



NewMark Merrill COMPANIES

When you love shopping centers it shows.

SABRE SPRINGS PLAZA

SOUTHWEST CORNER OF POWAY ROAD AND SPRINGBROOK DRIVE IN SAN DIEGO, CALIFORNIA

RETAIL SPACE AVAILABLE FOR LEASE



Project Size 15,038 Sq. Ft. of Retail Space

Demographics



Population*

1 Mile. . . . 11,457

3 Miles . . . 113,376



Household Income*

1 Mile. . . \$184,378

3 Miles . . \$168,310



Traffic Count*

Poway Road & Springbrook:
+/- 40,300 cars per day



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COMPANIES

For Lease • Retail Space Available

- Excellent visibility along Poway Road
- Clear and convenient access at busy signaled intersection of Poway Road and Springbrook Drive.
- Five schools within a 1-mile radius - approx. 3,325 total students
- Convenience shopping center with five schools located within a 1-mile radius; approximately 3,325 total students
- Synergistic retail, restaurant and service tenants provide a strong "daily trips" draw

* Estimates are based on 2020 demographics for population and average income per household. Traffic count is based upon SANDAG 2010 counts. The information herein is not guaranteed and should be independently verified.

For additional information,
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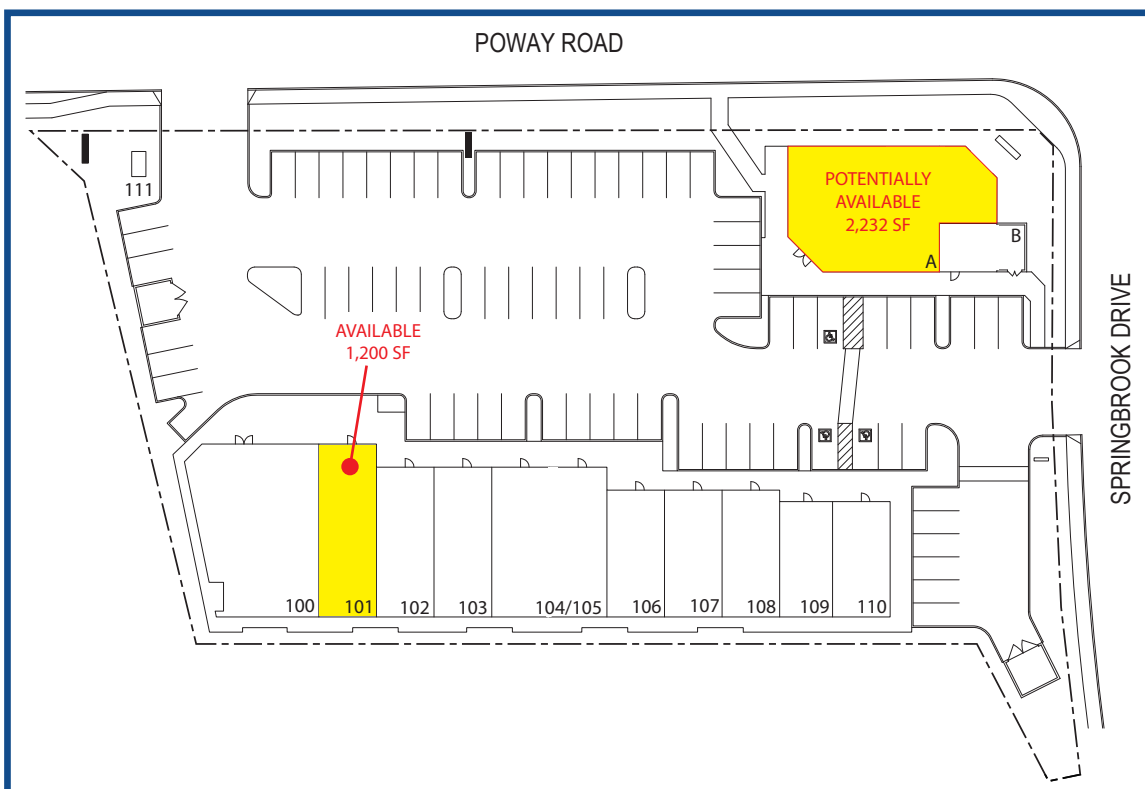
**427 College Blvd
Suite K
Oceanside, CA 92057**

www.newmarkmerrill.com

SABRE SPRINGS

FOR LEASE
PRIME RETAIL
SPACE AVAILABLE

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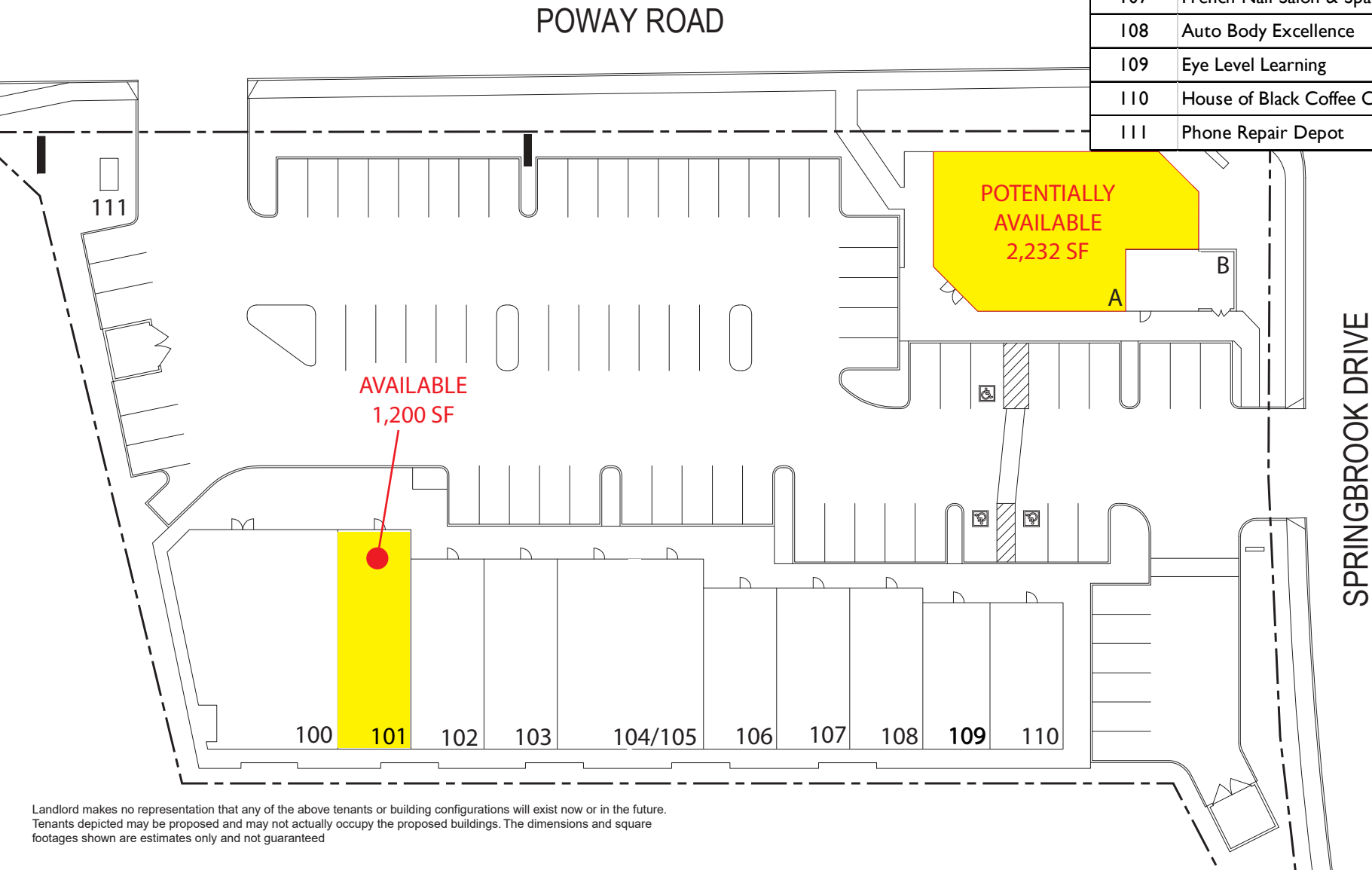
Jae Chung (DRE #01504403)

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Suite	Tenant	SF
A	Potentially Available	2,232
B	Brothers Barber Shop	705
100	Phileas Fogg's	2,461
101	Available	1,200
102	China Spring Massage	1,040
103	Sabre Springs Dentistry	1,040
104/105	Poway Jewelry and Loan	2,080
106	Senor Taquero	880
107	French Nail Salon & Spa	880
108	Auto Body Excellence	880
109	Eye Level Learning	790
110	House of Black Coffee Company	800
111	Phone Repair Depot	50



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Landlord makes no representation that any of the above tenants or building configurations will exist now or in the future. Tenants depicted may be proposed and may not actually occupy the proposed buildings. The dimensions and square footages shown are estimates only and not guaranteed.



Executive Summary

921 Sabre Springs
Auto Body Excellence
Rings: 1, 2, 3 mile radii

Prepared by Esri
Latitude: 32.94533
Longitude: -117.08475

	1 mile	2 miles	3 miles
Population			
2000 Population	8,622	46,290	98,508
2010 Population	11,255	52,280	105,132
2020 Population	11,457	53,707	113,376
2025 Population	11,551	55,491	116,878
2000-2010 Annual Rate	2.70%	1.22%	0.65%
2010-2020 Annual Rate	0.17%	0.26%	0.74%
2020-2025 Annual Rate	0.16%	0.66%	0.61%
2020 Male Population	49.0%	49.0%	49.1%
2020 Female Population	51.0%	51.0%	50.9%
2020 Median Age	36.3	37.4	38.3

In the identified area, the current year population is 113,376. In 2010, the Census count in the area was 105,132. The rate of change since 2010 was 0.74% annually. The five-year projection for the population in the area is 116,878 representing a change of 0.61% annually from 2020 to 2025. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 36.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	53.0%	55.4%	55.7%
2020 Black Alone	2.0%	2.5%	2.7%
2020 American Indian/Alaska Native Alone	0.2%	0.4%	0.4%
2020 Asian Alone	35.7%	30.2%	30.2%
2020 Pacific Islander Alone	0.2%	0.2%	0.3%
2020 Other Race	2.5%	4.7%	4.3%
2020 Two or More Races	6.4%	6.6%	6.5%
2020 Hispanic Origin (Any Race)	9.9%	13.8%	13.2%

Persons of Hispanic origin represent 13.2% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 69.0 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	194	185	184
2000 Households	3,064	16,533	34,134
2010 Households	3,965	18,543	36,829
2020 Total Households	4,017	18,956	39,444
2025 Total Households	4,036	19,492	40,508
2000-2010 Annual Rate	2.61%	1.15%	0.76%
2010-2020 Annual Rate	0.13%	0.22%	0.67%
2020-2025 Annual Rate	0.09%	0.56%	0.53%
2020 Average Household Size	2.85	2.83	2.86

The household count in this area has changed from 36,829 in 2010 to 39,444 in the current year, a change of 0.67% annually. The five-year projection of households is 40,508, a change of 0.53% annually from the current year total. Average household size is currently 2.86, compared to 2.84 in the year 2010. The number of families in the current year is 30,556 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

August 11, 2020



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Auto Body Excellence
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	1 mile	2 miles	3 miles
Mortgage Income			
2020 Percent of Income for Mortgage	23.1%	25.4%	23.9%
Median Household Income			
2020 Median Household Income	\$134,476	\$118,566	\$120,190
2025 Median Household Income	\$150,290	\$130,148	\$130,850
2020-2025 Annual Rate	2.25%	1.88%	1.71%
Average Household Income			
2020 Average Household Income	\$163,625	\$150,399	\$150,411
2025 Average Household Income	\$184,378	\$169,032	\$168,310
2020-2025 Annual Rate	2.42%	2.36%	2.27%
Per Capita Income			
2020 Per Capita Income	\$57,513	\$53,315	\$52,247
2025 Per Capita Income	\$64,577	\$59,612	\$58,252
2020-2025 Annual Rate	2.34%	2.26%	2.20%

Households by Income

Current median household income is \$120,190 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$130,850 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$150,411 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$168,310 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$52,247 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$58,252 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	101	92	99
2000 Total Housing Units	3,107	16,905	34,780
2000 Owner Occupied Housing Units	2,655	11,915	24,868
2000 Renter Occupied Housing Units	409	4,618	9,266
2000 Vacant Housing Units	43	372	646
2010 Total Housing Units	4,095	19,172	37,948
2010 Owner Occupied Housing Units	2,730	12,228	25,148
2010 Renter Occupied Housing Units	1,235	6,315	11,681
2010 Vacant Housing Units	130	629	1,119
2020 Total Housing Units	4,141	19,584	40,701
2020 Owner Occupied Housing Units	2,738	12,206	25,520
2020 Renter Occupied Housing Units	1,279	6,750	13,923
2020 Vacant Housing Units	124	628	1,257
2025 Total Housing Units	4,168	20,154	41,847
2025 Owner Occupied Housing Units	2,771	12,354	25,919
2025 Renter Occupied Housing Units	1,265	7,138	14,589
2025 Vacant Housing Units	132	662	1,339

Currently, 62.7% of the 40,701 housing units in the area are owner occupied; 34.2%, renter occupied; and 3.1% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 37,948 housing units in the area - 66.3% owner occupied, 30.8% renter occupied, and 2.9% vacant. The annual rate of change in housing units since 2010 is 3.16%. Median home value in the area is \$686,400, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.64% annually to \$744,568.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

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