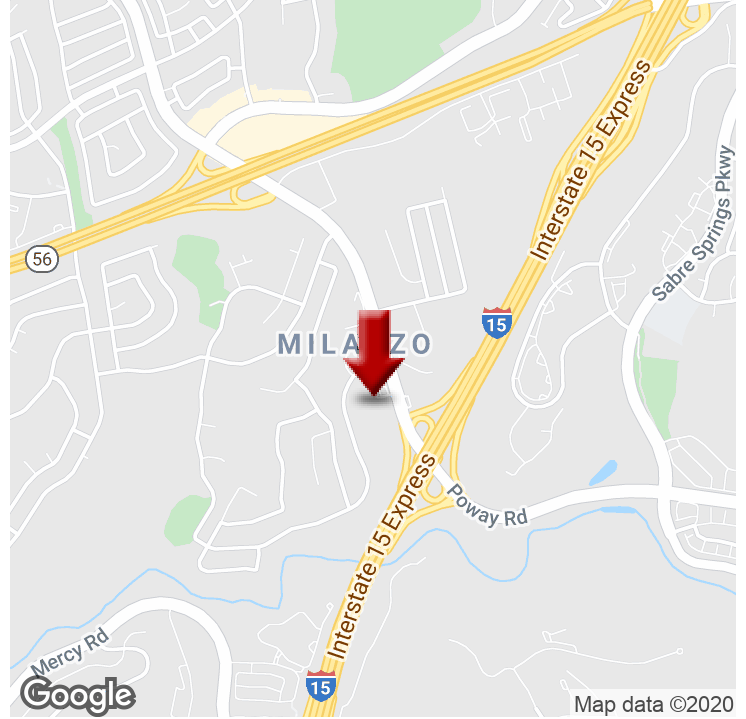


RETAIL FOR LEASE

PENASQUITOS POINT RETAIL CENTER

12812 Rancho Penasquitos Blvd, San Diego, CA 92129



OFFERING SUMMARY

| | |
|-------------------------|---|
| NUMBER OF UNITS: | 1 |
| AVAILABLE SF: | 1,164 SF |
| LEASE RATE: | \$2.34 SF/month (\$0.34 Psf Triple Net) |
| LOT SIZE: | 6.72 Acres |
| YEAR BUILT: | 1986 |
| BUILDING SIZE: | 11,067 SF |
| MARKET: | San Diego |
| SUBMARKET: | Rancho Peñasquitos |

PROPERTY OVERVIEW

End Cap Retail, Great Retail/Office Location off of Hwy 15 and Rancho Penasquitos Blvd. with highly visible, Currently a Sub-Sandwich Deli. Pole sign and Monument sign on a busy street with traffic count over 30,000 cars a day. Neighborhood Center has stable long term tenants and well maintained property.

PROPERTY HIGHLIGHTS

- End Cap Retail
- 1164 Sf Retail Suite
- \$2.34 Psf Base Rent
- \$0.34 Psf Triple Net
- Monument Sign and Post Sign
- Deli equipment/Furniture may be purchased separately
- Co-Tenants in the center include: N.Y. Giant Pizza, Mi Ranchito Mexican Restaurant, Farmer's Insurance, B.B. Hair Art, ABC Children's Dentistry, Carmel Mountain Church, US Arts Education Center

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San Diego, CA 92128



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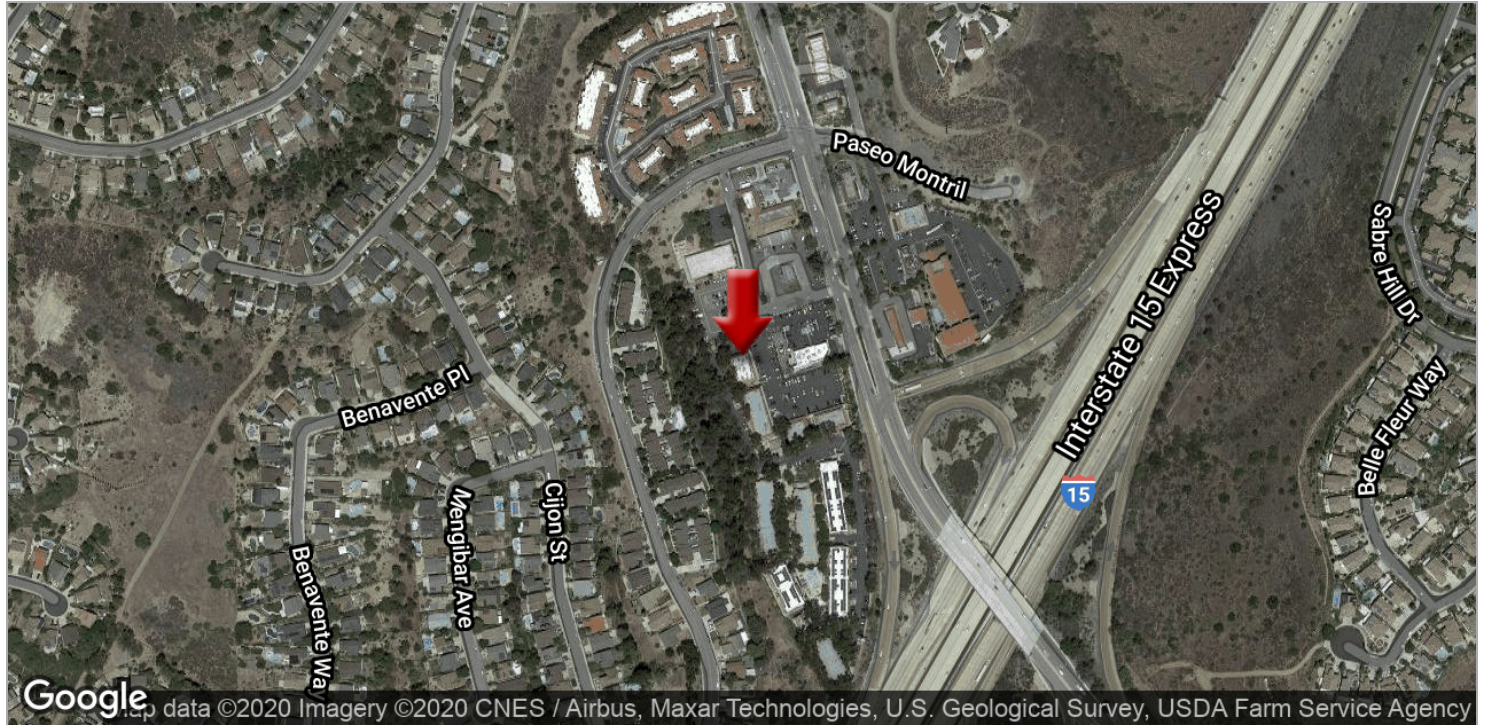
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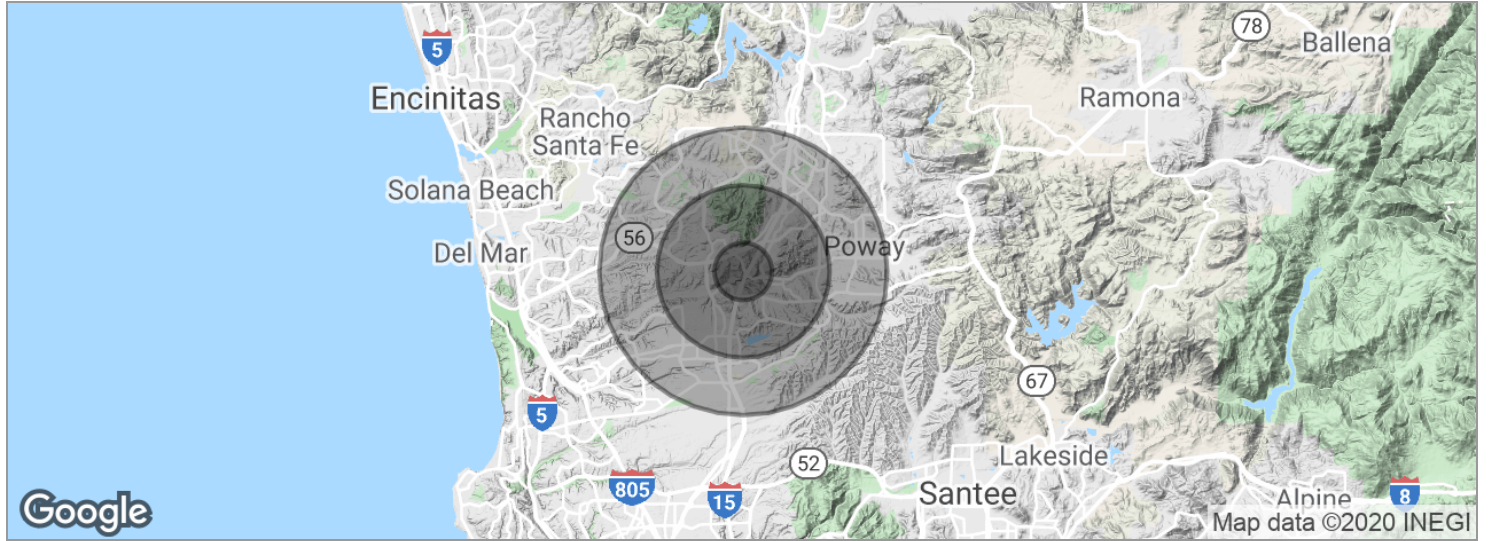


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12812 Rancho Penasquitos Blvd, San Diego, CA 92129



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|---------------|----------------|----------------|
| Total population | 14,573 | 124,901 | 263,242 |
| Median age | 34.4 | 35.6 | 36.3 |
| Median age (male) | 33.7 | 35.1 | 35.6 |
| Median age (Female) | 35.3 | 36.2 | 37.1 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total households | 5,102 | 42,011 | 88,959 |
| # of persons per HH | 2.9 | 3.0 | 3.0 |
| Average HH income | \$107,119 | \$112,711 | \$112,100 |
| Average house value | \$528,522 | \$581,035 | \$590,824 |

** Demographic data derived from 2010 US Census*

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