



NewMark Merrill

COMPANIES

When you love shopping centers it shows.



THE SHOPS AT SPECTRUM



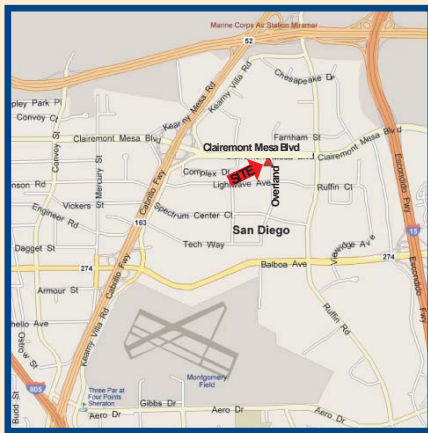
IMAGE
NAILS & SPA



Flowers
by
Coley



Village Indian
Cuisine



Project Size Demographics



**Daytime
Population***
1 Miles .. 39,728



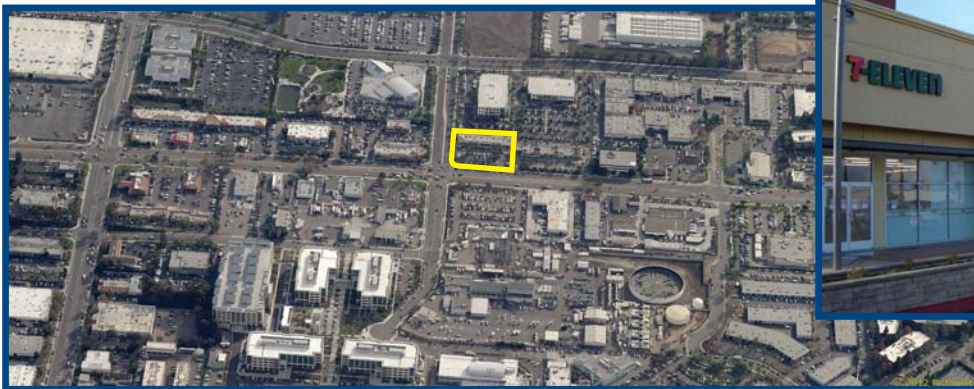
Population*
1 Mile ... 4,189
3 Miles .. 52,741



Household Income*
1 Mile ... \$81,639
3 Miles .. \$90,289



Traffic Count
Intersection... 27,485 ADT
(SANDAG 2015)



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For Lease • Prime Retail Space Available

- Situated on the hard corner which serves as the main access point from Clairemont Mesa Boulevard to the mixed-use San Diego Spectrum.
- Over one million square feet of Class A Office suites to be built within the San Diego Spectrum.
- 600 existing residential units with an additional proposed 1000 units to be developed within three blocks.
- Adjacent tenants include: Starbucks, Jack in the Box, Robek's Juice, H&R Block, Primo's Jersey Mikes,
- High daytime population (39,728 emp. within a 1-mile radius and 38,797 emp. within a 3-mile).
- Signalized intersection with a combined traffic count over 27,000 cars daily.

For additional information,
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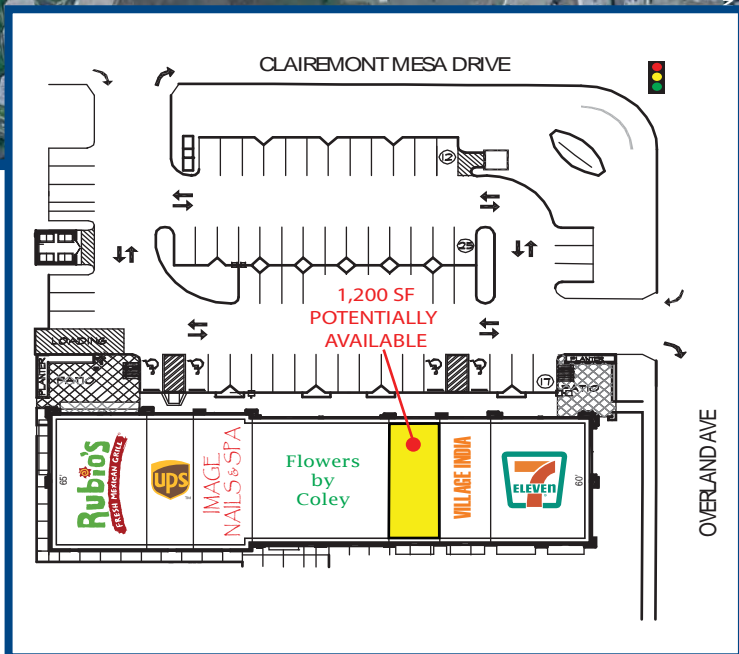
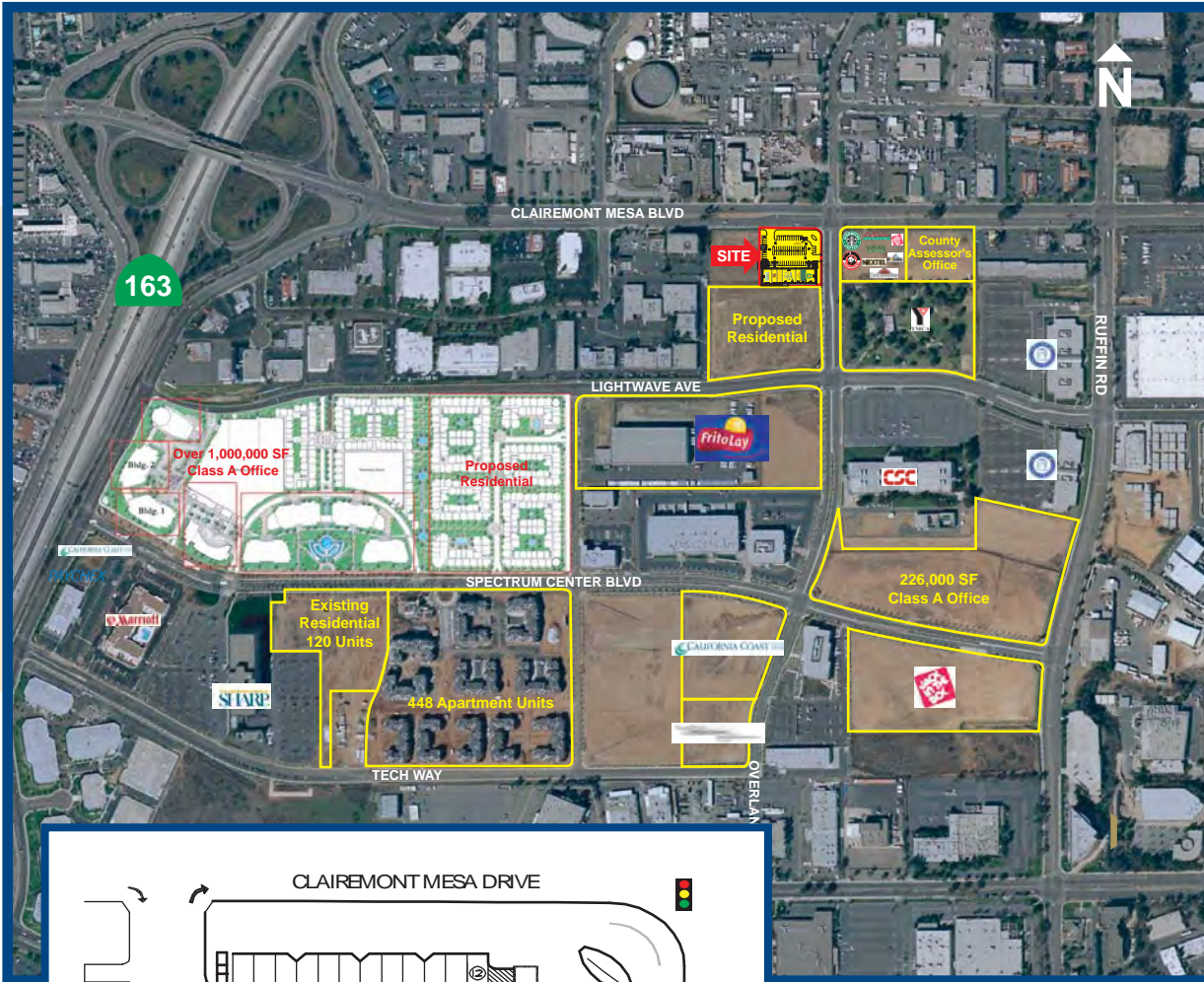
* Estimates are based on 2017 demographics for population and average income per household. Traffic count is based upon 2015 SANDAG calculations. The information herein is not guaranteed and should be independently verified.

THE SHOPS AT SPECTRUM



FOR LEASE
PRIME RETAIL
SPACE AVAILABLE

LOCATED AT THE CORNER OF CLAIREMONT MESA DRIVE & OVERLAND AVENUE, SAN DIEGO, CA



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COMPANIES

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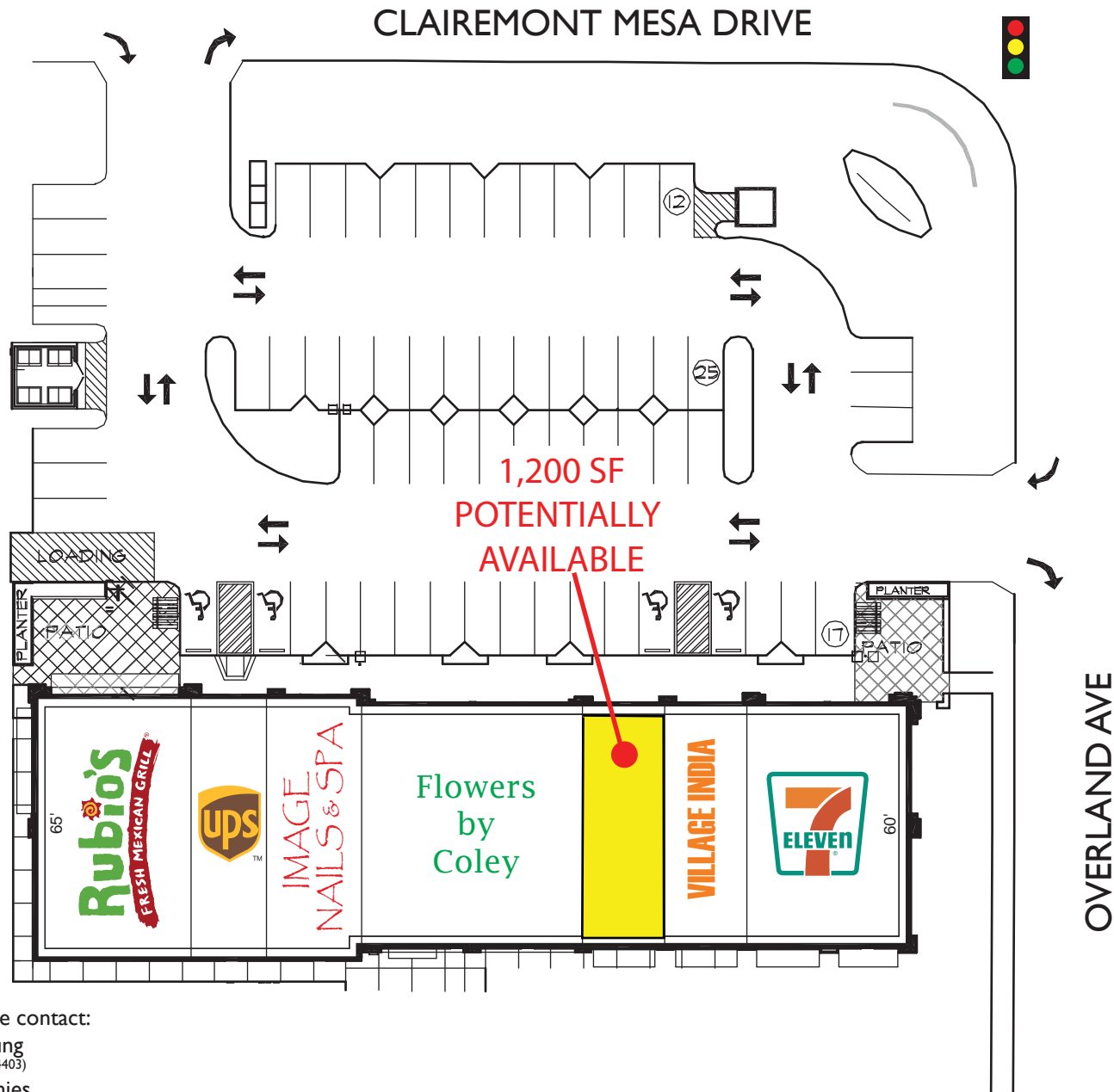
427 College Blvd
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THE SHOPS AT SPECTRUM

Located at the Southwest corner of
Clairemont Mesa Boulevard & Overland Drive
San Diego, California



For additional information, please contact:

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COMPANIES

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

The Shops at Spectrum
 Carl's Jr
 Ring Bands: 0-1, 1-2, 2-3 mile radii

Prepared by Esri
 Latitude: 32.83292
 Longitude: -117.15894

	0 - 1 mile	1 - 2 mile	2 - 3 mile
Population			
2000 Population	3,184	30,902	50,636
2010 Population	3,784	31,489	50,512
2017 Population	4,189	34,545	52,741
2022 Population	4,489	36,280	54,839
2000-2010 Annual Rate	1.74%	0.19%	-0.02%
2010-2017 Annual Rate	1.41%	1.29%	0.60%
2017-2022 Annual Rate	1.39%	0.98%	0.78%
2017 Male Population	50.2%	49.6%	49.6%
2017 Female Population	49.8%	50.4%	50.4%
2017 Median Age	39.2	38.1	35.8

In the identified area, the current year population is 52,741. In 2010, the Census count in the area was 50,512. The rate of change since 2010 was 0.60% annually. The five-year projection for the population in the area is 54,839 representing a change of 0.78% annually from 2017 to 2022. Currently, the population is 49.6% male and 50.4% female.

Median Age

The median age in this area is 39.2, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	59.8%	60.0%	63.1%
2017 Black Alone	4.3%	5.3%	6.0%
2017 American Indian/Alaska Native Alone	0.4%	0.8%	0.7%
2017 Asian Alone	21.0%	16.3%	13.5%
2017 Pacific Islander Alone	0.6%	0.6%	0.6%
2017 Other Race	7.6%	10.1%	9.0%
2017 Two or More Races	6.2%	6.9%	7.1%
2017 Hispanic Origin (Any Race)	20.4%	24.5%	23.0%

Persons of Hispanic origin represent 23.0% of the population in the identified area compared to 18.1% 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 72.9 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	1,163	12,302	18,461
2010 Households	1,452	12,627	18,521
2017 Total Households	1,634	13,762	19,286
2022 Total Households	1,761	14,432	20,026
2000-2010 Annual Rate	2.24%	0.26%	0.03%
2010-2017 Annual Rate	1.64%	1.19%	0.56%
2017-2022 Annual Rate	1.51%	0.96%	0.76%
2017 Average Household Size	2.54	2.50	2.68

The household count in this area has changed from 18,521 in 2010 to 19,286 in the current year, a change of 0.56% annually. The five-year projection of households is 20,026, a change of 0.76% annually from the current year total. Average household size is currently 2.68, compared to 2.67 in the year 2010. The number of families in the current year is 12,407 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.



Executive Summary

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Carl's Jr
Ring Bands: 0-1, 1-2, 2-3 mile radii

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Latitude: 32.83292
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	0 - 1 mile	1 - 2 mile	2 - 3 mile
Median Household Income			
2017 Median Household Income	\$73,908	\$63,403	\$67,858
2022 Median Household Income	\$79,540	\$70,435	\$76,278
2017-2022 Annual Rate	1.48%	2.13%	2.37%
Average Household Income			
2017 Average Household Income	\$81,639	\$81,377	\$90,289
2022 Average Household Income	\$91,225	\$92,057	\$101,912
2017-2022 Annual Rate	2.25%	2.50%	2.45%
Per Capita Income			
2017 Per Capita Income	\$33,336	\$32,249	\$34,571
2022 Per Capita Income	\$37,412	\$36,383	\$38,842
2017-2022 Annual Rate	2.33%	2.44%	2.36%

Current median household income is \$67,858 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$76,278 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$90,289 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$101,912 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$34,571 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$38,842 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	1,170	12,571	18,753
2000 Owner Occupied Housing Units	767	6,504	10,035
2000 Renter Occupied Housing Units	396	5,799	8,425
2000 Vacant Housing Units	7	268	293
2010 Total Housing Units	1,511	13,349	19,305
2010 Owner Occupied Housing Units	878	6,772	9,699
2010 Renter Occupied Housing Units	574	5,855	8,822
2010 Vacant Housing Units	59	722	784
2017 Total Housing Units	1,704	14,491	20,052
2017 Owner Occupied Housing Units	945	7,076	9,738
2017 Renter Occupied Housing Units	689	6,686	9,548
2017 Vacant Housing Units	70	729	766
2022 Total Housing Units	1,844	15,275	20,896
2022 Owner Occupied Housing Units	997	7,385	10,039
2022 Renter Occupied Housing Units	764	7,047	9,986
2022 Vacant Housing Units	83	843	870

Currently, 48.6% of the 20,052 housing units in the area are owner occupied; 47.6%, renter occupied; and 3.8% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 19,305 housing units in the area - 50.2% owner occupied, 45.7% renter occupied, and 4.1% vacant. The annual rate of change in housing units since 2010 is 1.70%. Median home value in the area is \$485,245, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 1.98% annually to \$535,152.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.