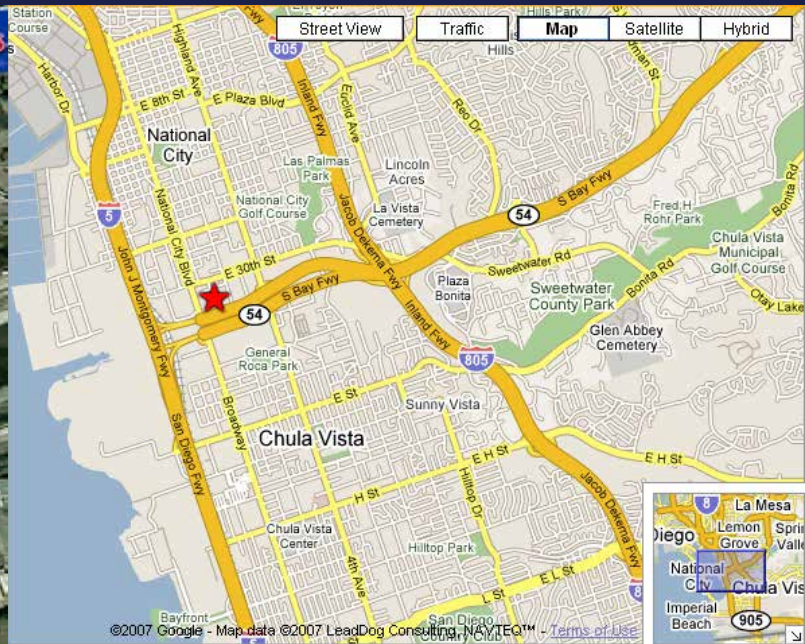


FOR LEASE

The Gateway

Between Highland Ave & National City Blvd on Hwy 54, National City, CA



FEATURES

- Pads and shops now available
- Proposed Lowes Home Improvement as anchor
- Close to 2,000 feet of frontage on Highway 54 which carries approximately 115,000 ADT of traffic
- Over 1,140,000 people in a 10-mile radius
- Projected average household income of \$61,291 in 10-mile radius
- 94,000 households within 10 miles with average incomes above \$75,000
- The Gateway's tenants are eligible for the Enterprise Tax Credit Program. To learn more please visit: www.ftb.ca.gov/forms/misc/1126.pdf

CLOSE TO



Office DEPOT.



DON MOSER

Lic.# 00821359

858.523.2087

dmoser@retailinsite.net

MATT MOSER

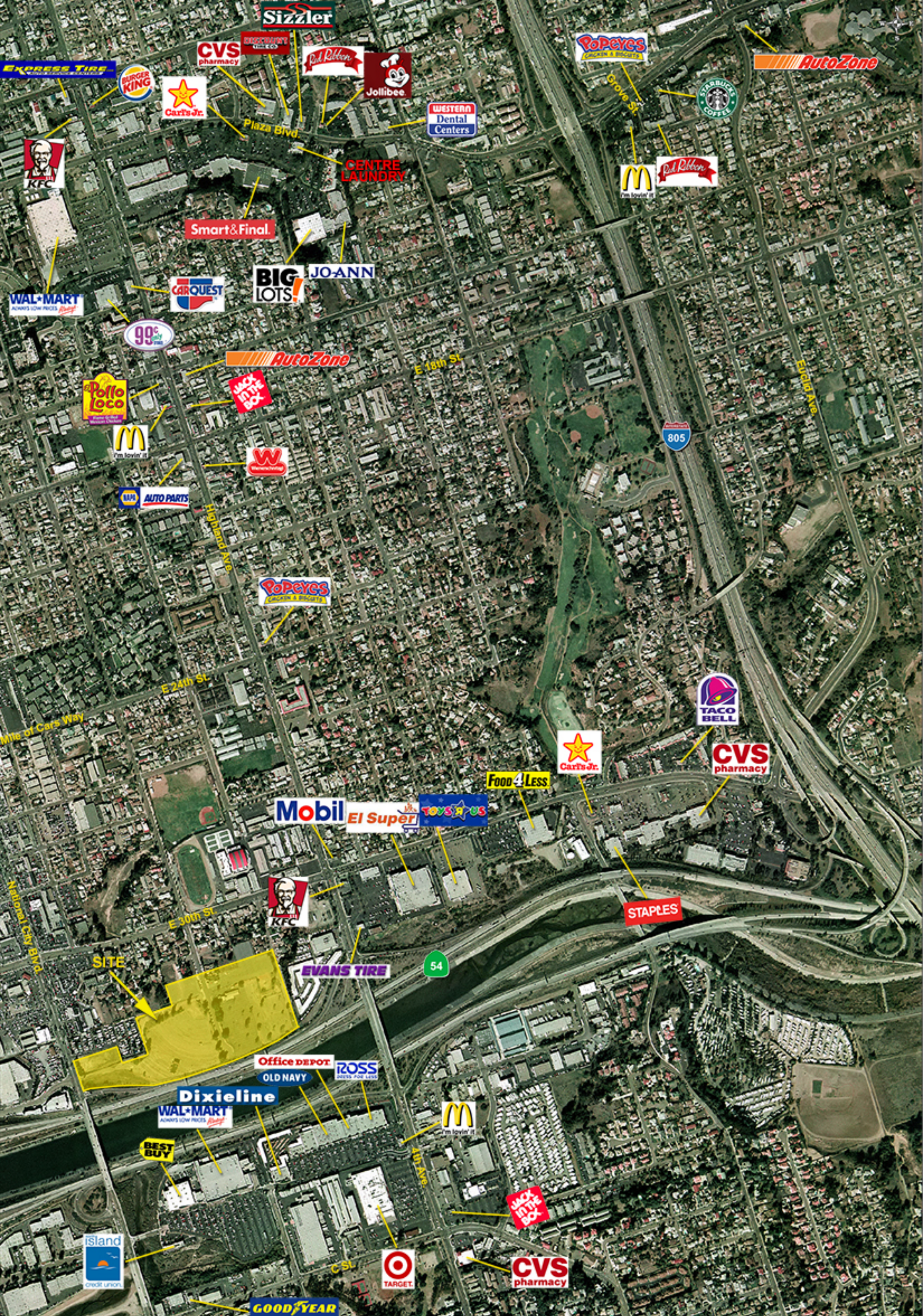
Lic.# 01772051

858.523.2096

mmoser@retailinsite.net



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The projects, tenants and site plans illustrated herein are subject to change without notice. You and your advisors should conduct a careful, independent investigation of the information herein to determine to your satisfaction the accuracy. ©2016 Retail Insite. All rights reserved.

PROJECT SUMMARY

SITE SUMMARY

SITE AREA	1,119,312 SF (25.70 AC)
CHULA VISTA	527,110 SF (12.10 AC)
NATIONAL CITY	592,202 SF (13.60 AC)

DRAFT

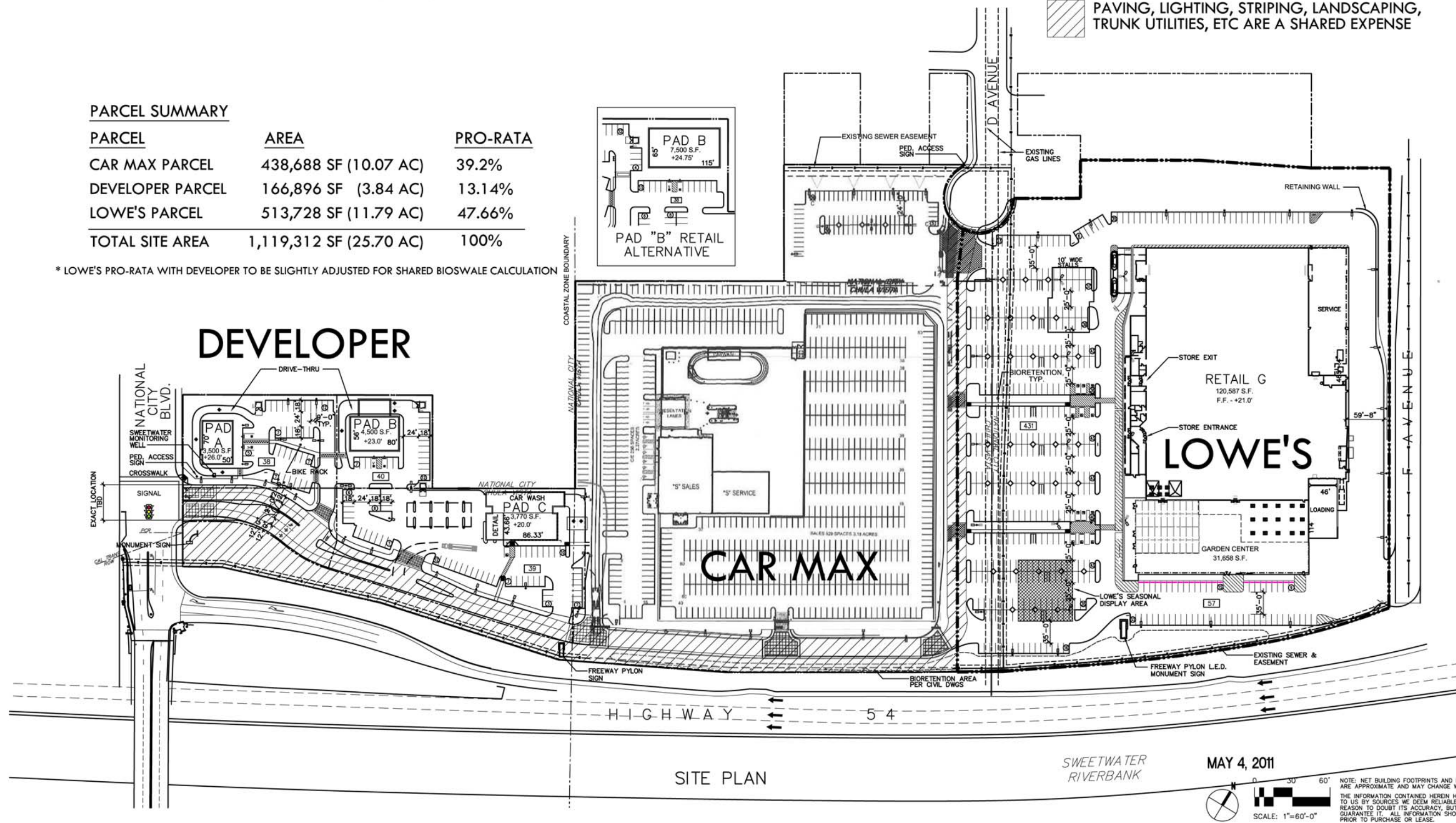
LEGEND

 PAVING, LIGHTING, STRIPING, LANDSCAPING, TRUNK UTILITIES, ETC ARE A SHARED EXPENSE

PARCEL SUMMARY

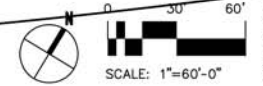
PARCEL	AREA	PRO-RATA
CAR MAX PARCEL	438,688 SF (10.07 AC)	39.2%
DEVELOPER PARCEL	166,896 SF (3.84 AC)	13.14%
LOWE'S PARCEL	513,728 SF (11.79 AC)	47.66%
TOTAL SITE AREA	1,119,312 SF (25.70 AC)	100%

* LOWE'S PRO-RATA WITH DEVELOPER TO BE SLIGHTLY ADJUSTED FOR SHARED BIOSWALE CALCULATION



SITE PLAN

MAY 4, 2011



NOTE: NET BUILDING FOOTPRINTS AND HEIGHTS SHOWN ARE APPROXIMATE AND MAY CHANGE WITHIN TOTAL SF. THE INFORMATION CONTAINED HEREIN HAS BEEN GIVEN TO US BY SOURCES WE DEEM RELIABLE. WE HAVE NO REASON TO DOUBT ITS ACCURACY, BUT WE DO NOT GUARANTEE IT. ALL INFORMATION SHOULD BE VERIFIED PRIOR TO PURCHASE OR LEASE.

Andrew Hull Stevenson Architects
 5455 Morehouse Drive, Suite 260
 San Diego, California 92121
 T: 858.220.7224 F: 858.546.3099

Gateway at the Mile
 National City / Chula Vista, California


 **Sudberry Development**


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EXPANDED DEMOGRAPHIC PROFILE


Estimated 2016 • Calculated Using Proportional Block Groups


Highland Ave & Hwy 54 | National City, CA


 POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	23,503	173,371	446,439


 HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Households	7,579	50,302	128,064


 AVG HHD INCOME	1 MILE	3 MILES	5 MILES
Estimated Avg Household Income	\$44,766	\$51,901	\$58,131
Avg Family Income	\$43,341	\$51,224	\$56,914


 MEDIAN HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Median Household Income	\$36,825	\$43,981	\$49,401
Median Family Income	\$37,421	\$44,987	\$49,496


 \$\$\$ PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
Est. Proj. Per Capita Income	\$15,788	\$18,000	\$18,427

 \$\$ OTHER INCOME	1 MILE	3 MILES	5 MILES
Est. Proj. Median Disposable Income	\$32,400	\$37,585	\$41,530

 DAYTIME DEMOS	1 MILE	3 MILES	5 MILES
Total Number of Businesses	847	5,436	10,280
Total Number of Employees	9,299	78,683	140,299

 RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White	12,688 54.7%	87,300 51.6%	212,790 49.5%
Black or African American	1,032 4.4%	12,968 7.7%	45,067 10.5%
American Indian & Alaskan Native	147 0.6%	1,027 0.6%	2,458 0.6%
Asian	2,402 10.4%	26,756 15.8%	70,179 16.3%
Hawaiian & Pacific Islander	132 0.6%	1,343 0.8%	3,291 0.8%
Other Race	5,799 25.0%	33,003 19.5%	79,268 18.4%
Two or More Races	995 4.3%	6,901 4.1%	17,156 4.0%

 AGE DISTRIBUTION	1 MILE	3 MILES	5 MILES
Median Age	31.7 yrs	32.0 yrs	31.2 yrs

 HOUSING	1 MILE	3 MILES	5 MILES
Total Housing Units	8,188	53,459	132,067