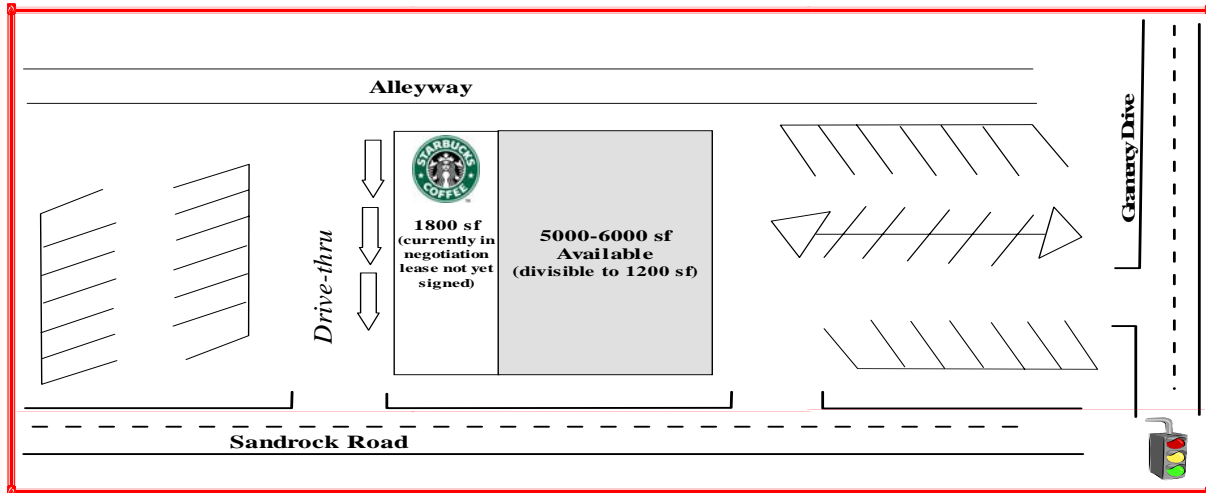


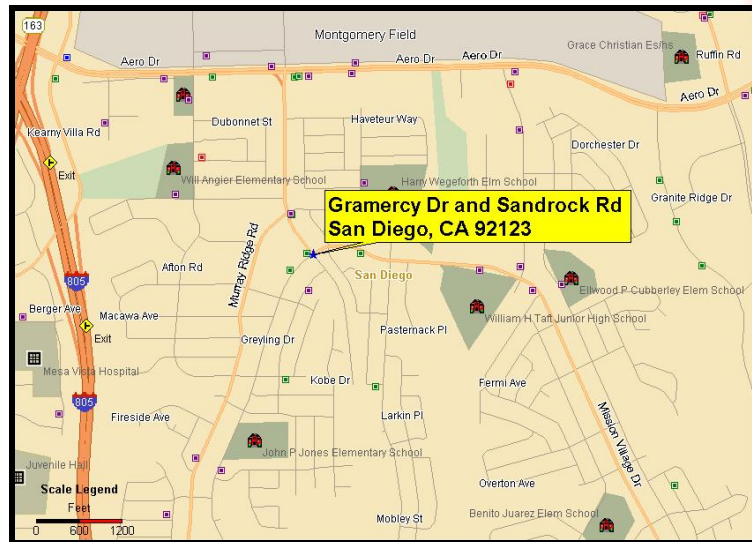
For Lease Serra Mesa Development Project



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.
- 6,000 s.f. space available (Divisible to 1200 s.f.)
- 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:	1 Mile	3 Miles	5 Miles
Population	17,864	136,311	431,053
Avg. HH Income	\$58,345	\$58,722	\$57,277

Traffic Count:	Gramercy Dr.	10,700
Cars/Day, SANDAG 2000	Sandrock Rd.	11,400
	Total Traffic:	22,100

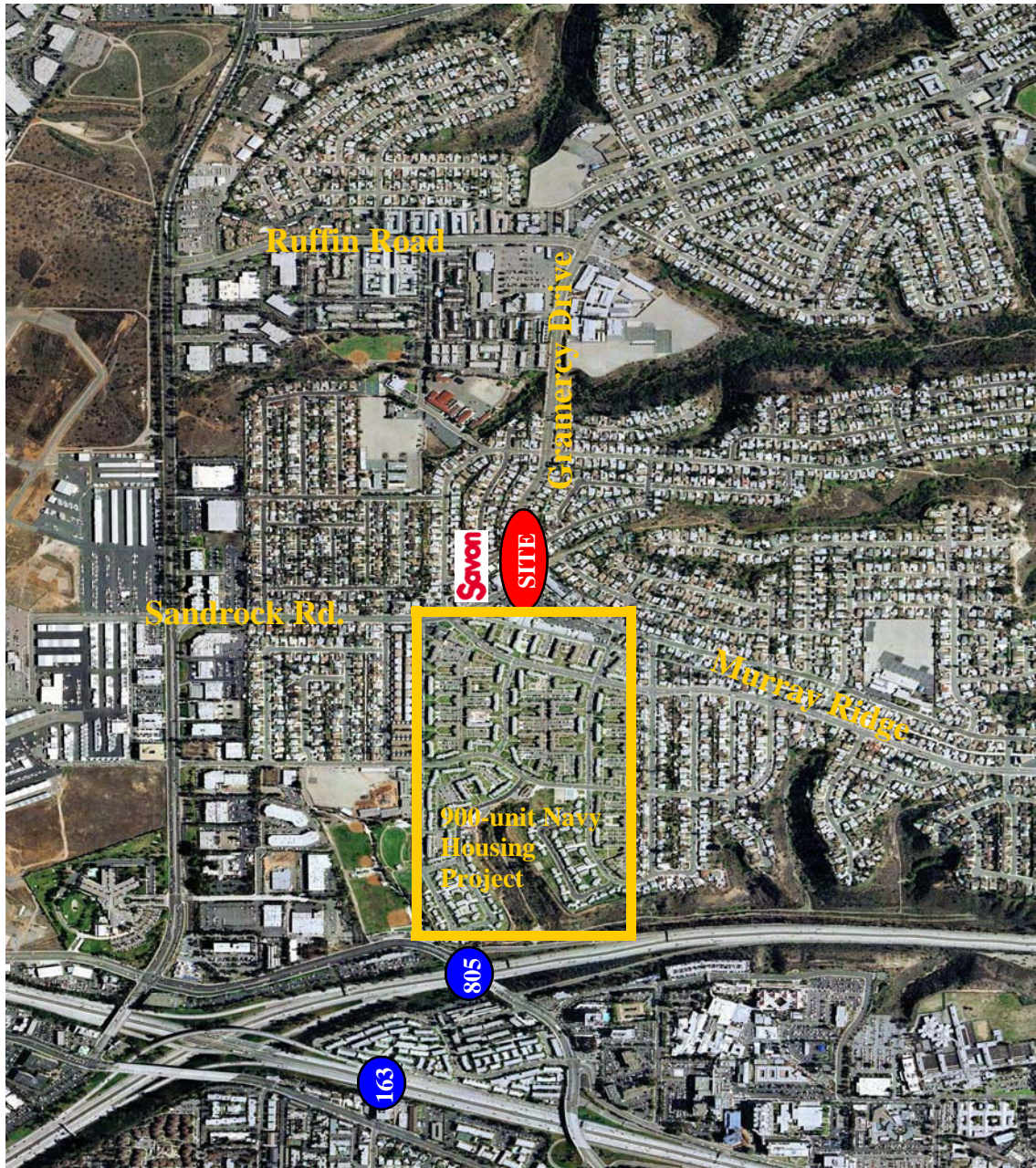
Contact For Information:

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Email: malclaw@rpgcommercial.com



The information herein 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. 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.

Aerial



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