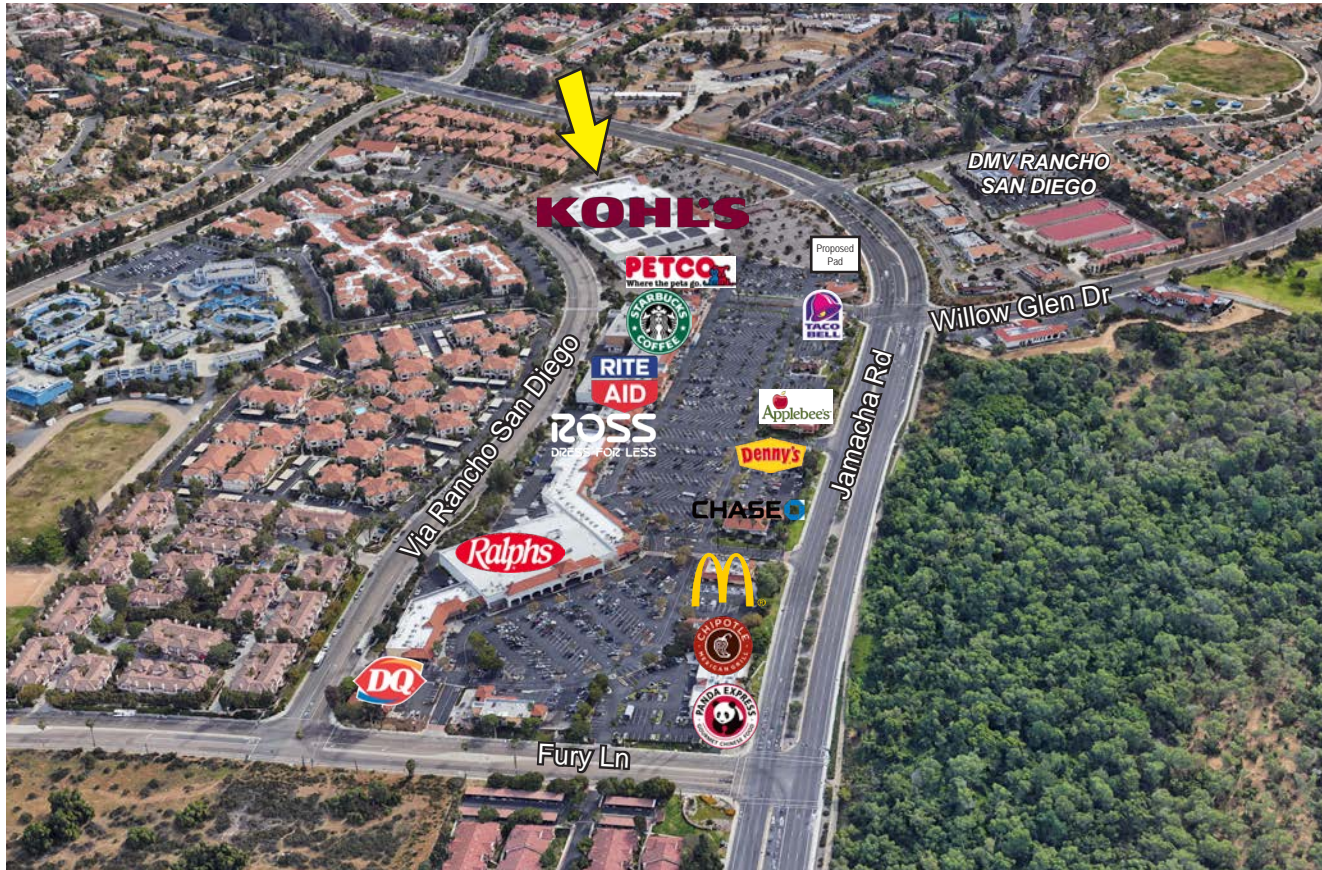


PRIME RETAIL SPACE ADJACENT TO KOHL'S

RANCHO SAN DIEGO | #675 | 2398 JAMACHA RD, CA 92019



- Good site in tight trade area
- Strong co-tenancy
- Visibility to Jamacha
- Strong income area

DEMOGRAPHICS:

	3 MILE	5 MILE	7 MILE
2017 Population	4,912	60,133	238,986
2017 Total Employees	2,186	11,846	63,093
2017 Average HH Income	\$76,871	\$107,731	\$84,165
2017 Median HH Income	\$63,950	\$81,567	\$60,166

TRAFFIC COUNTS:

Jamacha Rd
 +/- 26,500 ADT to N
 +/- 41,500 ADT to S

AVAILABLE SF:

25,100 SF

FRONTAGE:

98' and 7" (width) x 255' and 8" (depth)

ZONING:

C36

RATES:

PSF - CONTACT LEASING BROKERS

AREA ANCHORS:

ROSS
DRESS FOR LESS

Ralphs

PETCO
Where the pets go.

RITE
AID

RI RETAIL INSITE

RON PEPPER

858.523.2085
 rpepper@retailinsite.net

MAYA GRIM

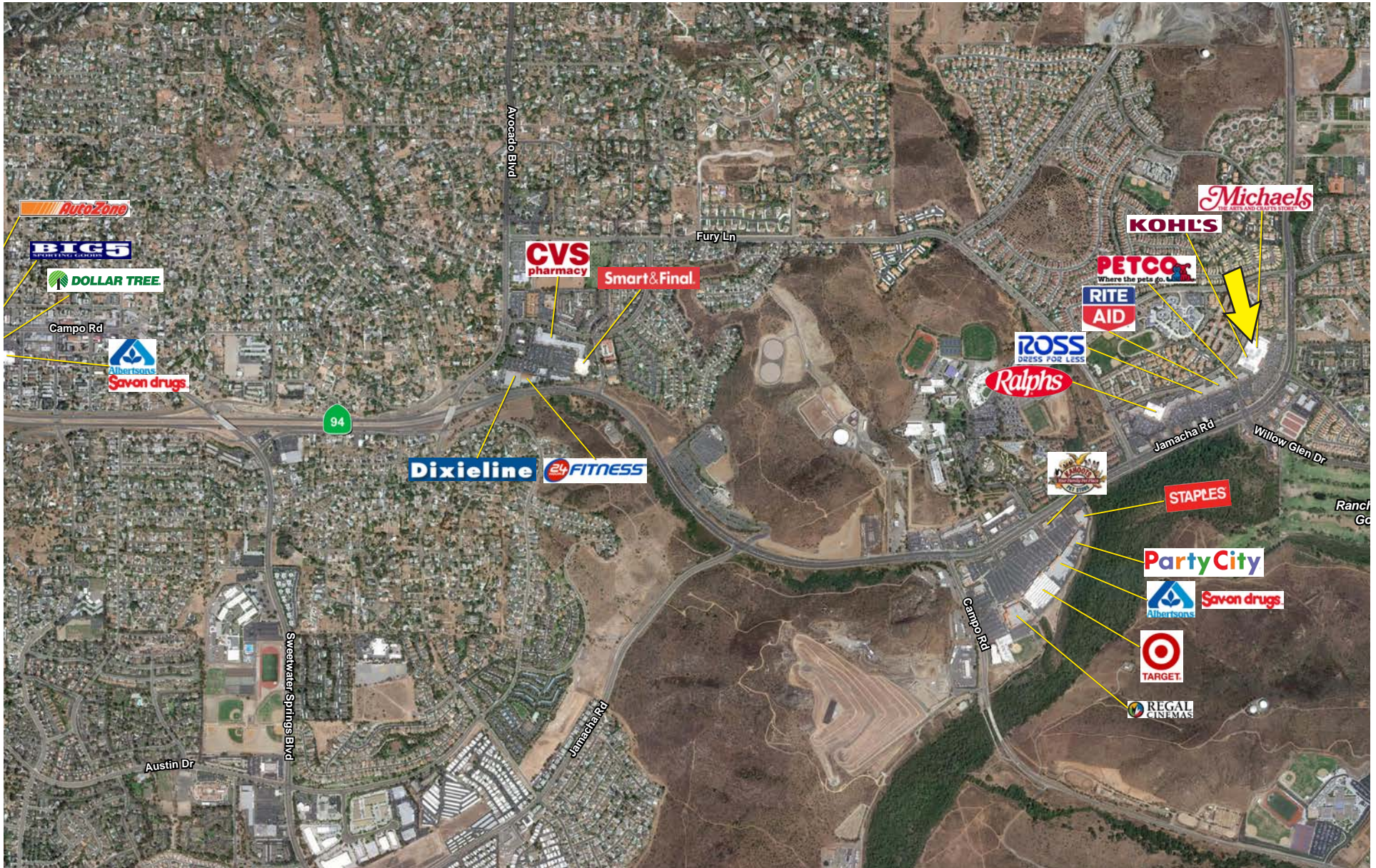
858.523.2094
 mgrim@retailinsite.net

CHAINLINKS
RETAIL ADVISORS

Stan Johnson Co.

PRIME RETAIL SPACE ADJACENT TO KOHL'S

RANCHO SAN DIEGO | #675 | 2398 JAMACHA RD, CA 92019



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PRIME RETAIL SPACE ADJACENT TO KOHL'S

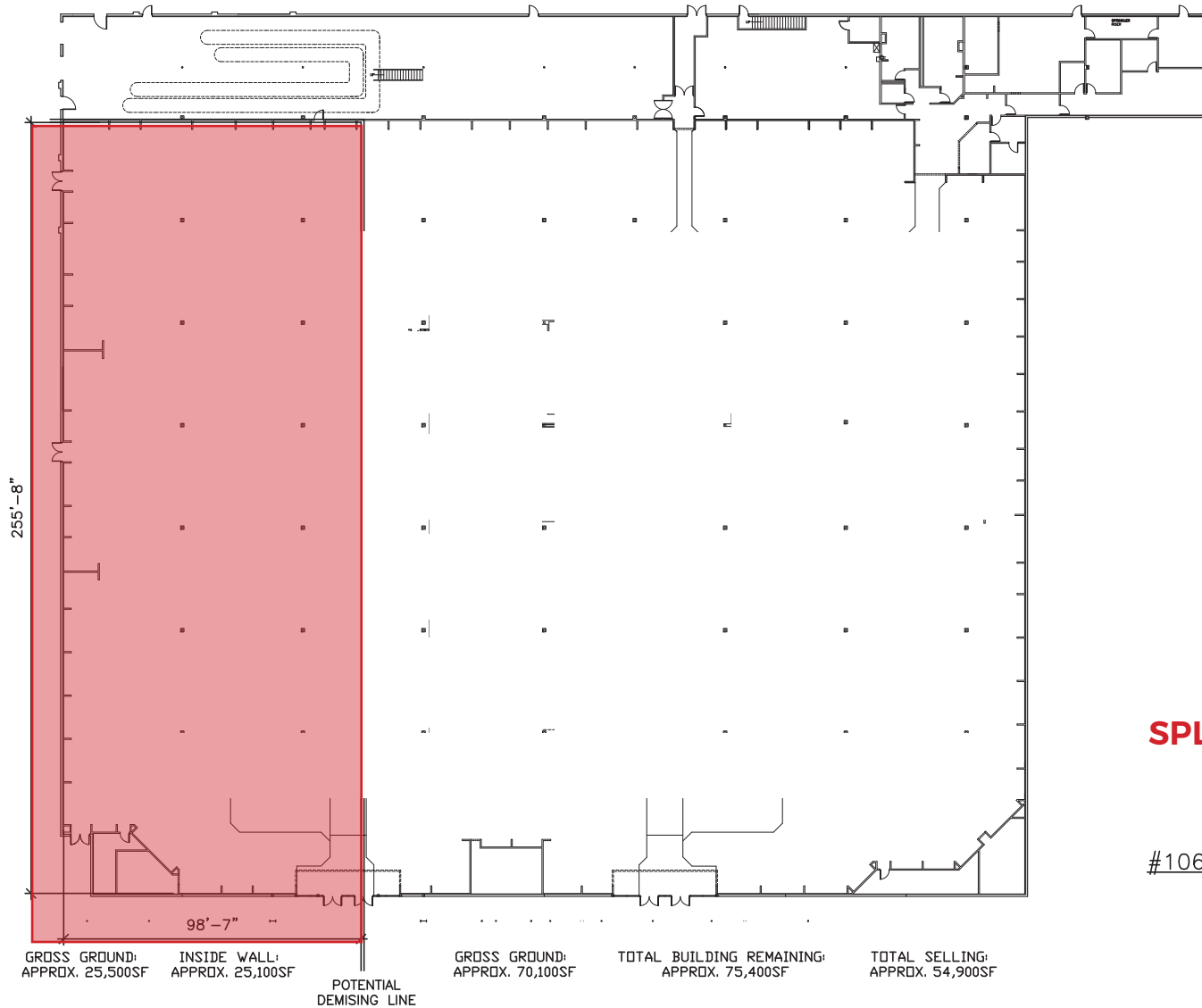
RANCHO SAN DIEGO | #675 | 2398 JAMACHA RD, CA 92019

PD: 52109



PRIME RETAIL SPACE ADJACENT TO KOHL'S

RANCHO SAN DIEGO | #675 | 2398 JAMACHA RD, CA 92019



SPLIT PLAN

#10675 Rancho San Diego, CA
Updated: 12/4/17

GROSS GROUND:
APPROX. 25,500SF
INSIDE WALL:
APPROX. 25,100SF

POTENTIAL
DEMISING LINE

GROSS GROUND:
APPROX. 70,100SF

TOTAL BUILDING REMAINING:
APPROX. 75,400SF

TOTAL SELLING:
APPROX. 54,900SF