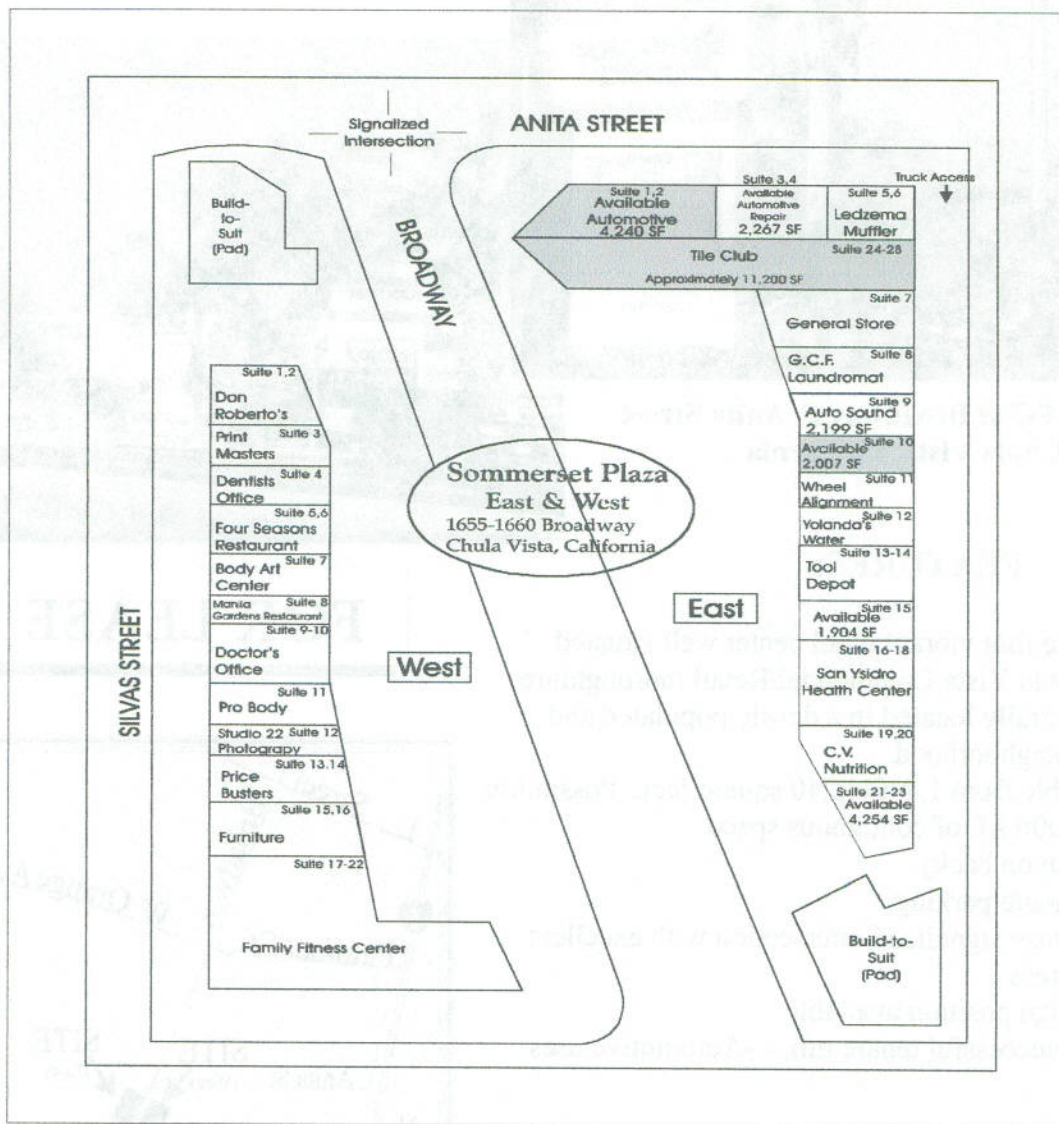
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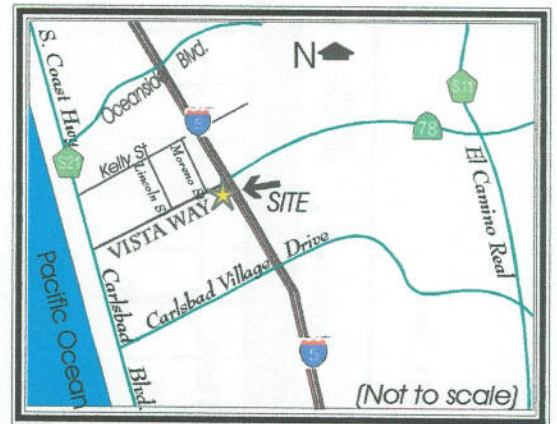
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FREEWAY SITE FOR LEASE I-78 & VISTA WAY, OCEANSIDE



1227 Vista Way
Oceanside, CA

LOCATION:	1227 Vista Way Oceanside, CA		
AVAILABLE:	1200 – 4700 Square Feet		
TRAFFIC COUNT:	199,000 (Highway 5)		
<i>(cars per day, SANDAG, 1998)</i>	128,500 (Route 78 @ I-5)		
	21,400 (Vista Way)		
	348,900 Total		
DEMOGRAPHICS:	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
<i>Population:</i>	12,099	98,221	151,158
<i>Average HH Income:</i>	\$52,037	\$52,805	\$50,201



COMMENTS:

- Excellent access and visibility.
- Site is directly adjacent to I-5 and Route 78 on/off ramps.
- Going to work side of street.
- Excellent signage and parking.
- Huge daily traffic counts passing site.
- Site can accommodate multiple retail users or a single freestanding Tenant of up to 5,000 square feet.
(See preliminary site plan on back of Flyer)

LEASE RATE: Call Broker for details.

For Further Information Contact:

Chris Hickman ❖ Dan Malcolm

Exclusive Agents

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Pic N Save Shopping Center

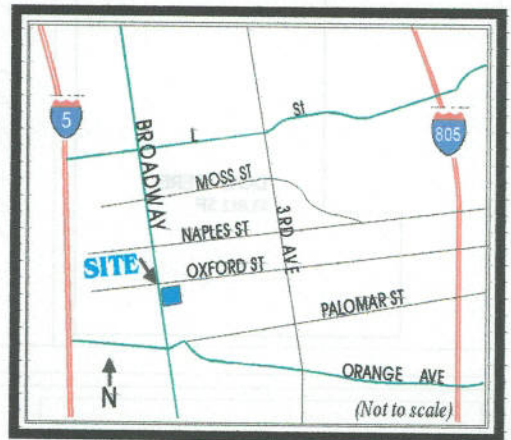


**PAD AVAILABLE
FOR LEASE**

**SWC Broadway & Oxford Street
Chula Vista, California**

FEATURES:

- ◆ 50,000 square foot Pic N Save and Tweeter anchored Shopping center situated in the heart of the Chula Vista Commercial/Retail thoroughfare.
- ◆ Project is centrally located in a densely populated and well established neighborhood.
- ◆ Building pad available—can accommodate up to 5,200 sq. ft. retail building or 2,500 sq. ft. drive through restaurant building. (See Site Plan on back)
- ◆ Pad sits directly adjacent to Target and Costco anchored retail centers.
- ◆ Abundant on-site parking.



TRAFFIC COUNT:

(cars per day, SANDAG, 1998)	Broadway:	25,300
	Palomar:	6,500
	Total:	31,800

DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	30,095	198,483	320,062
Average HH Income:	\$35,104	\$44,367	\$47,152

For Further Information Contact:

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HIGH VISIBILITY Pad Location



FOR LEASE FORMER 76 GAS STATION

10383 Friars Road
San Diego, California

FEATURES:

- ◆ Located on a high visibility thoroughfare along Friars Rd.
- ◆ Just off the I-15 (Friars Rd. on/off-ramp).
- ◆ Gas station improvements existing on site.
- ◆ Excellent retail trade area and strong demographics.
- ◆ Landlord will consider Build-to-Suit.
- ◆ Site is approved with existing conditional use permit for gas station, convenience store or Lube & Tune.
(Site Plan On Back)

TRAFFIC COUNT:

(cars per day, SANDAG, 2001)	Friars Rd.:	37,700 ADT
	Mission Gorge Rd.:	42,400 ADT
	Total:	80,100 ADT



DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	13,775	174,784	434,118
Average HH Income:	\$54,081	\$54,137	\$51,528

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SITE PLAN
10383 Friars Road

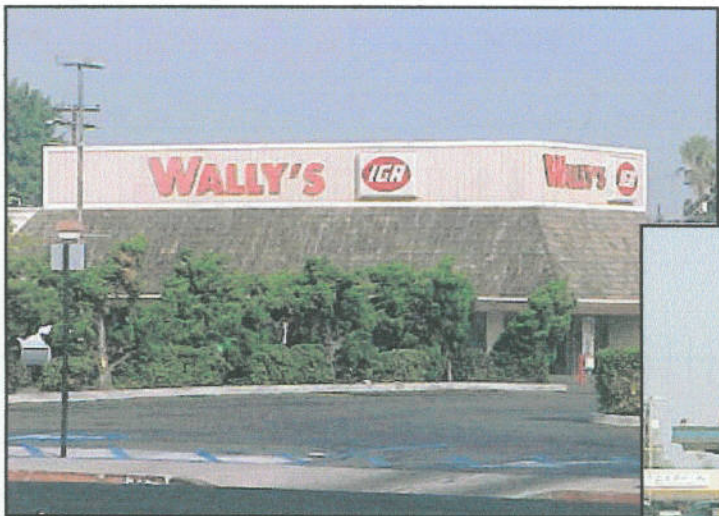


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Imperial Beach Promenade



**FOR
LEASE**

**NWC of Palm Avenue and 9th Street,
Imperial Beach, California**

FEATURES:

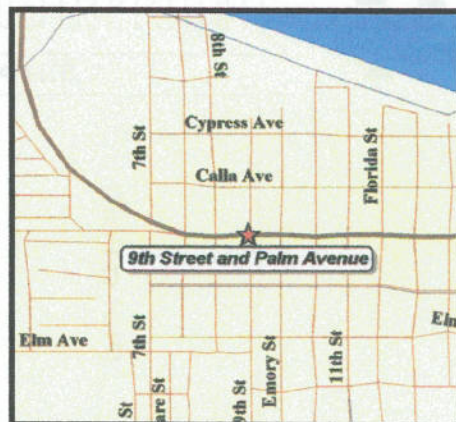
- ◆ 50,000 square foot Grocery/Drug anchored Shopping center situated in the heart of the Imperial Beach Commercial/Retail thoroughfare.
- ◆ Project is centrally located in a densely populated and well established neighborhood.
- ◆ Approximate 1,500 square foot "end cap" suite available.
- ◆ Shopping center to be completely re-habbed including extensive exterior remodel and construction of a new freestanding Sav-On drug store with a drive-thru pharmacy.
- ◆ Abundant on-site parking.
- ◆ Located on busy signalized intersection with excellent ingress & egress.
- ◆ Prominent monument sign position available.
- ◆ Completed project will be for sale.

TRAFFIC COUNT:

(cars per day, SANDAG, 1997)	Palm Avenue (Route 75):	44,500
	9th Street:	10,900
	Total:	55,400

DEMOGRAPHICS:

	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	25,308	47,587	90,129	230,217
Average HH Income:	\$39,730	\$40,814	\$43,354	\$43,460



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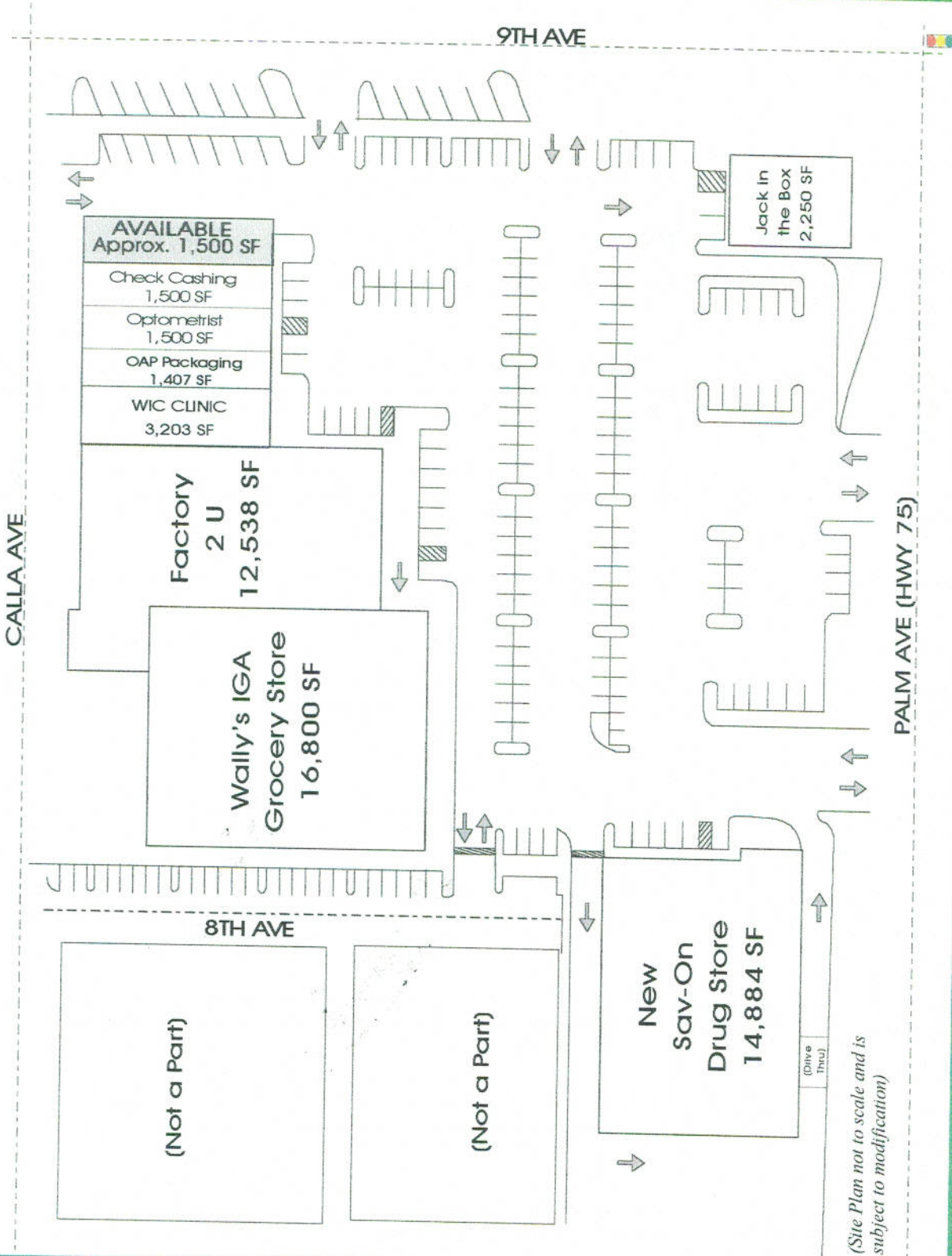


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Imperial Beach Promenade Proposed Redevelopment Site Plan



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Palm Plaza



**FOR
LEASE**

**NWC of Palm Avenue and 13th Street.
Imperial Beach, California**

FEATURES:

- ◆ Approximate 40,000 square foot high traffic Shopping center situated in the heart of the Imperial Beach Commercial/Retail thoroughfare.
- ◆ Project is centrally located in a densely populated and well established neighborhood.
- ◆ Great tenant mix: Hollywood Video, Powerhouse Gym, Carls Jr., Econo Lube 'N Tune, and a variety of retail oriented tenants.
- ◆ Space available from 1,050-2,800 s.f. (See siteplan on back).
- ◆ Abundant on-site parking.
- ◆ Located on busy signalized intersection with excellent ingress & egress.

TRAFFIC COUNT:

(cars per day, SANDAG, 1997)	Palm Avenue (Route 75):	44,500
	13th Street:	10,900
	Total:	55,400

DEMOGRAPHICS:

	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	25,308	47,587	90,129	230,217
Average HH Income:	\$39,730	\$40,814	\$43,354	\$43,460



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Palm Avenue

Wienerschnitzel

Carl's Jr.

Church

Nail Salon

Liquor Store

Hollywood Video

13th Avenue

Florence Street

Powerhouse Gym

Econo Lube N' Tune

Coin Laundry

Dry Cleaner

AVAILABLE
1,050 s.f.

Mexican Food

Hair Salon

Donax Avenue

(Site Plan not to scale and is subject to modification)

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Castle Park Shopping Center



**FOR
LEASE**

SEC of Third Ave & Palomar St.
Chula Vista, California

FEATURES:

- ◆ 82,000 square foot grocery anchored Shopping center situated in the heart of the Chula Vista Commercial/Retail thoroughfare.
- ◆ Project is centrally located in a densely populated and well established neighborhood.
- ◆ Space available from 1,500-20,000 square feet. (See Site Plan on back)
- ◆ Highly visible anchor Rite-Aid space available.
- ◆ Abundant on-site parking.
- ◆ Located on busy signalized intersection with excellent ingress & egress.
- ◆ Top monument sign position available.

TRAFFIC COUNT:

(cars per day, SANDAG, 1998)	Third Avenue:	18,900
	Palomar:	14,300
	Total:	33,200



DEMOGRAPHICS:	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	31,637	91,372	192,277	326,693
Average HH Income:	\$36,836	\$45,849	\$45,766	\$48,373

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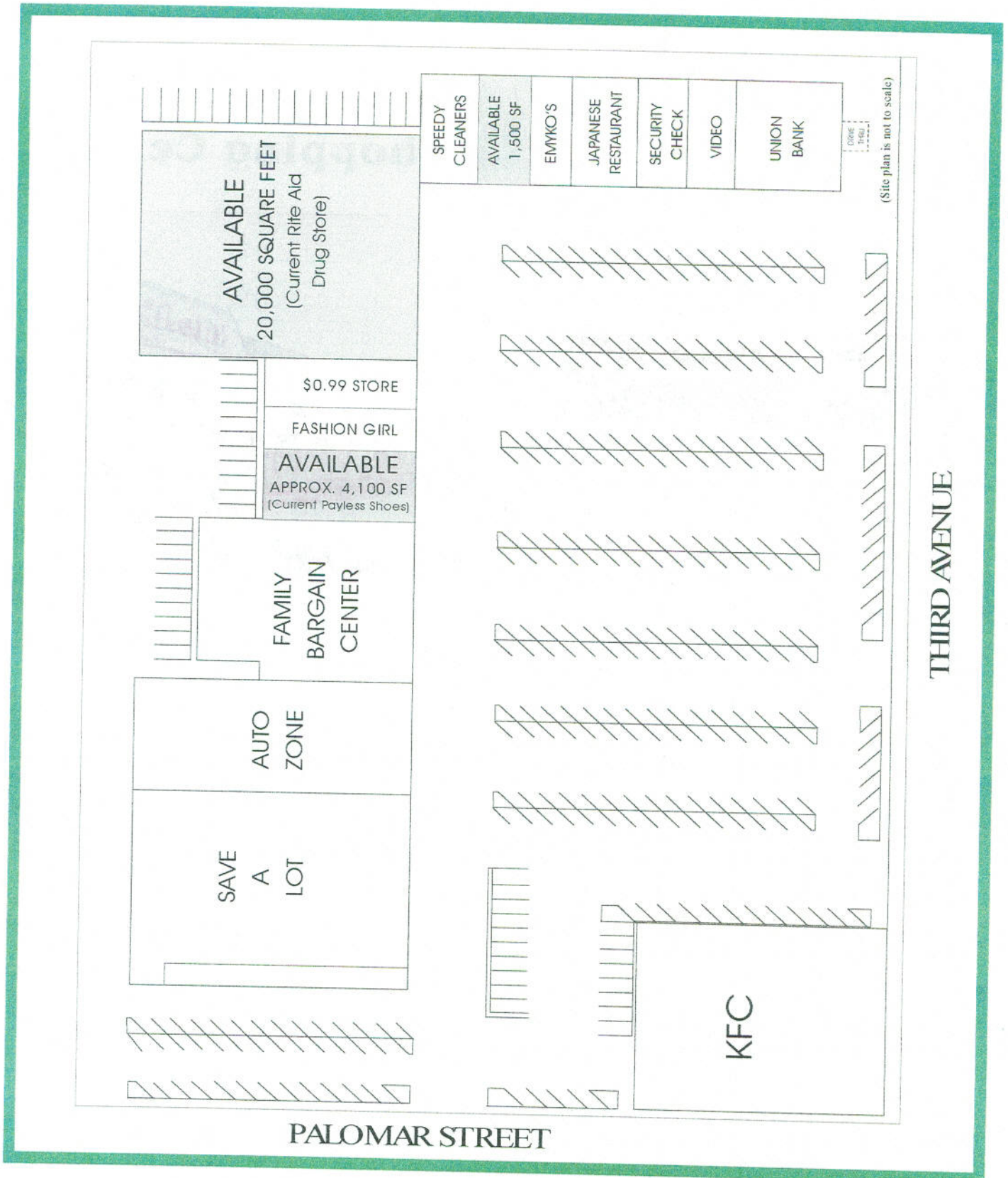
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BIG LOTS!

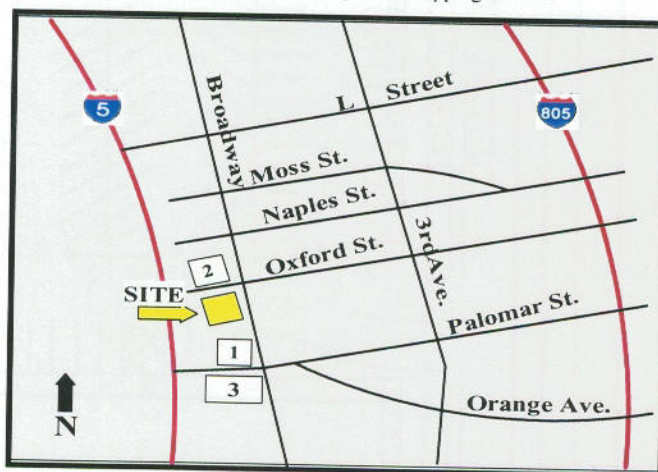
SHOPPING CENTER



Depicts adjacent Target/Michaels anchored shopping center with reciprocal access and parking to Big Lots Shopping Center.

FEATURES:

- ◆ 50,000 square foot Big Lots anchored Shopping center situated in the heart of the Chula Vista Commercial/Retail thoroughfare.
- ◆ New 6,600 s.f. Pad Building currently under construction (See site plan on back).
- ◆ Pad is situated directly adjacent to Target and Costco anchored retail centers.
- ◆ Starbucks and Gamestop are co-tenants in Pad Building.
- ◆ Two spaces remaining in pad building - 2,000 s.f. & 1,500 s.f.
- ◆ New Walmart planned to be built next door.
- ◆ Abundant on-site parking.



1. Target—currently under construction renovation
2. Walmart/Costco—planned redevelopment
3. Food 4 Less, Tweeter, Blockbuster anchored power center.

TRAFFIC COUNT:

Broadway:	25,300 ADT
Oxford:	6,500 ADT
Total:	31,800 ADT

DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	30,095	198,483	320,062
Average HH Income:	\$35,104	\$44,367	\$47,152

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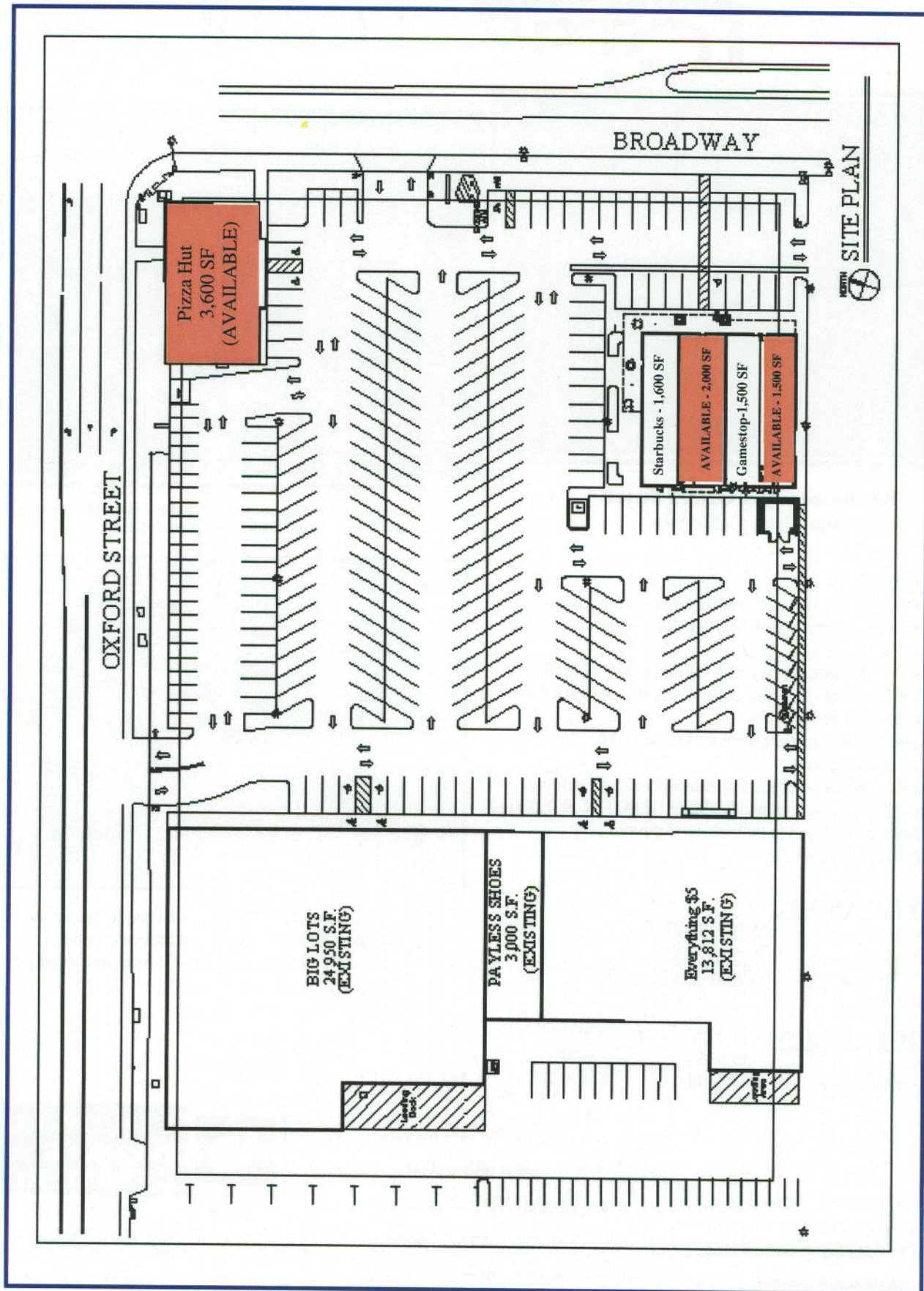
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Site Plan



Retail Properties Group

FOR LEASE

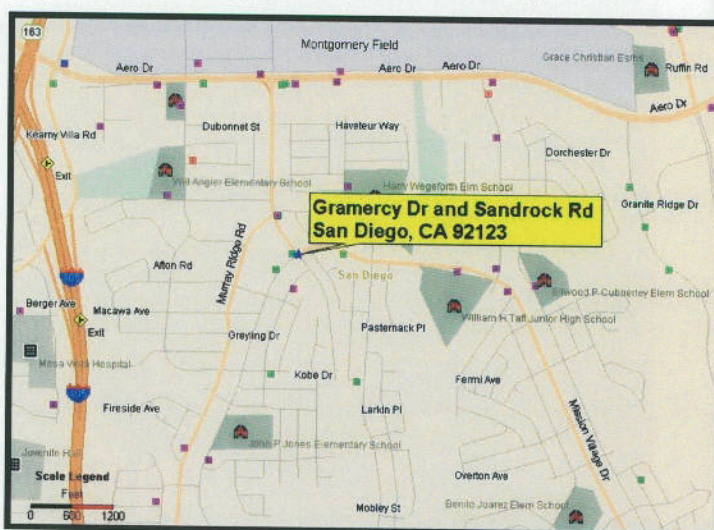
Serra Mesa Development Project



Features:

- Situated in the heart of the Serra Mesa trade area bounded by I-15, I-805 and Hwy 163.
- Project is centrally located in a densely populated, well established neighborhood.
- Currently in lease negotiation with Starbucks and Tacos Del Mar.
- Project contiguous to new 900 unit Navy Townhouse project.
- Across the street from 50,000 s.f. shopping center anchored by a new free-standing Sav-On.

Sandrock Road & Gramercy Drive



Additional Features:

Demographics:	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	17,864	136,311	431,053
Avg. HH Income	\$58,345	\$58,722	\$57,277

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Cars/Day, SANDAG 2000	Sandrock Rd.	<u>11,400</u>
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Site Plan and Aerial

