

FOR SUBLEASE

444 East San Ysidro Blvd, San Ysidro, CA

Available Sublease **±24,217 SF**



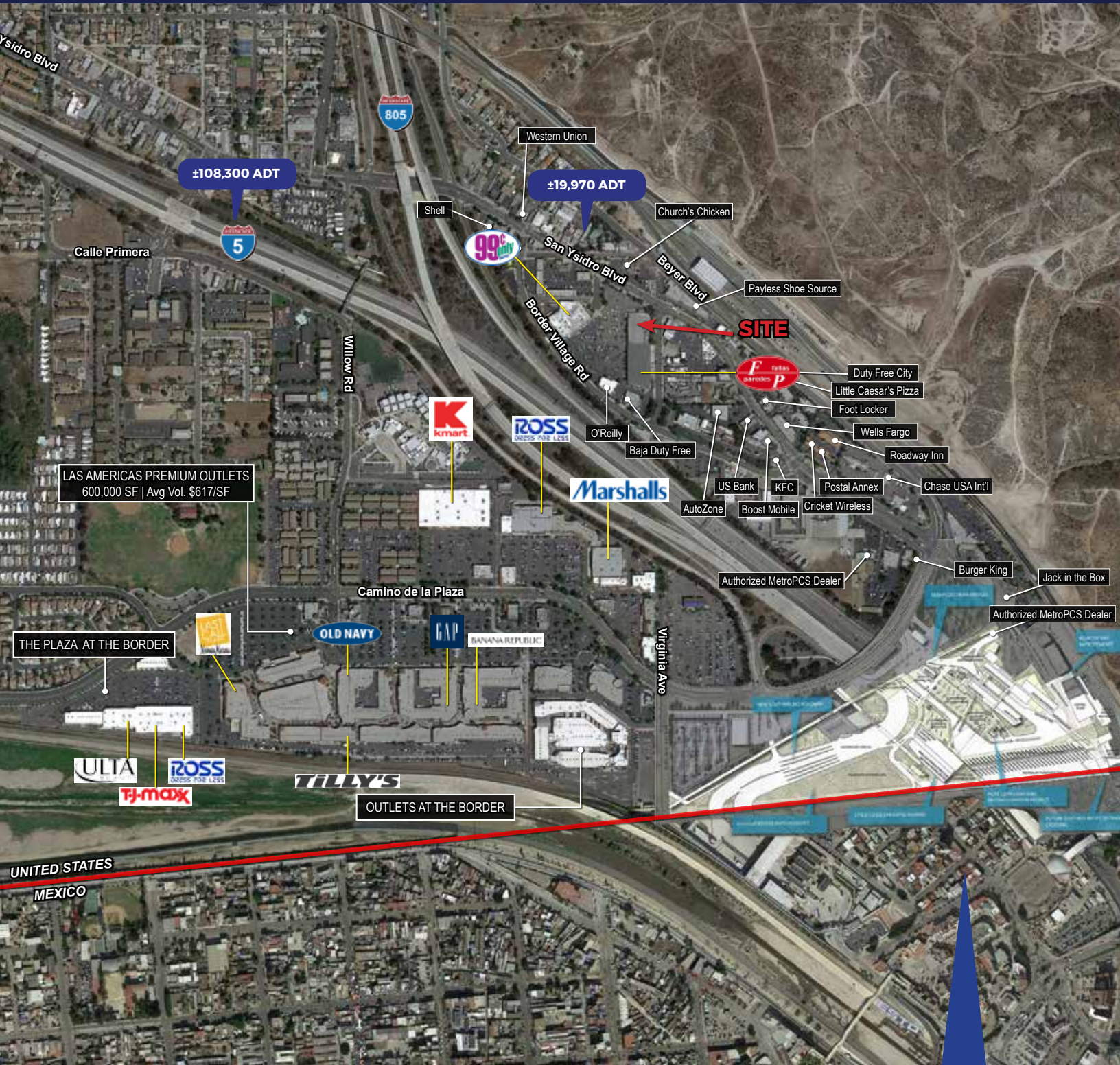
FEATURES

- Rare anchor opportunity
- Well-located property with easy access to Interstate 5 & Interstate 805
- High traffic street with cross border traffic
- Shopping center draws from San Ysidro as well as Tijuana
- Tijuana population ±1,400,000
- Projected increase in shoppers from Tijuana when the new international pedestrian border crossing is open

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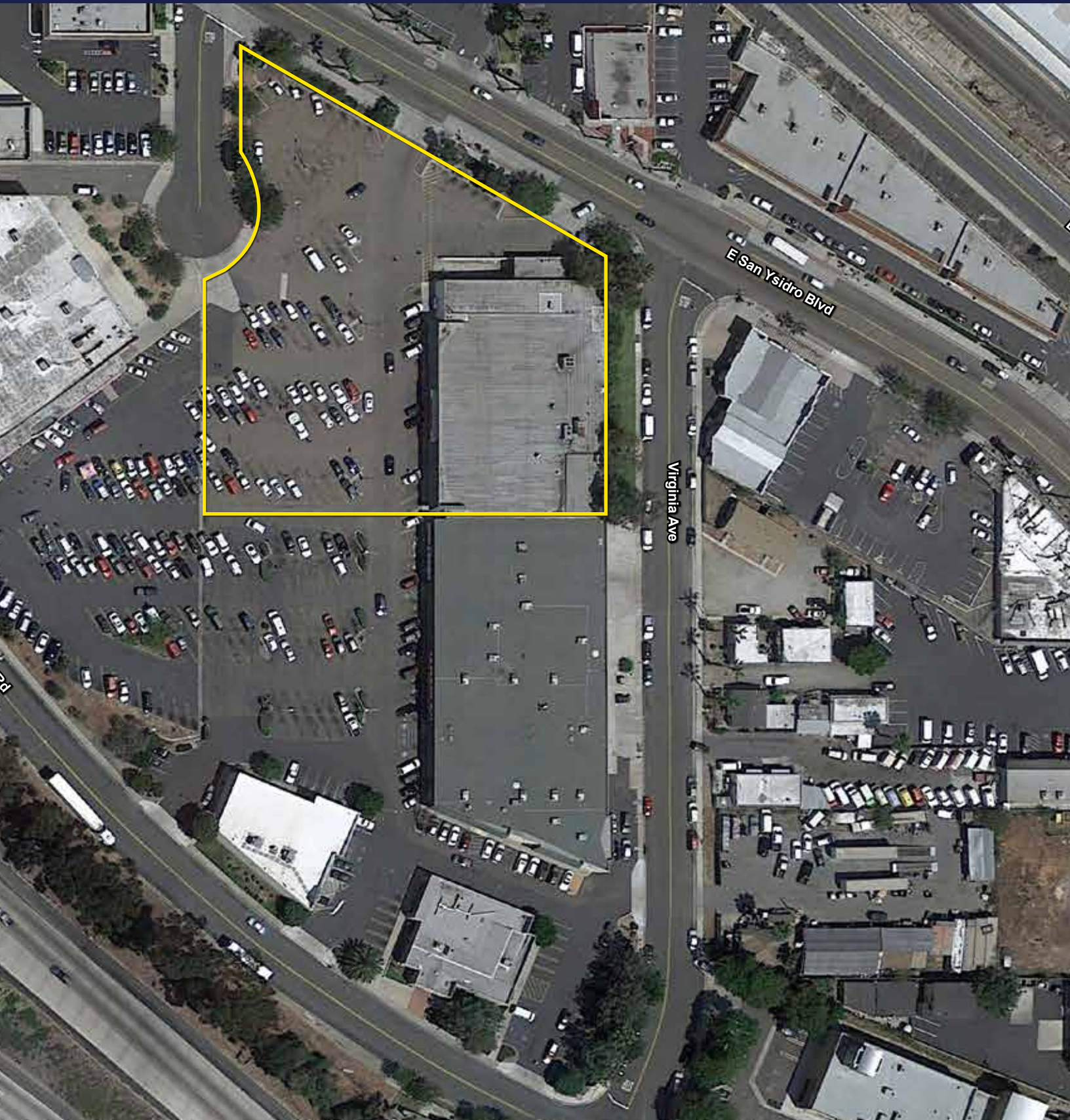


FULLY FUNDED SAN YSIDRO PORT OF ENTRY EXPANSION | EXPECTED COMPLETION 2016

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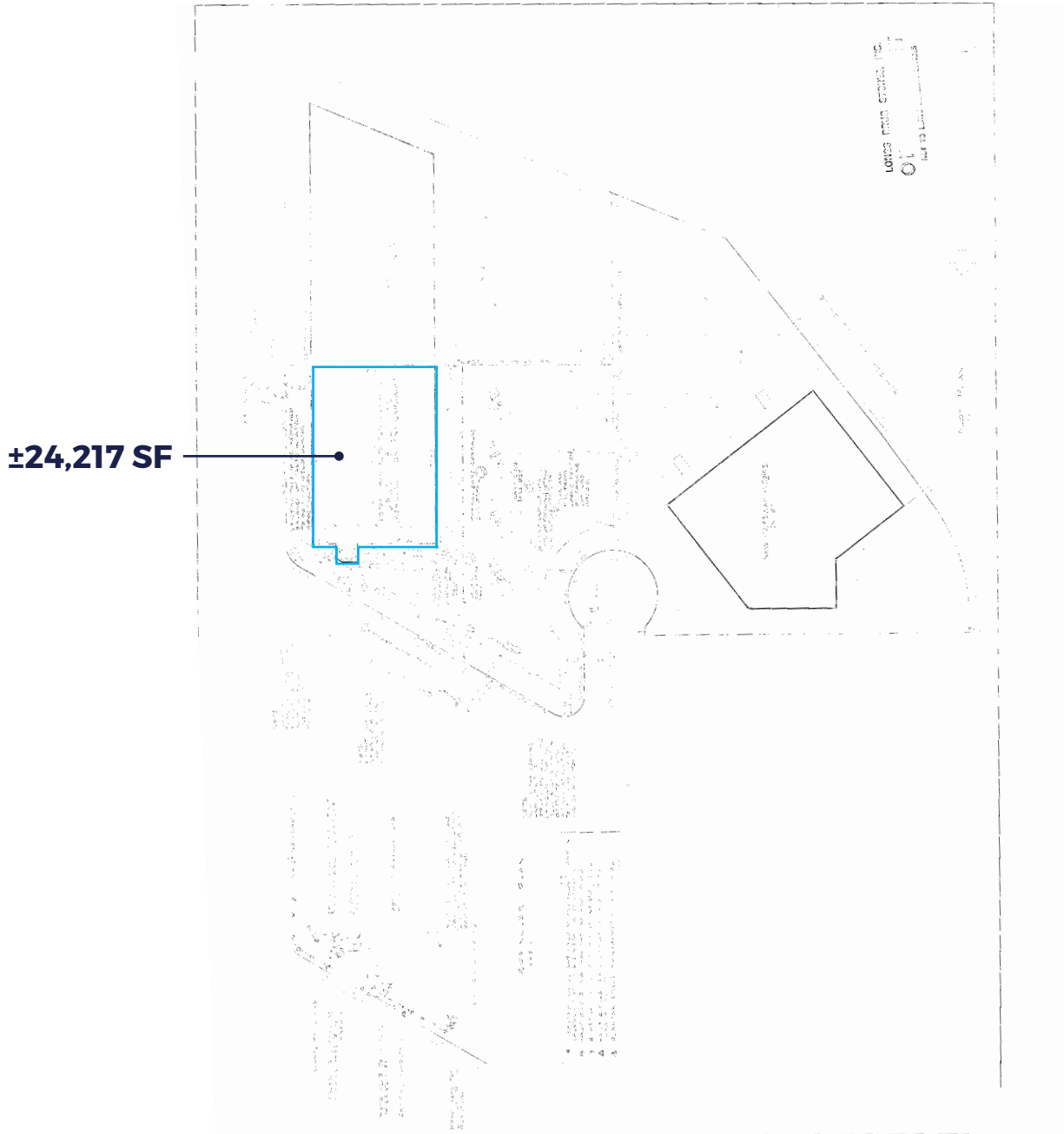


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SITE PLAN



RETAIL INSITE

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EXPANDED DEMOGRAPHIC PROFILE

Estimated 2016 • Calculated Using Proportional Block Groups

444 East San Ysidro Blvd, San Ysidro, CA

|  POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--|-------------|--------------|---------------|
| Estimated Population | 10,491 | 85,734 | 212,847 |
| Forecasted Population (2021) | 11,015 | 92,965 | 237,567 |
|  HOUSEHOLDS | | | |
| Households | 2,683 | 21,322 | 58,213 |
|  AVG HHD INCOME | | | |
| Estimated Avg Household Income | \$55,962 | \$60,123 | \$58,213 |
| Avg Family Income | \$52,147 | \$64,144 | \$68,635 |
|  MEDIAN HH INCOME | | | |
| Estimated Median Household Income | \$37,919 | \$57,718 | \$59,152 |
| Median Family Income | \$38,892 | \$57,472 | \$60,394 |
|  \$\$\$ PER CAPITA INCOME | | | |
| Est. Proj. Per Capita Income | \$14,318 | \$18,973 | \$20,947 |
|  \$\$ OTHER INCOME | | | |
| Est. Proj. Median Disposable Income | \$32,928 | \$47,782 | \$48,739 |
|  DAYTIME DEMOS | | | |
| Total Number of Businesses | 404 | 1,529 | 4,041 |
| Total Number of Employees | 4,502 | 15,887 | 37,856 |
|  RACE & ETHNICITY | 1 MILE | 3 MILES | 5 MILES |
| White | 5,742 57.3% | 41,703 51.5% | 104,380 52.7% |
| Black or African American | 148 1.5% | 3,433 4.2% | 8,378 4.2% |
| American Indian & Alaskan Native | 83 0.8% | 540 0.7% | 1,535 0.8% |
| Asian | 198 2.0% | 7,540 9.3% | 20,145 10.2% |
| Hawaiian & Pacific Islander | 20 0.2% | 332 0.4% | 1,031 0.5% |
| Other Race | 3,477 34.7% | 24,229 29.9% | 52,683 26.6% |
| Two or More Races | 348 3.5% | 3,269 4.0% | 10,067 5.1% |
|  AGE DISTRIBUTION | | | |
| Median Age | 32.6 yrs | 33.8 yrs | 33.8 yrs |
|  HOUSING | | | |
| Total Housing Units | 2,691 | 21,225 | 57,263 |