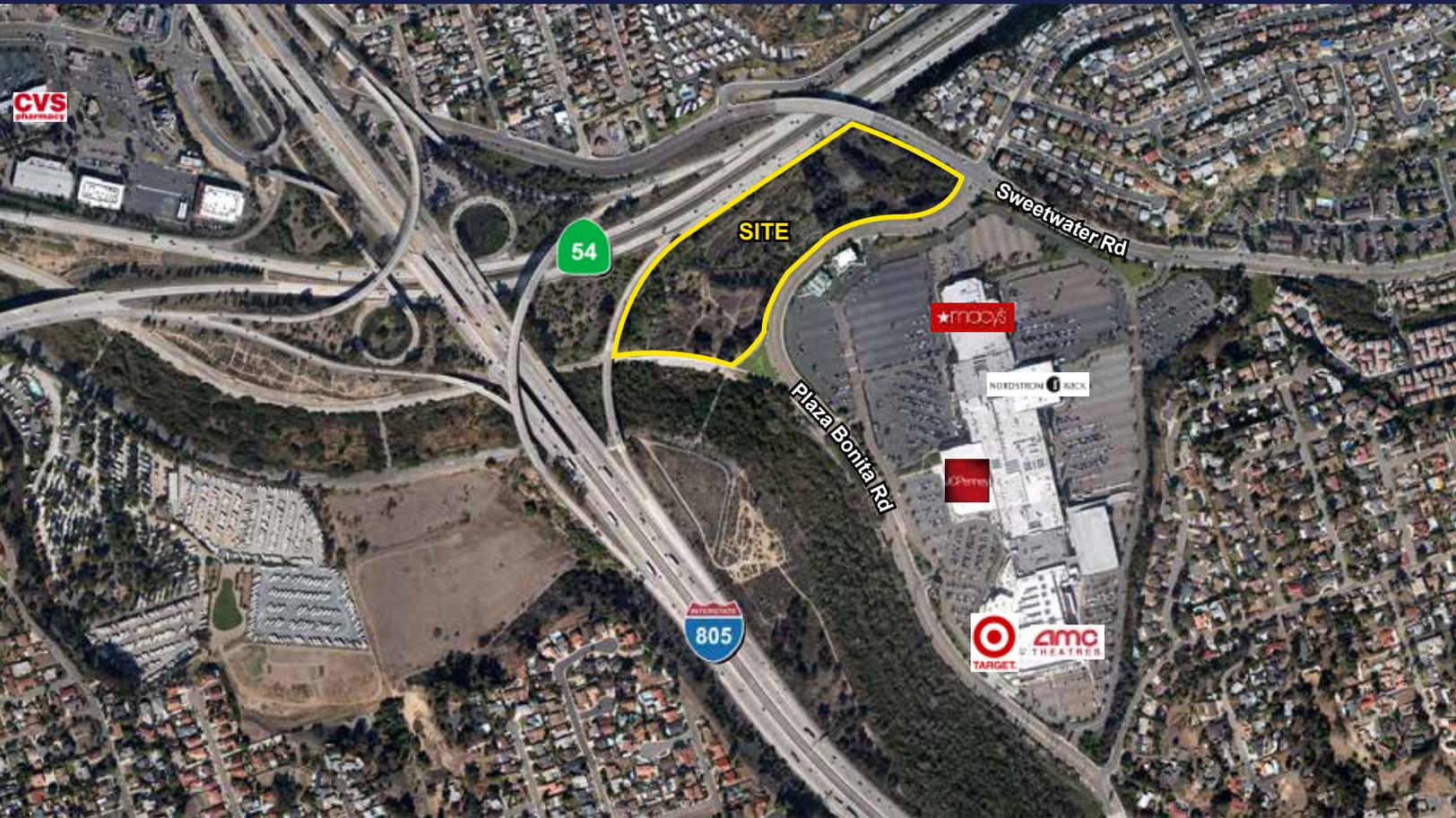


For Sale · Plaza Bonita Rd · 15.08 Acres

SEC I-805 + HWY 54, NATIONAL CITY, CA



FEATURES

- 15-acre parcel located at the south east corner of I-805 & Hwy 54
- Adjacent to Plaza Bonita regional mall (826,000 SF)
- High visibility, high traffic location
- Offered by the City of National City - Community Development
- Current entitlement (see attached exhibit)

DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|------------------|----------|----------|----------|
| 2011 Population: | 16,829 | 198,769 | 454,612 |
| 2016 Proj Pop: | 18,663 | 213,892 | 483,836 |
| Avg HH Income: | \$66,377 | \$63,660 | \$66,351 |

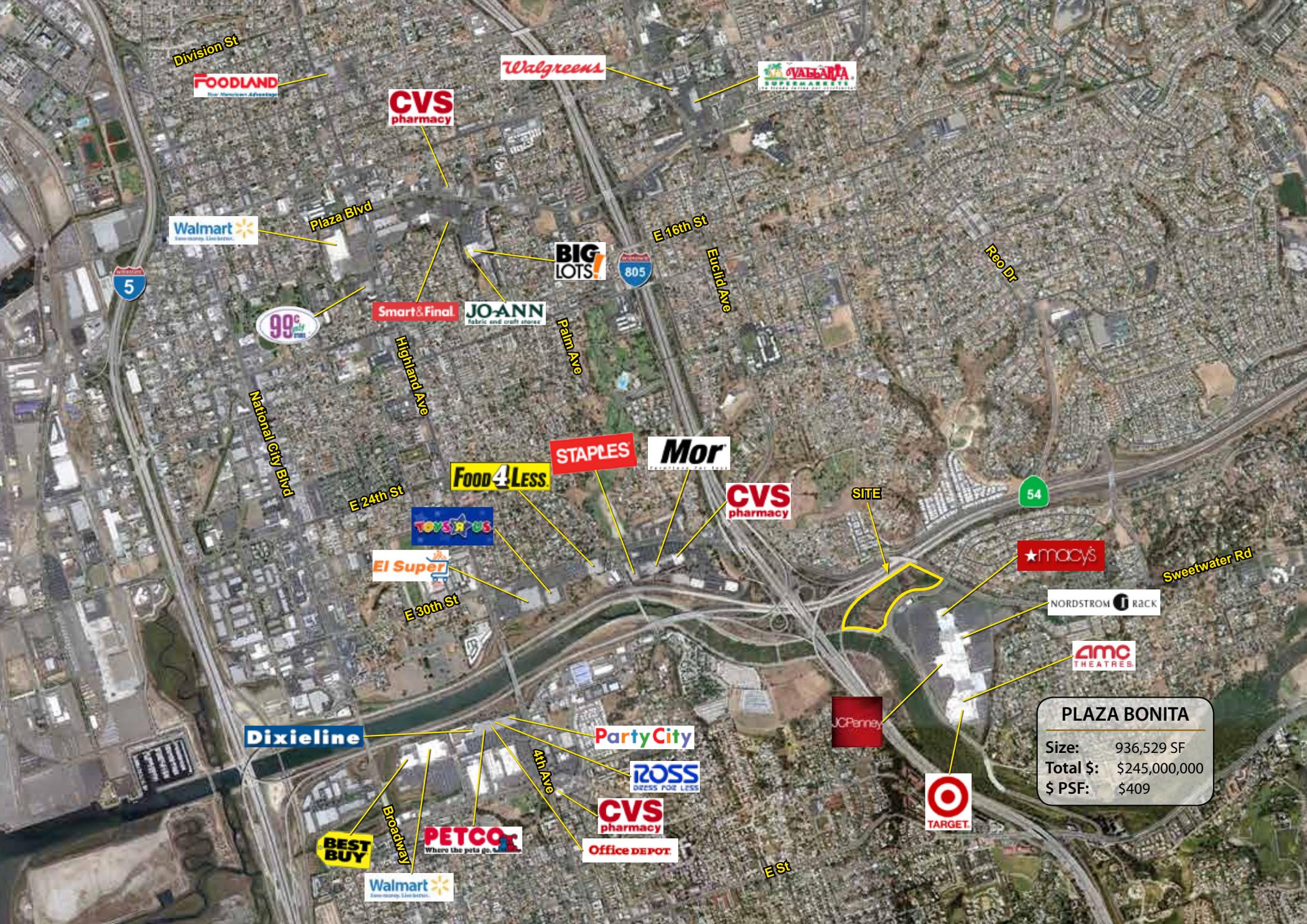
TRAFFIC COUNTS

(Google Earth Pro)

| | |
|----------------|-------------|
| Interstate 805 | 192,967 ADT |
| Highway 54 | 138,115 ADT |
| Sweetwater Rd | 18,008 ADT |



DON MOSER • Lic.# 00821359 • 858.523.2087 • dmoser@retailinsite.net



PLAZA BONITA

| | |
|-----------|---------------|
| Size: | 936,529 SF |
| Total \$: | \$245,000,000 |
| \$ PSF: | \$409 |

For Sale · Plaza Bonita Rd · 15.08 Acres

SEC I-805 + HWY 54, NATIONAL CITY, CA

SITE ENTITLEMENT STATUS

A. Site was approved for the following:

1. 145,704 square-foot retail sales and food service warehouse
2. 5,200-square foot tire sales and installation center
3. 1,216 square-foot food service/concession area
4. 16-pump fueling station
5. 758 parking spaces
6. Site landscaping
7. Public roadway improvements
8. Sale of alcoholic beverages

B. Approvals/Entitlements include:

1. Planned Development, General Plan Amendment and Zone change from Open Space reserve (OSR) to Commercial General-Planned Development (CG-PD)
2. Certified Environmental Impact Report (EIR) with Statement of Overriding Considerations - State Clearing House (SCH) # 2003111073
3. Conditional Use Permit for the sale of alcoholic beverages (beer, wine & distilled beverages)
4. Authorization of vacation of open space easement from San Diego County Board of Supervisors on January 30, 2008

C. The following agencies participated and provided comments prior to the certification of the EIR:

1. U.S. Army Corps of Engineers (USACOE)
2. Regional Water Quality Control Board (RWQCB)
3. California Department of Fish and Game (CDFG)
4. U. S. Fish and Wildlife
5. Federal Emergency Management Agency (FEMA)
6. California Department of Transportation (CALTRANS)
7. San Diego County Board of Supervisors

D. Permits required prior to grading:

1. Caltrans Encroachment Permit
2. Section 404 Permit (USACOE)
3. Section 401 Water Quality Certification (RWQCOB)
4. Section 1602 Streambed Alteration Agreement (CDFG)
5. Conditional Letter of Map Revision (FEMA)
6. Option to Purchase Open Space Easement Agreement (SD County)

E. EIR Program Requirements (Summary):

1. Install right turn overlap signal phasing at Plaza Bonita Center Way and Sweetwater Road
2. Install traffic signal installation at main site driveway and Plaza Bonita Road
3. Purchase off-site and/or restore on-site 1.53 acres of Riparian Scrub, 0.53 acres of California Coastal sage scrub, 1.25 acres of jurisdictional wetlands, and 1.87 acres of riparian and wetland habitat. (5-year monitoring required for on-site restoration)
4. Conduct raptor survey prior to construction
5. Conduct focused gnatcatcher surveys if construction occurs during breeding period
6. Conduct cultural resource monitoring by archaeologist during grading
7. Participate in County of San Diego's Traffic Impact Fee to mitigate traffic impacts at Sweetwater Road/Mesa Vista Way
8. Vacate 12-foot wide public utility easement for 69 KV and 12 KV overhead electrical transmission lines and relocate lines underground
9. Relocate 18-inch water main, vacate 20 foot public utility easement, relocate portions of existing 24-inch sewer line, and relocate 20-foot sewer line

Expanded Demographic Profile

ESTIMATED 2017 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

HWY 54 + I-805 | NATIONAL CITY, CA



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|------------------------------|--------|---------|---------|
| Estimated Population | 18,663 | 213,892 | 483,836 |
| Forecasted Population (2021) | 20,541 | 228,578 | 518,494 |



HOUSEHOLDS

| | | | |
|------------|-------|--------|---------|
| Households | 5,981 | 63,659 | 136,746 |
|------------|-------|--------|---------|



AVG HHD INCOME

| | | | |
|--------------------------------|----------|----------|----------|
| Estimated Avg Household Income | \$78,982 | \$75,239 | \$77,723 |
| Avg Family Income | \$74,656 | \$69,944 | \$72,675 |



MEDIAN HH INCOME

| | | | |
|-----------------------------------|----------|----------|----------|
| Estimated Median Household Income | \$61,886 | \$56,746 | \$60,041 |
| Median Family Income | \$63,309 | \$57,647 | \$61,417 |



PER CAPITA INCOME

| | | | |
|------------------------------|----------|----------|----------|
| Est. Proj. Per Capita Income | \$26,125 | \$25,192 | \$24,676 |
|------------------------------|----------|----------|----------|



OTHER INCOME

| | | | |
|-------------------------------------|----------|----------|----------|
| Est. Proj. Median Disposable Income | \$50,870 | \$47,028 | \$49,304 |
|-------------------------------------|----------|----------|----------|



DAYTIME DEMOS

| | | | |
|----------------------------|-------|--------|---------|
| Total Number of Businesses | 462 | 5,054 | 9,435 |
| Total Number of Employees | 4,733 | 53,468 | 138,801 |



RACE & ETHNICITY

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------------------|-------------|--------------|---------------|
| White | 9,473 56.3% | 90,398 45.5% | 200,554 44.1% |
| Black or African American | 674 4.0% | 15,194 7.6% | 45,097 9.9% |
| American Indian & Alaskan Native | 163 1.0% | 1,760 0.9% | 3,751 0.8% |
| Asian | 1,487 8.8% | 33,077 16.6% | 64,589 14.2% |
| Hawaiian & Pacific Islander | 121 0.7% | 1,581 0.8% | 3,532 0.8% |
| Other Race | 4,073 24.2% | 45,462 22.9% | 110,161 24.2% |
| Two or More Races | 838 5.0% | 11,298 5.7% | 26,927 5.9% |



AGE DISTRIBUTION

| | | | |
|------------|-----------|-----------|-----------|
| Median Age | 32.99 yrs | 33.28 yrs | 33.29 yrs |
|------------|-----------|-----------|-----------|



HOUSING

| | | | |
|---------------------|-------|--------|---------|
| Total Housing Units | 5,828 | 63,160 | 136,574 |
|---------------------|-------|--------|---------|