

AVAILABLE for IMMEDIATE OCCUPANCY



Front of Building



Bird's Eye View of Site Looking South

PROPERTY DESCRIPTION & FEATURES

- 6,760 SF (divisible) free-standing building built in 2003 (7,884 SF total with patio, mechanical, electrical, and trash)
- 25 dedicated surface parking spaces
- 102' of frontage on Mission Gorge Road with 2 curb cuts
- Rent: Contact agents
- Traffic Counts:
 - Mission Gorge Road 38,900 VPD
 - Cuyamaca Street 19,000 VPD
 - Trolley Station 43,500 Passengers/Month

SANTEE TROLLEY SQUARE INFORMATION

- A 44.5 acre community shopping center with a total of more than 438,000 SF of retail and restaurant space
- Tenants include Target, Barnes & Noble, Bed Bath & Beyond, Old Navy, Pier 1 Imports, 24 Hour Fitness, PetSmart, Party City, Famous Footwear, Lane Bryant, Bath & Body Works, Payless ShoeSource, Chili's, Olive Garden, Mimi's Cafe, Panda Express, and many more

AREA RETAILERS



2010 DEMOGRAPHIC PROFILE

	1 MILE	3 MILE	5 MILE
Population	12,327	93,392	253,979
Households	4,070	32,960	91,319
Average Household Income	\$71,277	\$72,964	\$70,132
Daytime Employees	12,563	48,009	89,798

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9816 Mission Gorge Road Santee, CA 92071

Target Outpad with Fully Built-Out Restaurant Available at Santee Trolley Square



SITE PLAN



SANTEE TROLLEY SQUARE SITE PLAN

<u>Building Number/Tenant</u>	<u>Square Footage</u>
1 - Target	126,587
2 - Party City	9,400
3 - Payless, Quizno's, Panda Express	12,500
4 - Cold Stone Creamery, Starbucks	2,400
5 - Einstein Bros. Bagels	2,500
6 - Tilly's	8,500
7 - Armed Forces Career	2,100
8 - After Hours Formalwear	3,104
9 - T.J. Maxx	28,000
10 - Bed Bath & Beyond	30,000
11 - Old Navy	16,000
12 - Bath & Body Works, Lane Bryant	9,000
13 - Famous Footwear	10,000
14 - Barnes & Noble	22,500
15 - Olive Garden	8,100
16 - Mimi's Cafe	7,000
17 - SITE - AVAILABLE	6,760
18 - Jamba Juice, Oggi's Pizza, La Salsa	9,900
19 - GameStop, Radio Shack, Justice	4,361
19A - Bears, Buddies & Toys	8,975
20 - Verizon, Massage Envy, Kamay	12,859
21 - Pier 1	10,057
22 - Chili's	5,919
23 - Sprint, California Coast Credit Union	6,000
24 - PetSmart	19,110
25 - Staples	20,388
26 - 24 Hour Fitness	36,000
TOTAL SQUARE FOOTAGE	438,020

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RETAILER AERIAL

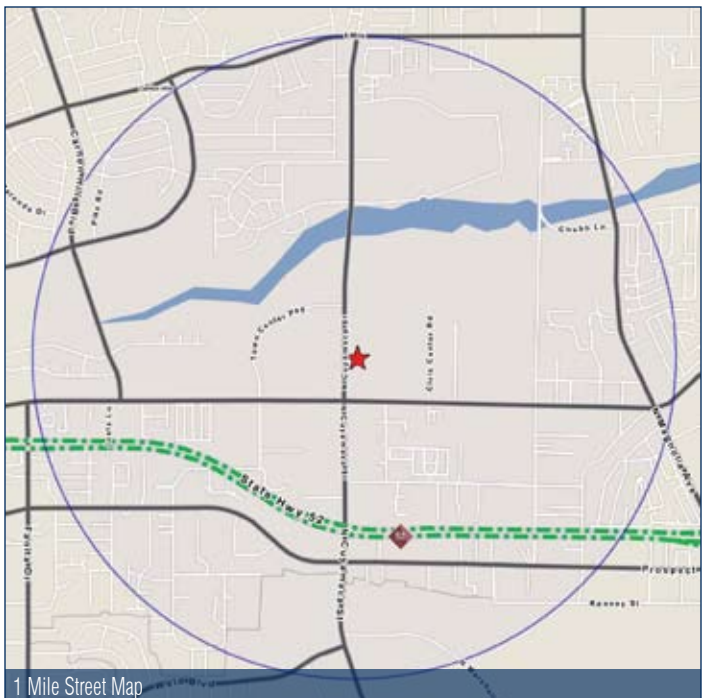
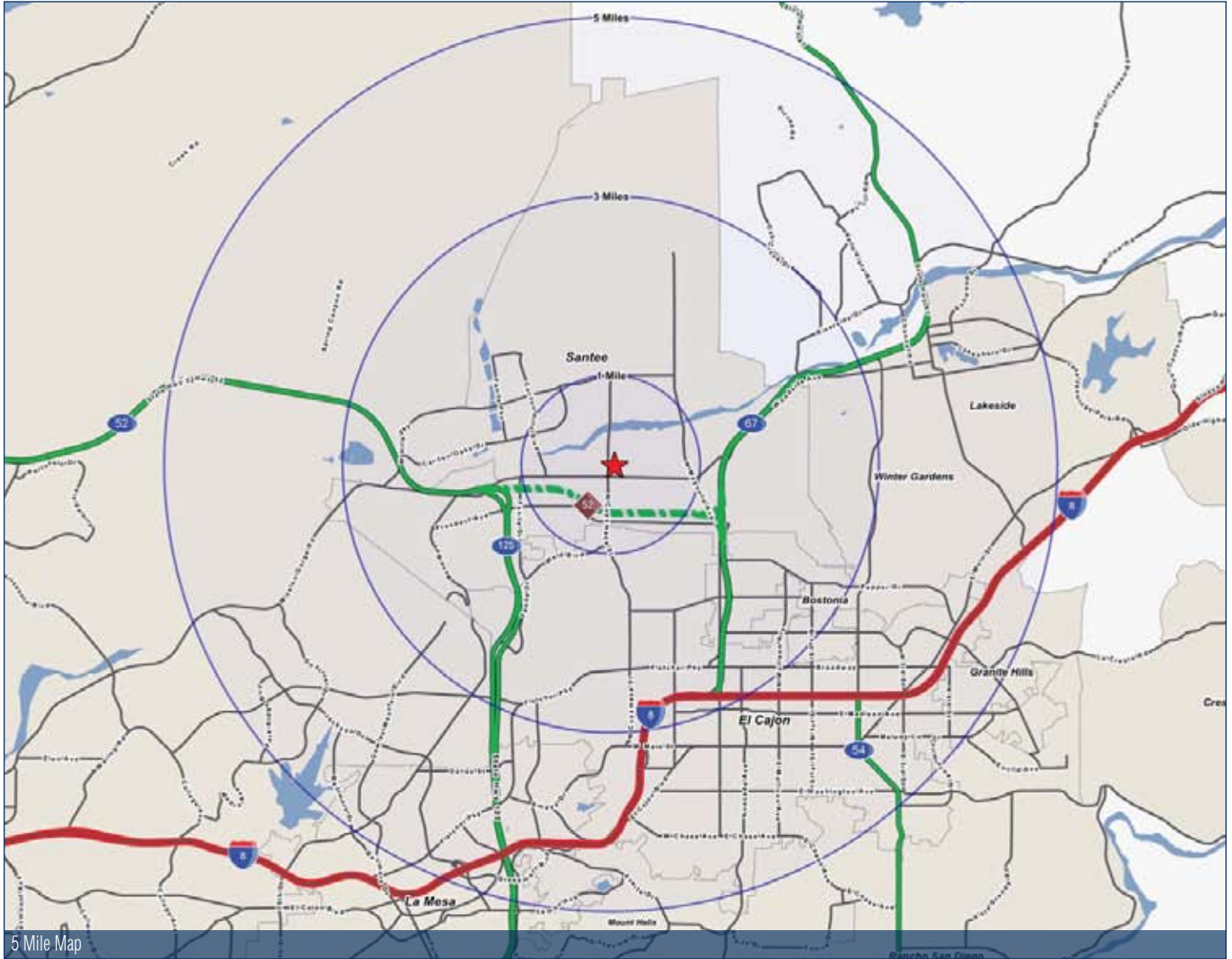


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LOCATION STUDY



FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 32.84064/-116.9833

9816 Mission Gorge Rd.		1 Mile	3 Miles	5 Miles
Santee, CA				
POPULATION	2010 Estimated Population	12,327	93,392	253,979
	2015 Projected Population	13,431	97,157	266,214
	2000 Census Population	11,981	92,649	251,830
	1990 Census Population	11,418	91,159	241,063
	Historical Annual Growth 1990 to 2010	0.4%	0.1%	0.3%
	Projected Annual Growth 2010 to 2015	1.8%	0.8%	1.0%
HOUSEHOLDS	2010 Est. Households	4,070	32,960	91,319
	2015 Proj. Households	4,419	33,578	93,868
	2000 Census Households	4,029	33,355	92,616
	1990 Census Households	3,585	31,888	88,519
	Historical Annual Growth 1990 to 2010	0.7%	0.2%	0.2%
	Projected Annual Growth 2010 to 2015	1.7%	0.4%	0.6%
AGE	2010 Est. Population 0 to 9 Years	14.6%	14.1%	14.3%
	2010 Est. Population 10 to 19 Years	13.5%	14.1%	13.5%
	2010 Est. Population 20 to 29 Years	13.5%	13.6%	13.9%
	2010 Est. Population 30 to 44 Years	23.8%	21.9%	21.0%
	2010 Est. Population 45 to 59 Years	19.6%	20.9%	20.1%
	2010 Est. Population 60 to 74 Years	9.8%	10.4%	11.1%
	2010 Est. Population 75 Years Plus	5.2%	4.9%	6.1%
	2010 Est. Median Age	34.8	35.4	35.6
MARITAL STATUS & SEX	2010 Est. Male Population	46.1%	48.8%	48.7%
	2010 Est. Female Population	53.9%	51.2%	51.3%
	2010 Est. Never Married	22.0%	25.5%	25.8%
	2010 Est. Now Married	50.6%	53.3%	50.9%
	2010 Est. Separated or Divorced	21.1%	15.9%	17.0%
	2010 Est. Widowed	6.2%	5.2%	6.3%
INCOME	2010 Est. HH Income \$200,000 or More	2.1%	2.0%	2.5%
	2010 Est. HH Income \$150,000 to \$199,999	0.8%	4.0%	4.0%
	2010 Est. HH Income \$100,000 to \$149,999	13.5%	15.0%	12.8%
	2010 Est. HH Income \$75,000 to \$99,999	20.2%	16.5%	13.9%
	2010 Est. HH Income \$50,000 to \$74,999	22.9%	22.4%	21.0%
	2010 Est. HH Income \$35,000 to \$49,999	13.8%	14.7%	14.9%
	2010 Est. HH Income \$25,000 to \$34,999	8.4%	9.9%	10.7%
	2010 Est. HH Income \$15,000 to \$24,999	10.6%	8.1%	9.9%
	2010 Est. HH Income \$0 to \$14,999	7.7%	7.4%	10.3%
	2010 Est. Average Household Income	\$71,277	\$72,964	\$70,132
	2010 Est. Median HH Income	\$57,978	\$61,354	\$57,369
2010 Est. Per Capita Income	\$25,345	\$26,295	\$26,277	
2010 Est. Number of Businesses	809	3,827	8,581	
2010 Est. Total Number of Employees	12,563	48,009	89,798	

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FULL PROFILE

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9816 Mission Gorge Rd.		1 Mile	3 Miles	5 Miles
Santee, CA				
RACE	2010 Est. White Population	89.7%	91.5%	89.6%
	2010 Est. Black Population	3.1%	2.3%	3.3%
	2010 Est. Asian & Pacific Islander	4.6%	3.7%	4.0%
	2010 Est. American Indian & Alaska Native	0.9%	0.9%	1.0%
	2010 Est. Other Races Population	1.8%	1.7%	2.0%
HISPANIC	2010 Est. Hispanic Population	2,362	17,544	54,415
	2010 Est. Hispanic Population Percent	19.2%	18.8%	21.4%
	2015 Proj. Hispanic Population Percent	21.8%	21.4%	23.8%
	2000 Hispanic Population Percent			
EDUCATION (Adults 25 or Older)	2010 Est. Adult Population (25 Years or Older)	8,088	60,714	165,733
	2010 Est. Elementary (0 to 8)	4.0%	3.7%	4.6%
	2010 Est. Some High School (9 to 11)	7.4%	7.7%	8.1%
	2010 Est. High School Graduate (12)	29.8%	27.6%	27.4%
	2010 Est. Some College (13 to 16)	29.7%	28.5%	27.1%
	2010 Est. Associate Degree Only	9.9%	9.6%	8.8%
	2010 Est. Bachelor Degree Only	13.8%	15.1%	15.3%
	2010 Est. Graduate Degree	5.4%	7.8%	8.7%
HOUSING	2010 Est. Total Housing Units	4,339	34,936	97,061
	2010 Est. Owner Occupied Percent	61.4%	60.1%	53.4%
	2010 Est. Renter Occupied Percent	32.4%	34.3%	40.7%
	2010 Est. Vacant Housing Percent	6.2%	5.7%	5.9%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	0.3%	0.8%	0.7%
	2000 Homes Built 1995 to 1998	7.8%	2.8%	2.5%
	2000 Homes Built 1990 to 1994	6.9%	4.1%	3.7%
	2000 Homes Built 1980 to 1989	18.4%	20.9%	18.2%
	2000 Homes Built 1970 to 1979	28.7%	36.7%	33.2%
	2000 Homes Built 1960 to 1969	18.3%	18.7%	21.1%
	2000 Homes Built 1950 to 1959	16.3%	12.6%	15.7%
	2000 Homes Built Before 1949	3.4%	3.4%	4.9%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	-	0.1%
	2000 Home Value \$500,000 to \$999,999	-	0.6%	1.5%
	2000 Home Value \$400,000 to \$499,999	0.8%	1.9%	2.6%
	2000 Home Value \$300,000 to \$399,999	2.1%	5.7%	7.3%
	2000 Home Value \$200,000 to \$299,999	29.5%	38.1%	39.9%
	2000 Home Value \$150,000 to \$199,999	44.7%	38.5%	34.3%
	2000 Home Value \$100,000 to \$149,999	20.1%	12.0%	11.6%
	2000 Home Value \$50,000 to \$99,999	2.4%	2.8%	2.5%
	2000 Home Value \$25,000 to \$49,999	-	0.2%	0.2%
	2000 Home Value \$0 to \$24,999	0.3%	0.1%	0.1%
	2000 Median Home Value	\$177,692	\$201,838	\$213,799
	2000 Median Rent	\$714	\$723	\$695

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LABOR FORCE	2010 Est. Labor: Population Age 16+	9,515	72,214	197,031
	2010 Est. Civilian Employed	56.3%	59.5%	57.1%
	2010 Est. Civilian Unemployed	6.3%	6.8%	7.2%
	2010 Est. in Armed Forces	1.9%	2.2%	2.2%
	2010 Est. not in Labor Force	35.4%	31.5%	33.4%
	2010 Labor Force: Males	44.8%	48.2%	48.1%
	2010 Labor Force: Females	55.2%	51.8%	51.9%
OCCUPATION	2000 Occupation: Population Age 16+	5,341	44,478	115,124
	2000 Mgmt, Business, & Financial Operations	14.3%	13.4%	12.9%
	2000 Professional & Related	17.0%	18.2%	18.7%
	2000 Service	13.5%	14.5%	15.4%
	2000 Sales and Office	32.0%	31.7%	30.8%
	2000 Farming, Fishing, and Forestry	0.1%	0.1%	0.1%
	2000 Construction, Extraction, & Maintenance	12.8%	12.0%	12.0%
	2000 Production, Transport, & Material Moving	10.2%	10.0%	10.1%
	2000 Percent White Collar Workers	63.3%	63.3%	62.4%
2000 Percent Blue Collar Workers	36.7%	36.7%	37.6%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	81.6%	81.5%	78.6%
	2000 Drive to Work in Carpool	10.7%	10.5%	12.1%
	2000 Travel to Work by Public Transportation	1.4%	1.7%	2.5%
	2000 Drive to Work on Motorcycle	0.4%	0.6%	0.5%
	2000 Walk or Bicycle to Work	1.1%	1.6%	2.1%
	2000 Other Means	0.7%	0.7%	0.7%
	2000 Work at Home	4.2%	3.5%	3.5%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	20.7%	21.2%	22.2%
	2000 Travel to Work in 15 to 29 Minutes	42.2%	39.1%	39.0%
	2000 Travel to Work in 30 to 59 Minutes	33.4%	34.4%	33.0%
	2000 Travel to Work in 60 Minutes or More	3.7%	5.3%	5.8%
	2000 Average Travel Time to Work	23.6	24.8	24.6
CONSUMER EXPENDITURE	2010 Est. Total Household Expenditure	\$227 M	\$1.87 B	\$5.00 B
	2010 Est. Apparel	\$10.8 M	\$89.2 M	\$240 M
	2010 Est. Contributions & Gifts	\$13.5 M	\$116 M	\$315 M
	2010 Est. Education & Reading	\$5.87 M	\$50.2 M	\$136 M
	2010 Est. Entertainment	\$12.7 M	\$105 M	\$279 M
	2010 Est. Food, Beverages & Tobacco	\$36.6 M	\$298 M	\$799 M
	2010 Est. Furnishings & Equipment	\$10.0 M	\$82.8 M	\$220 M
	2010 Est. Health Care & Insurance	\$16.2 M	\$132 M	\$356 M
	2010 Est. Household Operations & Shelter & Utilities	\$67.5 M	\$556 M	\$1.49 B
	2010 Est. Miscellaneous Expenses	\$3.83 M	\$31.2 M	\$83.4 M
	2010 Est. Personal Care	\$3.31 M	\$27.1 M	\$72.6 M
	2010 Est. Transportation	\$46.7 M	\$379 M	\$1.01 B

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