



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

For Further Information Contact:

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Exclusive Agents

Phone (858) 453-9990

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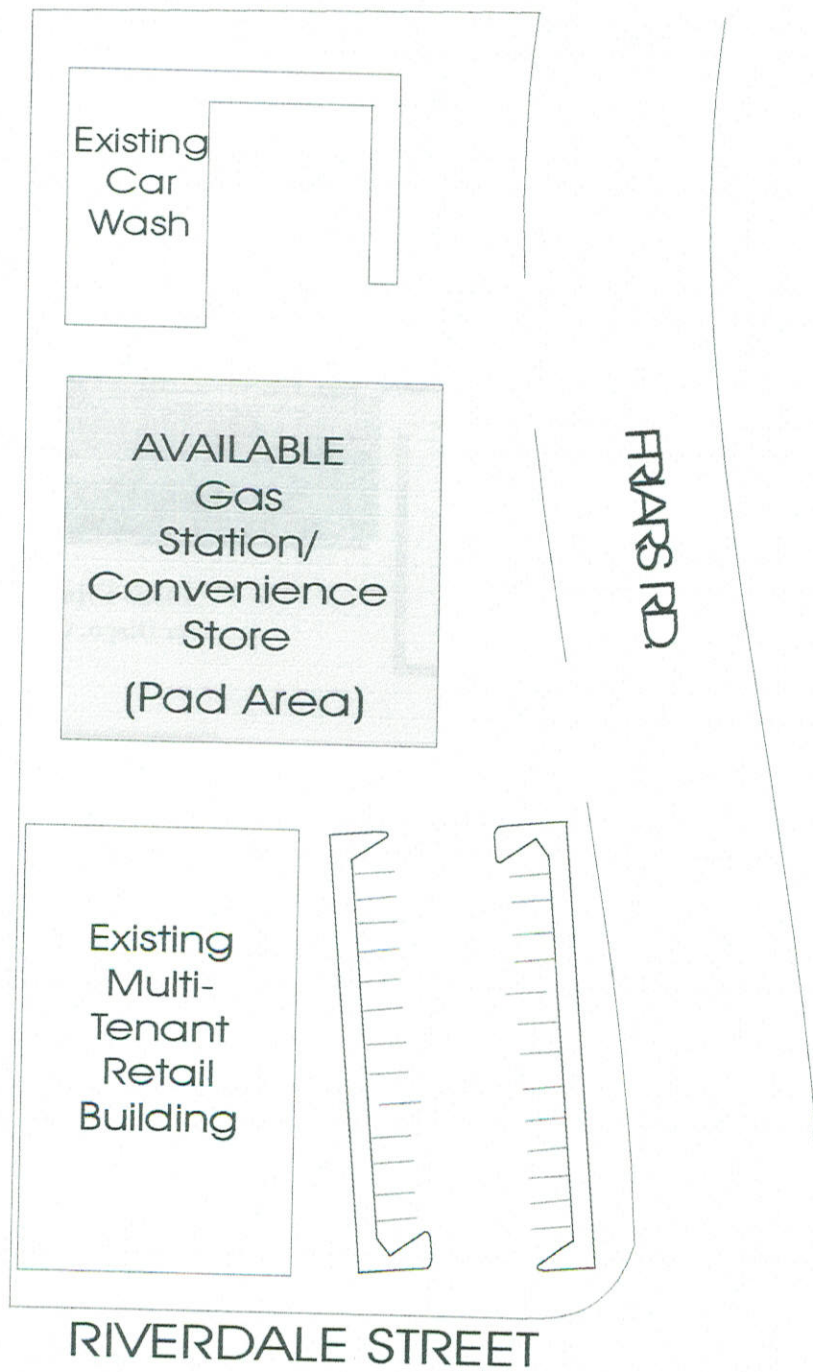


Retail Properties Group, Inc.

A Full Service Commercial Real Estate Company

The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

SITE PLAN
10383 Friars Road



RETAIL PROPERTIES GROUP, INC.

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