

## RESTAURANT & RETAIL OPPORTUNITIES FOR LEASE

### Property Highlights

- Centrally located within close proximity to Highway 76, at the signalized intersection of Douglas Drive and Mission Avenue.
- Strong mix of national, regional and local tenants including Albertsons, Jack in the Box, Chevron, Goodwill, Fantastic Sams and local favorite, Fratelli's Italian Kitchen.
- Project benefits from recently remodeled Albertsons/Sav-on.
- Convenient accessibility via three ingress/egress points.
- Attractive new monument signage.

### Traffic Counts (Sandag)

- 25,000 average daily traffic on Mission Avenue at Douglas Drive.
- 20,400 average daily traffic on Douglas Drive at Mission Avenue.
- 46,000 average daily traffic on Route 76 at Douglas Drive.

### Demographics (Claritas, 2014)

	1 Mile	3 Miles	5 Miles
2014 Estimated Population	17,429	112,285	247,352
2019 Forecast Population	18,520	117,806	258,312
Average Household Income	\$60,997	\$72,636	\$69,539
Daytime Population	2,154	23,397	63,532



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SUITE	TENANT	SF
3905	Available	6,000
3909	Jack in the Box	2,467
3925	Albertsons / Sav-on	44,127
3945	Chevron	5,000
3915-D1	Fantastic Sams	1,280
3915-D2	North Coast Optometry	1,200
3915-D3/4	USA Taekwondo	1,500
3915-D5	Water Zone	900
3915-D6/7	T-Shirts & Fashions	2,400

SUITE	TENANT	SF
3915-D8/9	Available	2,100
3915-D10/12	Fratelli's Italian Kitchen	3,982
3935-F1/7	Goodwill	7,755
3935-F8	El Tucan Mexican Restaurant	1,080
3935-F9	Mission Family Dentistry	1,500
3935-F10/11	Coin Laundry	2,400
3935-F12	H&R Block	1,500
3935-F13	Lovely Nails	1,280

## DEMOGRAPHICS & LOCATION MAP

POPULATION	1 MILE	3 MILES	5 MILES
2014 Estimated Total Population	17,429	112,285	247,352
2019 Forecast Total Population	18,520	117,806	258,312
Daytime Population	2,154	23,397	63,532
Forecast Population Growth 2014-2019	6.25%	4.91%	4.42%
HOUSEHOLDS			
2014 Estimated Total Households	6,886	37,704	83,363
2019 Forecast Total Households	7,293	39,606	87,375
Household Growth 2010 to 2014	4.76%	3.89%	3.73%
Forecast Household Growth 2014-2019	5.91%	5.04%	4.81%
INCOME			
<\$15,000	894	3,531	8,772
\$15,000-\$24,999	785	3,115	7,463
\$25,000-\$34,999	867	3,812	9,112
\$35,000-\$49,999	1,126	5,167	12,864
\$50,000-\$74,999	1,065	7,790	16,482
\$75,000-\$99,999	905	5,650	11,330
\$100,000-\$124,999	560	3,437	6,759
\$125,000-\$149,999	379	2,261	4,353
\$150,000-\$199,999	213	1,879	3,841
\$200,000-\$499,999	88	993	2,195
\$500,000+	4	67	191
2014 Estimated Median Household Income	\$46,573	\$59,778	\$54,600
2014 Estimated Average Household Income	\$60,997	\$72,636	\$69,539
2014 Estimated Per Capita Household Income*	\$24,099	\$24,390	\$23,436
Age			
2014 Estimated Median Age	37.96	33.57	33.25
2014 Estimated Average Age	40.49	36.14	35.96

Claritas, 2014

