

FOR LEASE

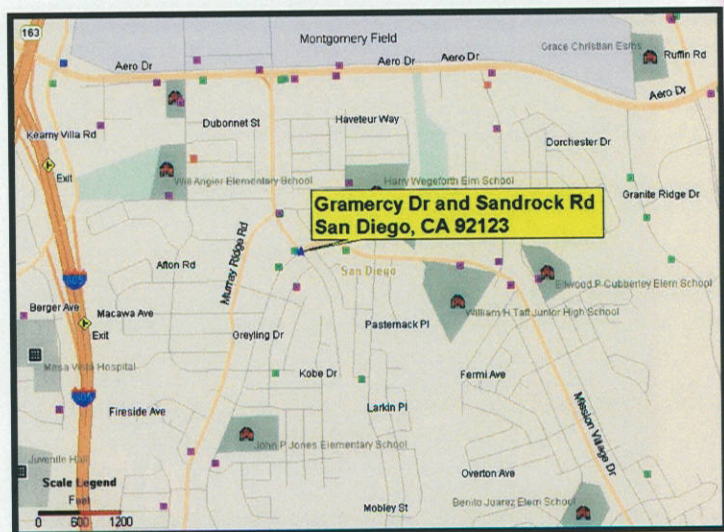
Serra Mesa Development Project



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

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

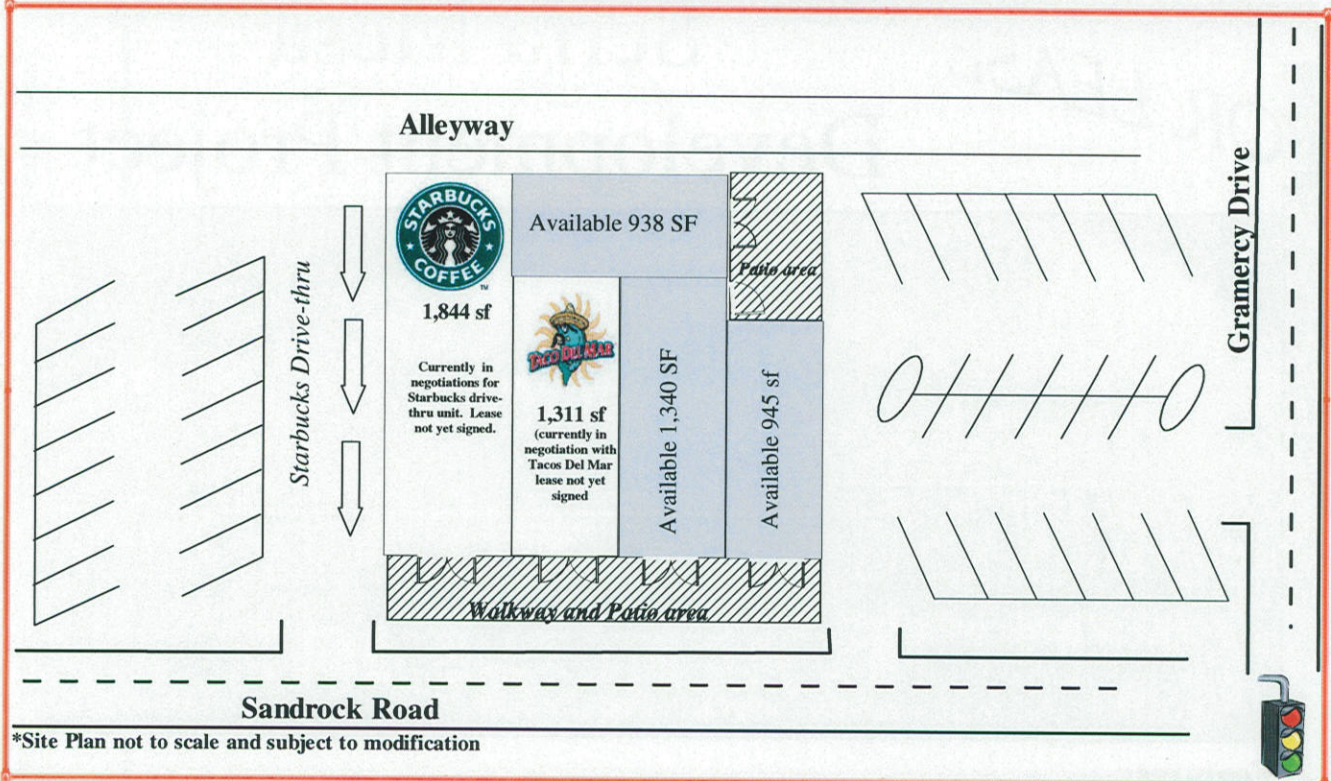
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Site Plan and Aerial



*Site Plan not to scale and subject to modification

