



AVAILABLE FOR SUBLEASE—GOLF GALAXY

Anchored by TJ Maxx, Staples, BevMo | NWQ El Camino Real & Via Molena Encinitas, CA



- Anchored by Staples, TJ Maxx, BevMo
- Golf Galaxy space available (approx 14,000)
- Average household income in excess of \$100,000
- Located in the heart of tight market area

Demographics

	1 Mile	3 Mile	5 Miles
2006 Population:	14,635	71,904	124,495
2011 Proj Pop:	15,113	75,938	132,590
Avg HH Income:	\$94,622	\$109,109	\$121,748

Traffic Count

El Camino Real @ Via Molena 30,000 ADT



CLOSE TO



TRADER JOE'S



Office DEPOT



Ron Pepper | Lic.# 00865929 | 858.523.2085

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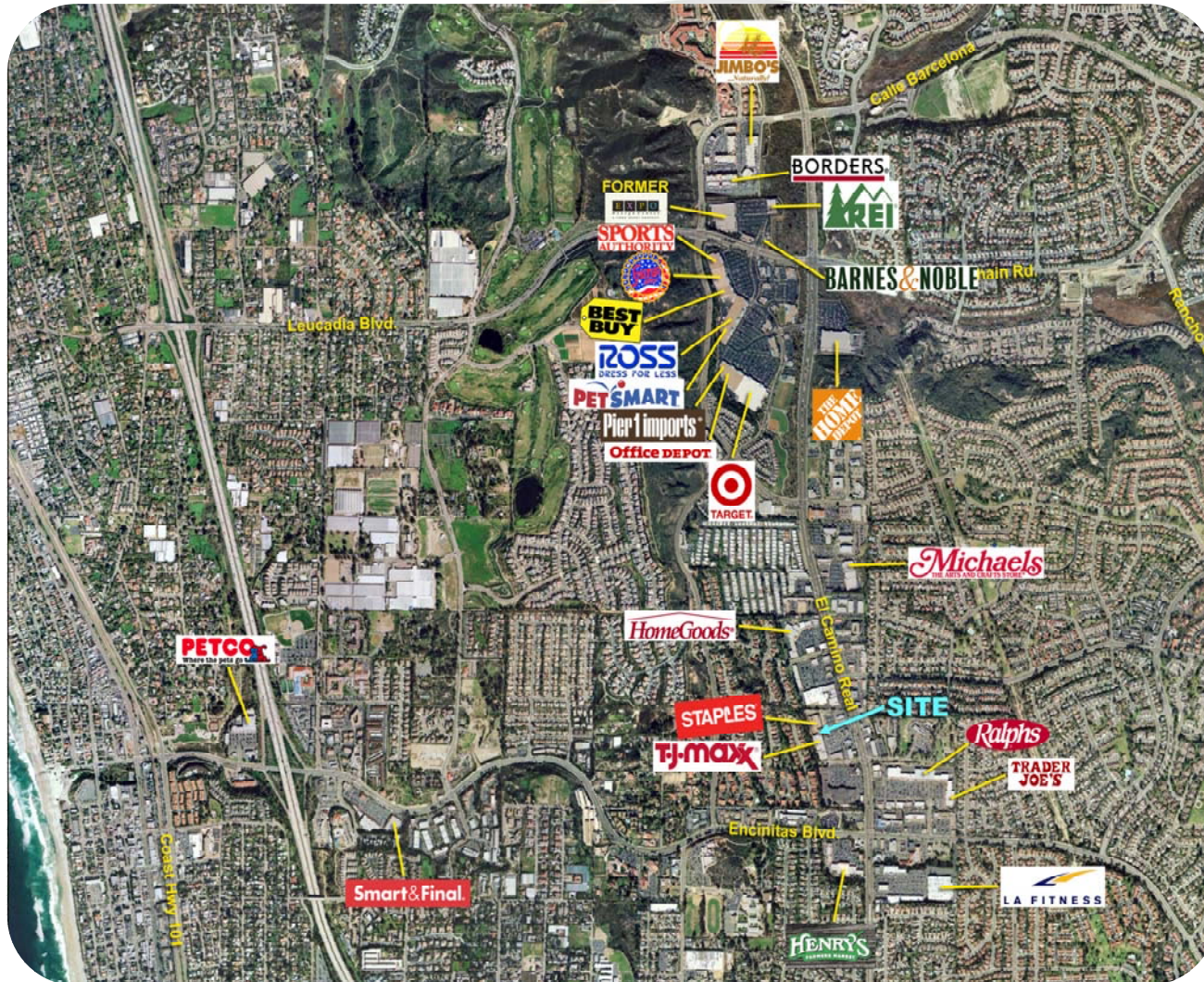
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TENANT LIST

1	The Gym Store	2,700 SF
2	It's A Grind Coffee	1,420 SF
3	Encinitas Swirls	1,000 SF
4	American Music Exchange	1,440 SF
5	Postal Annex	1,450 SF
6	Rosie's Nails	1,275 SF
7	Edible Arrangements	1,275 SF
8	Evan's Tire Company	5,032 SF
9	Available (20' X 49'2")	982 SF
10	Facelogic	1,625 SF
11	MedSpa	1,241 SF
12	Sherwin-Williams	4,334 SF
13	BevMo	15,531 SF
14	Sushi House	2,717 SF
15	TJ Maxx	26,943 SF
16	Dollar Tree	12,000 SF
17	Golf Galaxy	14,000 SF
18	Staples	20,897 SF
19	Super Donuts	1,022 SF
20	Available	1,022 SF
21	Plaza Cleaners	1,400 SF
22	Pizzicato Restaurant	1,197 SF
23	Rubios	3,250 SF
24	Union 76	3,000 SF
25	Burger King	3,000 SF

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Lat: 33.0488 Lon: -117.26 Zoom: 11.01 mi Logos are for identification purposes only and may be trademarks of their respective companies.



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**Via Molena & N El Camino Real
Encinitas, California**



September 2010
Prepared For

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DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups



Lat/Lon: 33.04879/-117.259804

RF5

Via Molena & N El Camino Real Encinitas, California	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Population						
Estimated Population (2006)	14,635		71,904		124,495	
Census Population (1990)	13,764		61,455		98,940	
Census Population (2000)	14,076		67,004		114,485	
Projected Population (2011)	15,113		75,938		132,590	
Forecasted Population (2016)	15,171		79,886		142,307	
Historical Annual Growth (1990 to 2000)	312	0.2%	5,549	0.9%	15,545	1.6%
Historical Annual Growth (2000 to 2006)	559	0.7%	4,900	1.2%	10,010	1.5%
Projected Annual Growth (2006 to 2011)	478	0.7%	4,034	1.1%	8,094	1.3%
Est. Population Density (2006)	4,660.74	<i>psm</i>	2,875.81	<i>psm</i>	2,136.45	<i>psm</i>
Trade Area Size	3.14	<i>sq mi</i>	25.00	<i>sq mi</i>	58.27	<i>sq mi</i>
Households						
Estimated Households (2006)	5,522		27,538		49,357	
Census Households (1990)	4,905		22,861		38,307	
Census Households (2000)	5,309		25,890		45,795	
Projected Households (2011)	5,718		28,979		52,379	
Forecasted Households (2016)	5,266		28,161		52,095	
Households with Children (2006)	1,885	34.1%	8,883	32.3%	14,779	29.9%
Average Household Size (2006)	2.63		2.58		2.50	
Average Household Income						
Est. Average Household Income (2006)	\$94,622		\$109,109		\$121,748	
Proj. Average Household Income (2011)	\$101,506		\$117,477		\$130,283	
Average Family Income (2006)	\$109,334		\$128,781		\$146,102	
Median Household Income						
Est. Median Household Income (2006)	\$81,126		\$89,278		\$99,468	
Proj. Median Household Income (2011)	\$88,012		\$97,712		\$108,020	
Median Family Income (2006)	\$93,765		\$109,039		\$125,176	
Per Capita Income						
Est. Per Capita Income (2006)	\$36,032		\$42,336		\$48,641	
Proj. Per Capita Income (2011)	\$38,792		\$45,462		\$51,892	
Per Capita Income Est. 5 year change	\$2,760	7.7%	\$3,125	7.4%	\$3,250	6.7%
Other Income						
Est. Median Disposable Income (2006)	\$64,527		\$71,347		\$80,413	
Est. Median Disposable Income (2011)	\$69,431		\$77,208		\$86,280	
Disposable Income Est. 5 year change	\$4,904	7.6%	\$5,862	8.2%	\$5,867	7.3%
Est. Median Household Net Worth (2006)	\$55,024		\$54,543		\$56,143	
Daytime Demos						
Total Number of Businesses (2006)	1,052		3,757		6,715	
Total Number of Employees (2006)	6,888		24,299		47,665	
Company Headqtrs: Businesses (2006)	1	0.0%	2	0.1%	24	0.4%
Company Headqtrs: Employees (2006)	3	0.0%	18	0.1%	1,773	3.7%
Unemployment Rate (2006)	1.20%		1.70%		1.60%	
Employee Population per Business	6.5 to 1		6.5 to 1		7.1 to 1	
Residential Population per Business	13.9 to 1		19.1 to 1		18.5 to 1	

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Via Molena & N El Camino Real Encinitas, California	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Race & Ethnicity						
White (2006)	12,943	88.4%	63,432	88.2%	110,140	88.5%
Black or African American (2006)	104	0.7%	587	0.8%	1,081	0.9%
American Indian & Alaska Native (2006)	42	0.3%	189	0.3%	296	0.2%
Asian (2006)	670	4.6%	3,257	4.5%	5,880	4.7%
Hawaiian & Pacific Islander (2006)	16	0.1%	95	0.1%	174	0.1%
Other Race (2006)	554	3.8%	2,811	3.9%	4,250	3.4%
Two or More Races (2006)	305	2.1%	1,532	2.1%	2,675	2.1%
Not Hispanic or Latino Population (2006)	12,155	83.1%	59,902	83.3%	105,049	84.4%
Hispanic or Latino Population (2006)	2,479	16.9%	12,002	16.7%	19,446	15.6%
Not of Hispanic Origin Population (1990)	12,158	88.3%	53,122	86.4%	86,547	87.5%
Hispanic Origin Population (1990)	1,605	11.7%	8,333	13.6%	12,393	12.5%
Not Hispanic or Latino Population (2000)	12,263	87.1%	58,502	87.3%	101,306	88.5%
Hispanic or Latino Population (2000)	1,812	12.9%	8,503	12.7%	13,179	11.5%
Not Hispanic or Latino Population (2011)	12,114	80.2%	61,081	80.4%	107,957	81.4%
Hispanic or Latino Population (2011)	2,999	19.8%	14,857	19.6%	24,633	18.6%
Hist. Hispanic Ann Growth (1990 to 2006)	874	3.4%	3,669	2.8%	7,053	3.6%
Proj. Hispanic Ann Growth (2006 to 2011)	520	4.2%	2,855	4.8%	5,186	5.3%
Age Distribution						
Age 0 to 4 yrs (2006)	997	6.8%	4,720	6.6%	8,024	6.4%
Age 5 to 9 yrs (2006)	927	6.3%	4,607	6.4%	7,753	6.2%
Age 10 to 14 yrs (2006)	1,061	7.3%	5,076	7.1%	8,322	6.7%
Age 15 to 19 yrs (2006)	1,012	6.9%	4,373	6.1%	6,880	5.5%
Age 20 to 24 yrs (2006)	586	4.0%	3,103	4.3%	4,934	4.0%
Age 25 to 29 yrs (2006)	769	5.3%	4,283	6.0%	7,083	5.7%
Age 30 to 34 yrs (2006)	919	6.3%	5,078	7.1%	8,605	6.9%
Age 35 to 39 yrs (2006)	1,107	7.6%	5,718	8.0%	9,743	7.8%
Age 40 to 44 yrs (2006)	1,318	9.0%	6,526	9.1%	11,034	8.9%
Age 45 to 49 yrs (2006)	1,498	10.2%	7,211	10.0%	11,956	9.6%
Age 50 to 54 yrs (2006)	1,282	8.8%	6,308	8.8%	10,975	8.8%
Age 55 to 59 yrs (2006)	894	6.1%	4,382	6.1%	8,389	6.7%
Age 60 to 64 yrs (2006)	591	4.0%	2,740	3.8%	5,484	4.4%
Age 65 to 74 yrs (2006)	727	5.0%	3,547	4.9%	7,328	5.9%
Age 75 to 84 yrs (2006)	601	4.1%	2,729	3.8%	5,417	4.4%
Age 85 yrs plus (2006)	346	2.4%	1,503	2.1%	2,568	2.1%
Median Age (2006)	38.8	yrs	38.5	yrs	39.8	yrs
Gender Age Distribution						
Female Population (2006)	7,634	52.2%	36,473	50.7%	63,444	51.0%
Age 0 to 19 yrs (2006)	1,956	25.6%	9,062	24.8%	15,005	23.7%
Age 20 to 64 yrs (2006)	4,637	60.7%	22,797	62.5%	39,668	62.5%
Age 65 yrs plus (2006)	1,041	13.6%	4,614	12.7%	8,771	13.8%
Female Median Age (2006)	40.6	yrs	39.6	yrs	40.7	yrs
Male Population (2006)	7,001	47.8%	35,430	49.3%	61,051	49.0%
Age 0 to 19 yrs (2006)	2,042	29.2%	9,713	27.4%	15,974	26.2%
Age 20 to 64 yrs (2006)	4,326	61.8%	22,552	63.7%	38,535	63.1%
Age 65 yrs plus (2006)	633	9.0%	3,165	8.9%	6,542	10.7%
Male Median Age (2006)	37.0	yrs	37.4	yrs	38.8	yrs

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Household Income Distribution						
HH Income \$200,000 or More (2006)	425	7.7%	3,025	11.0%	6,833	13.8%
HH Income \$150,000 to \$199,999 (2006)	461	8.3%	2,333	8.5%	4,323	8.8%
HH Income \$100,000 to \$149,999 (2006)	1,158	21.0%	5,450	19.8%	9,461	19.2%
HH Income \$75,000 to \$99,999 (2006)	749	13.6%	3,795	13.8%	6,298	12.8%
HH Income \$50,000 to \$74,999 (2006)	1,084	19.6%	4,774	17.3%	7,843	15.9%
HH Income \$35,000 to \$49,999 (2006)	604	10.9%	2,953	10.7%	5,162	10.5%
HH Income \$25,000 to \$34,999 (2006)	323	5.8%	1,870	6.8%	3,299	6.7%
HH Income \$15,000 to \$24,999 (2006)	377	6.8%	1,794	6.5%	3,323	6.7%
HH Income \$0 to \$14,999 (2006)	340	6.2%	1,544	5.6%	2,817	5.7%
HH Income \$35,000+ (2006)	4,482	81.2%	22,330	81.1%	39,919	80.9%
HH Income \$75,000+ (2006)	2,793	50.6%	14,602	53.0%	26,913	54.5%
Housing						
Total Housing Units (2006)	5,795		29,496		54,243	
Housing Units, Occupied (2006)	5,522	95.3%	27,538	93.4%	49,357	91.0%
<i>Housing Units, Owner-Occupied (2006)</i>	4,081	73.9%	19,040	69.1%	35,380	71.7%
<i>Housing Units, Renter-Occupied (2006)</i>	1,440	26.1%	8,498	30.9%	13,977	28.3%
Housing Units, Vacant (2006)	274	4.7%	1,958	6.6%	4,886	9.0%
Median Years in Residence (2006)	4.1	yrs	3.8	yrs	3.6	yrs
Marital Status						
Never Married (2006)	2,865	24.6%	14,964	26.0%	24,097	24.0%
Now Married (2006)	6,468	55.5%	30,963	53.8%	55,445	55.2%
Separated (2006)	491	4.2%	2,754	4.8%	4,273	4.3%
Widowed (2006)	542	4.6%	2,397	4.2%	4,835	4.8%
Divorced (2006)	1,285	11.0%	6,425	11.2%	11,749	11.7%
Household Type						
Population Family (2006)	12,414	84.8%	58,549	81.4%	101,685	81.7%
Population Non-Family (2006)	2,119	14.5%	12,634	17.6%	21,895	17.6%
Population Group Qtrs (2006)	101	0.7%	722	1.0%	916	0.7%
Family Households (2006)	3,666	66.4%	17,603	63.9%	31,447	63.7%
Married Couple With Children (2006)	1,344	20.8%	6,395	20.7%	10,758	19.4%
Average Family Household Size (2006)	3.39		3.33		3.23	
Non-Family Households (2006)	1,856	33.6%	9,935	36.1%	17,911	36.3%
Household Size						
1 Person Household (2006)	1,292	23.4%	6,498	23.6%	12,064	24.4%
2 Person Households (2006)	1,863	33.7%	9,757	35.4%	18,529	37.5%
3 Person Households (2006)	946	17.1%	4,650	16.9%	7,846	15.9%
4 Person Households (2006)	896	16.2%	4,205	15.3%	6,939	14.1%
5 Person Households (2006)	346	6.3%	1,575	5.7%	2,627	5.3%
6+ Person Households (2006)	179	3.2%	853	3.1%	1,353	2.7%
Household Vehicles						
Total Vehicles Available (2006)	11,849		58,634		104,480	
Household: 0 Vehicles Available (2006)	181	3.3%	857	3.1%	1,500	3.0%
Household: 1 Vehicles Available (2006)	1,458	26.4%	7,301	26.5%	13,322	27.0%
Household: 2+ Vehicles Available (2006)	3,883	70.3%	19,380	70.4%	34,536	70.0%
Average Vehicles Per Household (2006)	2.1		2.1		2.1	

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Labor Force						
Est. Labor: Population Age 16+ (2006)	11,405		56,451		98,737	
Est. Civilian Employed (2006)	7,658	67.1%	38,375	68.0%	65,184	66.0%
Est. Civilian Unemployed (2006)	139	1.2%	934	1.7%	1,587	1.6%
Est. in Armed Forces (2006)	51	0.4%	200	0.4%	446	0.5%
Est. not in Labor Force (2006)	3,558	31.2%	16,942	30.0%	31,520	31.9%
Occupation						
Occupation: Population Age 16+ (2000)	7,242		35,326		59,187	
Mgmt, Business, & Financial Operations (2000)	1,583	21.9%	7,791	22.1%	14,103	23.8%
Professional and Related (2000)	2,136	29.5%	10,475	29.7%	17,384	29.4%
Service (2000)	824	11.4%	4,494	12.7%	6,991	11.8%
Sales and Office (2000)	1,859	25.7%	8,855	25.1%	15,126	25.6%
Farming, Fishing, and Forestry (2000)	16	0.2%	116	0.3%	141	0.2%
Construct, Extraction, & Maintenance (2000)	506	7.0%	2,032	5.8%	3,034	5.1%
Production, Transp. & Material Moving (2000)	317	4.4%	1,564	4.4%	2,407	4.1%
Percent White Collar Workers (2000)	77.0%		76.8%		78.8%	
Percent Blue Collar Workers (2000)	23.0%		23.2%		21.2%	
Consumer Expenditure (in \$,000,000s)						
Total Household Expenditure (2006)	\$376		\$2,072		\$4,022	
Total Non-Retail Expenditures (2006)	\$212	56.3%	\$1,168	56.4%	\$2,267	56.4%
Total Retail Expenditures (2006)	\$164	43.7%	\$904	43.6%	\$1,755	43.6%
Apparel (2006)	\$6	1.5%	\$30	1.5%	\$59	1.5%
Contributions (2006)	\$16	4.2%	\$92	4.4%	\$187	4.7%
Education (2006)	\$10	2.8%	\$59	2.9%	\$119	3.0%
Entertainment (2006)	\$22	5.8%	\$122	5.9%	\$236	5.9%
Food And Beverages (2006)	\$58	15.4%	\$316	15.3%	\$609	15.1%
Furnishings And Equipment (2006)	\$18	4.7%	\$98	4.7%	\$191	4.8%
Gifts (2006)	\$11	3.0%	\$63	3.1%	\$126	3.1%
Health Care (2006)	\$23	6.0%	\$122	5.9%	\$235	5.8%
Household Operations (2006)	\$15	4.0%	\$84	4.1%	\$167	4.1%
Miscellaneous Expenses (2006)	\$6	1.7%	\$34	1.7%	\$66	1.6%
Personal Care (2006)	\$6	1.5%	\$31	1.5%	\$59	1.5%
Personal Insurance (2006)	\$4	1.1%	\$24	1.2%	\$49	1.2%
Reading (2006)	\$1	0.3%	\$7	0.3%	\$14	0.3%
Shelter (2006)	\$76	20.2%	\$419	20.2%	\$817	20.3%
Tobacco (2006)	\$2	0.6%	\$12	0.6%	\$22	0.5%
Transportation (2006)	\$77	20.4%	\$417	20.1%	\$798	19.8%
Utilities (2006)	\$26	6.9%	\$140	6.8%	\$267	6.6%
Educational Attainment						
Adult Population (25 Years or Older) (2006)	10,052		50,025		88,582	
Elementary (0 to 8) (2006)	360	3.6%	1,726	3.5%	2,575	2.9%
Some High School (9 to 11) (2006)	293	2.9%	1,574	3.1%	2,633	3.0%
High School Graduate (12) (2006)	1,357	13.5%	6,176	12.3%	10,899	12.3%
Some College (13 to 16) (2006)	2,072	20.6%	10,013	20.0%	17,106	19.3%
Associate Degree Only (2006)	628	6.3%	3,002	6.0%	5,401	6.1%
Bachelor Degree Only (2006)	3,006	29.9%	15,825	31.6%	28,172	31.8%
Graduate Degree (2006)	2,336	23.2%	11,709	23.4%	21,795	24.6%

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Units In Structure						
1 Detached Unit (2000)	3,344	61.6%	16,161	59.8%	27,998	57.2%
1 Attached Unit (2000)	899	16.6%	4,430	16.4%	8,823	18.0%
2 to 4 Units (2000)	205	3.8%	2,107	7.8%	3,522	7.2%
5 to 9 Units (2000)	314	5.8%	1,280	4.7%	2,199	4.5%
10 to 19 Units (2000)	81	1.5%	856	3.2%	1,750	3.6%
20 to 49 Units (2000)	98	1.8%	585	2.2%	1,376	2.8%
50 or more Units (2000)	272	5.0%	1,008	3.7%	2,048	4.2%
Mobile Home or Trailer (2000)	205	3.8%	556	2.1%	1,206	2.5%
Other Structure (2000)	11	0.2%	40	0.1%	68	0.1%
Homes Built By Year						
Homes Built 1999 to 2000	103	1.9%	875	3.2%	2,172	4.4%
Homes Built 1995 to 1998	179	3.3%	1,316	4.9%	3,502	7.1%
Homes Built 1990 to 1994	249	4.6%	1,343	5.0%	3,250	6.6%
Homes Built 1980 to 1989	1,764	32.5%	7,692	28.5%	13,825	28.2%
Homes Built 1970 to 1979	2,549	46.9%	9,604	35.5%	16,400	33.5%
Homes Built 1960 to 1969	368	6.8%	2,740	10.1%	4,410	9.0%
Homes Built 1950 to 1959	129	2.4%	2,069	7.7%	3,268	6.7%
Homes Built Before 1949	89	1.6%	1,384	5.1%	2,163	4.4%
Home Values						
Home Values \$1,000,000 or More (2000)	22	0.6%	649	4.2%	2,159	7.8%
Home Values \$500,000 to \$999,999 (2000)	218	6.3%	2,561	16.7%	5,874	21.3%
Home Values \$400,000 to \$499,999 (2000)	257	7.4%	2,292	14.9%	4,064	14.7%
Home Values \$300,000 to \$399,999 (2000)	1,453	42.1%	5,086	33.2%	7,321	26.6%
Home Values \$200,000 to \$299,999 (2000)	1,004	29.1%	3,247	21.2%	5,778	21.0%
Home Values \$150,000 to \$199,999 (2000)	351	10.2%	1,026	6.7%	1,616	5.9%
Home Values \$100,000 to \$149,999 (2000)	117	3.4%	372	2.4%	583	2.1%
Home Values \$70,000 to \$99,999 (2000)	14	0.4%	50	0.3%	76	0.3%
Home Values \$50,000 to \$69,999 (2000)	7	0.2%	14	0.1%	33	0.1%
Home Values \$25,000 to \$49,999 (2000)	11	0.3%	34	0.2%	41	0.1%
Home Values \$0 to \$24,999 (2000)	0		6	0.0%	6	0.0%
Owner Occupied Median Home Value (2000)	\$307,774		\$397,791		\$454,999	
Renter Occupied Median Rent (2000)	\$982		\$968		\$986	
Transportation To Work						
Drive to Work Alone (2000)	5,787	79.4%	27,478	77.4%	45,993	77.2%
Drive to Work in Carpool (2000)	602	8.3%	2,898	8.2%	4,631	7.8%
Travel to Work - Public Transportation (2000)	163	2.2%	913	2.6%	1,496	2.5%
Drive to Work on Motorcycle (2000)	16	0.2%	74	0.2%	117	0.2%
Walk or Bicycle to Work (2000)	148	2.0%	784	2.2%	1,402	2.4%
Other Means (2000)	72	1.0%	320	0.9%	576	1.0%
Work at Home (2000)	500	6.9%	3,033	8.5%	5,351	9.0%
Travel Time						
Travel to Work in 14 Minutes or Less (2000)	1,564	23.0%	7,709	23.7%	13,236	24.4%
Travel to Work in 14 to 29 Minutes (2000)	2,457	36.2%	11,362	35.0%	18,824	34.7%
Travel to Work in 30 to 59 Minutes (2000)	2,254	33.2%	11,141	34.3%	18,304	33.8%
Travel to Work in 60 Minutes or More (2000)	512	7.5%	2,255	6.9%	3,850	7.1%
Average Travel Time to Work (2000)	26.0	mins	24.8	mins	24.7	mins

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