

SUBLEASE SPACE AVAILABLE NEXT TO FRESH & EASY NEIGHBORHOOD MARKET SEC SUNRISE WAY & TAHQUITZ CANYON WAY PALM SPRINGS, CALIFORNIA



A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

RETAIL INSITE

FRESH & EASY CENTER



► Features:

- Approximately **10,000± S.F.** available for sublease, contiguous to newly opened Fresh & Easy Neighborhood Market.
- Site is located at the main entrance to Palm Springs business corridor.
- Prime signalized intersection.
- Strong neighborhood location.

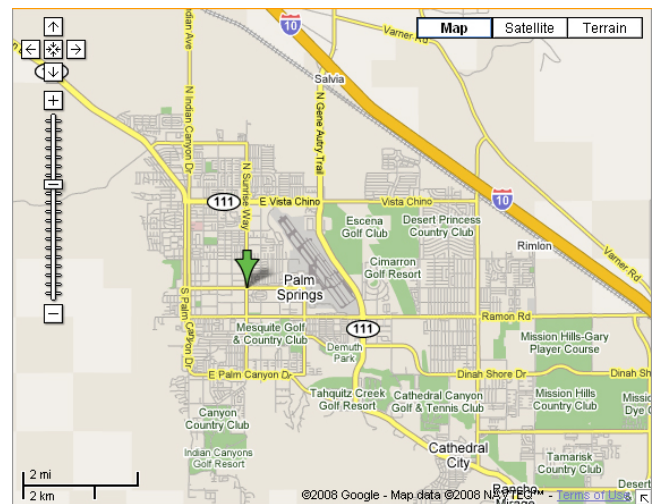
► Demographics:

	1 Mile	3 Miles	5 Miles
Population:	11,004	47,568	101,023
HH Income:	\$51,007	\$59,852	\$58,479

Source: Applied Geographic Solutions

Traffic Count:

Intersection of Sunrise Way & Tahquitz Canyon Way:
31,550 ADT



RETAIL INSITE

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Suite 210 F 858.523.2095
San Diego, CA 92130 www.retailinsite.net

For more information, please contact:

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Updated 4/8/2010

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SEC SUNRISE WAY & TAHQUITZ CANYON WAY
PALM SPRINGS, CALIFORNIA**

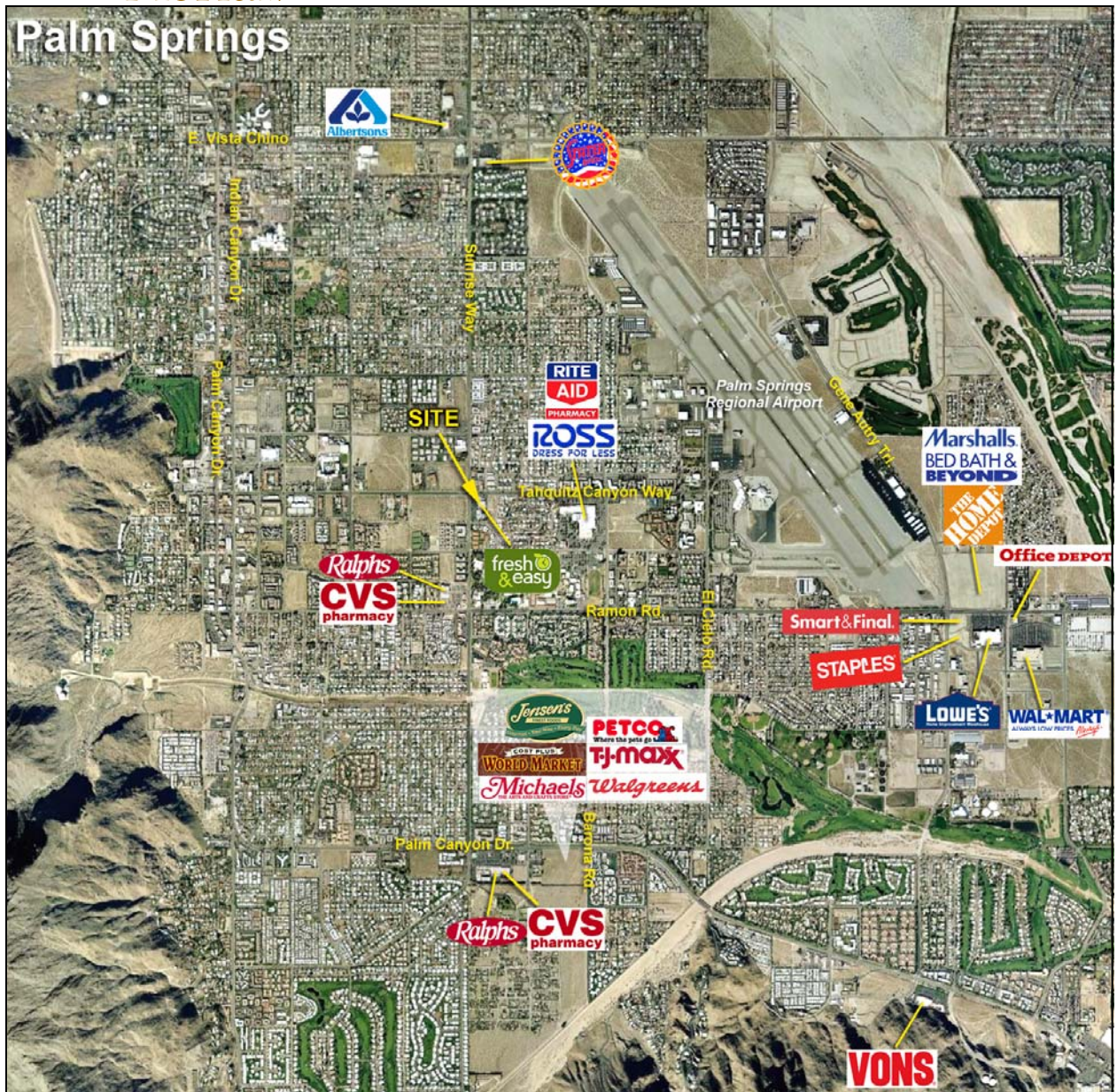


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➤ **Aerial:**

Palm Springs



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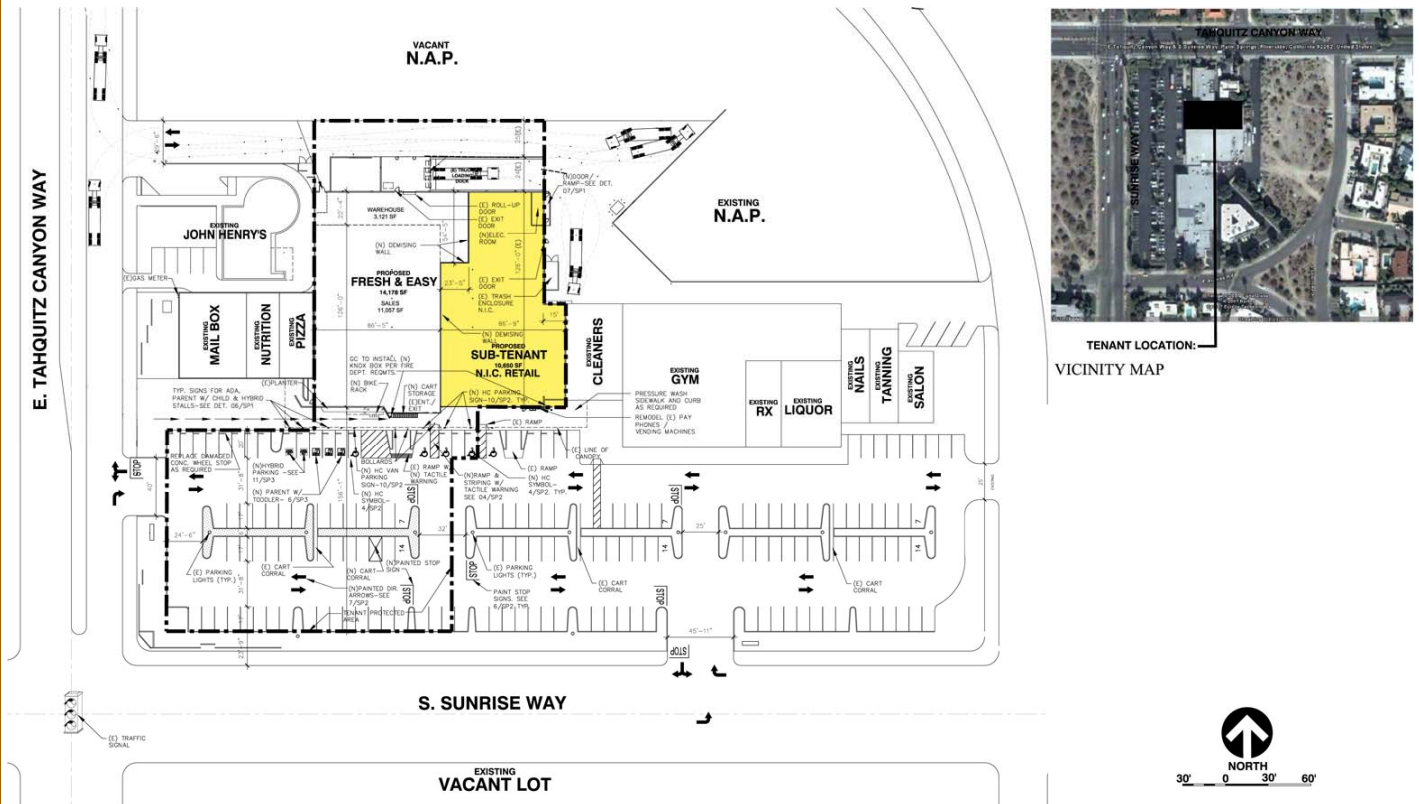
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➤ Proposed site plan:



**SUNRISE & TAHQUITZ
PALM SPRINGS, CA**

**SITE PLAN
11-25-07**

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DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups



Lat/Lon: 33.823218/-116.528247

April 2010

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Tahquitz Canyon & Sunrise Way Palm Springs, California	1.00 mi radius	2.00 mi radius	3.00 mi radius
Population			
Estimated Population (2006)	11,004	29,952	47,568
Census Population (1990)	9,272	24,454	37,212
Census Population (2000)	9,200	24,825	39,270
Projected Population (2011)	12,335	33,770	53,780
Forecasted Population (2016)	13,295	37,264	59,150
Historical Annual Growth (1990 to 2000)	-71 -0.1%	370 0.2%	2,059 0.6%
Historical Annual Growth (2000 to 2006)	1,804 3.3%	5,128 3.4%	8,298 3.5%
Projected Annual Growth (2006 to 2011)	1,331 2.4%	3,818 2.5%	6,212 2.6%
Est. Population Density (2006)	3,561.29 <i>psm</i>	2,413.36 <i>psm</i>	1,696.38 <i>psm</i>
Trade Area Size	3.09 <i>sq mi</i>	12.41 <i>sq mi</i>	28.04 <i>sq mi</i>
Households			
Estimated Households (2006)	5,594	14,560	21,998
Census Households (1990)	4,448	11,368	16,692
Census Households (2000)	4,694	12,143	18,292
Projected Households (2011)	6,289	16,439	24,892
Forecasted Households (2016)	6,681	17,776	26,850
Households with Children (2006)	1,079 19.3%	3,009 20.7%	5,002 22.7%
Average Household Size (2006)	1.90	2.02	2.13
Average Household Income			
Est. Average Household Income (2006)	\$51,007	\$57,670	\$59,852
Proj. Average Household Income (2011)	\$54,286	\$61,548	\$63,936
Average Family Income (2006)	\$61,854	\$68,685	\$70,901
Median Household Income			
Est. Median Household Income (2006)	\$33,019	\$39,925	\$41,300
Proj. Median Household Income (2011)	\$35,099	\$42,652	\$44,276
Median Family Income (2006)	\$40,704	\$51,809	\$52,492
Per Capita Income			
Est. Per Capita Income (2006)	\$26,407	\$28,397	\$28,251
Proj. Per Capita Income (2011)	\$28,147	\$30,317	\$30,150
Per Capita Income Est. 5 year change	\$1,740 6.6%	\$1,920 6.8%	\$1,900 6.7%
Other Income			
Est. Median Disposable Income (2006)	\$29,036	\$34,491	\$35,598
Est. Median Disposable Income (2011)	\$30,890	\$36,685	\$37,971
Disposable Income Est. 5 year change	\$1,854 6.4%	\$2,194 6.4%	\$2,373 6.7%
Est. Median Household Net Worth (2006)	\$34,945	\$39,875	\$41,293
Daytime Demos			
Total Number of Businesses (2006)	977	2,153	2,842
Total Number of Employees (2006)	10,649	22,629	28,527
Company Headqtrs: Businesses (2006)	1 0.1%	4 0.2%	5 0.2%
Company Headqtrs: Employees (2006)	49 0.5%	746 3.3%	990 3.5%
Unemployment Rate (2006)	3.10%	2.60%	2.60%
Employee Population per Business	10.9 to 1	10.5 to 1	10.0 to 1
Residential Population per Business	11.3 to 1	13.9 to 1	16.7 to 1

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	1.00 mi radius		2.00 mi radius		3.00 mi radius	
Race & Ethnicity						
White (2006)	8,974	81.5%	24,646	82.3%	38,480	80.9%
Black or African American (2006)	361	3.3%	738	2.5%	1,197	2.5%
American Indian & Alaska Native (2006)	84	0.8%	203	0.7%	305	0.6%
Asian (2006)	435	4.0%	1,539	5.1%	2,544	5.3%
Hawaiian & Pacific Islander (2006)	24	0.2%	36	0.1%	75	0.2%
Other Race (2006)	844	7.7%	2,088	7.0%	3,812	8.0%
Two or More Races (2006)	282	2.6%	702	2.3%	1,155	2.4%
Not Hispanic or Latino Population (2006)	7,691	69.9%	21,036	70.2%	31,770	66.8%
Hispanic or Latino Population (2006)	3,313	30.1%	8,916	29.8%	15,799	33.2%
Not of Hispanic Origin Population (1990)	7,178	77.4%	19,425	79.4%	28,942	77.8%
Hispanic Origin Population (1990)	2,093	22.6%	5,029	20.6%	8,270	22.2%
Not Hispanic or Latino Population (2000)	7,072	76.9%	19,193	77.3%	28,861	73.5%
Hispanic or Latino Population (2000)	2,128	23.1%	5,631	22.7%	10,409	26.5%
Not Hispanic or Latino Population (2011)	8,213	66.6%	22,575	66.8%	34,200	63.6%
Hispanic or Latino Population (2011)	4,122	33.4%	11,195	33.2%	19,580	36.4%
Hist. Hispanic Ann Growth (1990 to 2006)	1,220	3.6%	3,887	4.8%	7,529	5.7%
Proj. Hispanic Ann Growth (2006 to 2011)	809	4.9%	2,279	5.1%	3,782	4.8%
Age Distribution						
Age 0 to 4 yrs (2006)	544	4.9%	1,411	4.7%	2,386	5.0%
Age 5 to 9 yrs (2006)	466	4.2%	1,353	4.5%	2,334	4.9%
Age 10 to 14 yrs (2006)	478	4.3%	1,396	4.7%	2,439	5.1%
Age 15 to 19 yrs (2006)	553	5.0%	1,545	5.2%	2,570	5.4%
Age 20 to 24 yrs (2006)	762	6.9%	1,882	6.3%	2,933	6.2%
Age 25 to 29 yrs (2006)	730	6.6%	1,858	6.2%	2,970	6.2%
Age 30 to 34 yrs (2006)	682	6.2%	1,764	5.9%	2,872	6.0%
Age 35 to 39 yrs (2006)	657	6.0%	1,875	6.3%	2,934	6.2%
Age 40 to 44 yrs (2006)	753	6.8%	2,077	6.9%	3,243	6.8%
Age 45 to 49 yrs (2006)	797	7.2%	2,301	7.7%	3,573	7.5%
Age 50 to 54 yrs (2006)	812	7.4%	2,244	7.5%	3,474	7.3%
Age 55 to 59 yrs (2006)	687	6.2%	1,946	6.5%	3,100	6.5%
Age 60 to 64 yrs (2006)	590	5.4%	1,719	5.7%	2,716	5.7%
Age 65 to 74 yrs (2006)	1,007	9.1%	2,893	9.7%	4,455	9.4%
Age 75 to 84 yrs (2006)	867	7.9%	2,335	7.8%	3,573	7.5%
Age 85 yrs plus (2006)	618	5.6%	1,352	4.5%	1,998	4.2%
Median Age (2006)	43.1 yrs		43.3 yrs		42.5 yrs	
Gender Age Distribution						
Female Population (2006)	5,321	48.3%	14,063	47.0%	22,623	47.6%
Age 0 to 19 yrs (2006)	928	17.4%	2,596	18.5%	4,562	20.2%
Age 20 to 64 yrs (2006)	2,897	54.5%	7,775	55.3%	12,506	55.3%
Age 65 yrs plus (2006)	1,495	28.1%	3,693	26.3%	5,555	24.6%
Female Median Age (2006)	45.4 yrs		45.0 yrs		43.9 yrs	
Male Population (2006)	5,684	51.7%	15,889	53.0%	24,945	52.4%
Age 0 to 19 yrs (2006)	1,113	19.6%	3,109	19.6%	5,165	20.7%
Age 20 to 64 yrs (2006)	3,574	62.9%	9,892	62.3%	15,309	61.4%
Age 65 yrs plus (2006)	997	17.5%	2,889	18.2%	4,470	17.9%
Male Median Age (2006)	41.3 yrs		42.0 yrs		41.4 yrs	

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Tahquitz Canyon & Sunrise Way Palm Springs, California	1.00 mi radius		2.00 mi radius		3.00 mi radius	
Household Income Distribution						
HH Income \$200,000 or More (2006)	169	3.0%	509	3.5%	851	3.9%
HH Income \$150,000 to \$199,999 (2006)	102	1.8%	447	3.1%	655	3.0%
HH Income \$100,000 to \$149,999 (2006)	398	7.1%	1,336	9.2%	2,016	9.2%
HH Income \$75,000 to \$99,999 (2006)	423	7.6%	1,282	8.8%	1,968	8.9%
HH Income \$50,000 to \$74,999 (2006)	705	12.6%	2,227	15.3%	3,558	16.2%
HH Income \$35,000 to \$49,999 (2006)	680	12.2%	1,969	13.5%	3,106	14.1%
HH Income \$25,000 to \$34,999 (2006)	783	14.0%	1,919	13.2%	2,845	12.9%
HH Income \$15,000 to \$24,999 (2006)	1,022	18.3%	2,234	15.3%	3,200	14.5%
HH Income \$0 to \$14,999 (2006)	1,311	23.4%	2,637	18.1%	3,797	17.3%
HH Income \$35,000+ (2006)	2,478	44.3%	7,770	53.4%	12,155	55.3%
HH Income \$75,000+ (2006)	1,093	19.5%	3,575	24.6%	5,491	25.0%
Housing						
Total Housing Units (2006)	7,458		19,594		30,672	
Housing Units, Occupied (2006)	5,594	75.0%	14,560	74.3%	21,998	71.7%
<i>Housing Units, Owner-Occupied (2006)</i>	2,543	45.5%	8,289	56.9%	13,728	62.4%
<i>Housing Units, Renter-Occupied (2006)</i>	3,051	54.5%	6,271	43.1%	8,270	37.6%
Housing Units, Vacant (2006)	1,864	25.0%	5,034	25.7%	8,674	28.3%
Median Years in Residence (2006)	2.5	<i>yrs</i>	3.0	<i>yrs</i>	3.3	<i>yrs</i>
Marital Status						
Never Married (2006)	3,068	32.2%	8,082	31.3%	12,009	29.7%
Now Married (2006)	3,259	34.2%	9,995	38.8%	16,518	40.9%
Separated (2006)	590	6.2%	1,378	5.3%	2,189	5.4%
Widowed (2006)	927	9.7%	2,422	9.4%	3,665	9.1%
Divorced (2006)	1,672	17.6%	3,915	15.2%	6,028	14.9%
Household Type						
Population Family (2006)	6,539	59.4%	19,364	64.6%	32,572	68.5%
Population Non-Family (2006)	4,103	37.3%	10,074	33.6%	14,304	30.1%
Population Group Qtrs (2006)	362	3.3%	514	1.7%	692	1.5%
Family Households (2006)	2,221	39.7%	6,457	44.3%	10,449	47.5%
Married Couple With Children (2006)	694	21.3%	2,067	20.7%	3,518	21.3%
Average Family Household Size (2006)	2.94		3.00		3.12	
Non-Family Households (2006)	3,373	60.3%	8,103	55.7%	11,549	52.5%
Household Size						
1 Person Household (2006)	2,800	50.0%	6,549	45.0%	9,350	42.5%
2 Person Households (2006)	1,740	31.1%	5,000	34.3%	7,611	34.6%
3 Person Households (2006)	506	9.0%	1,308	9.0%	1,982	9.0%
4 Person Households (2006)	294	5.3%	855	5.9%	1,416	6.4%
5 Person Households (2006)	151	2.7%	466	3.2%	820	3.7%
6+ Person Households (2006)	103	1.8%	381	2.6%	819	3.7%
Household Vehicles						
Total Vehicles Available (2006)	9,325		25,376		38,926	
Household: 0 Vehicles Available (2006)	421	7.5%	892	6.1%	1,238	5.6%
Household: 1 Vehicles Available (2006)	2,411	43.1%	5,897	40.5%	8,745	39.8%
Household: 2+ Vehicles Available (2006)	2,762	49.4%	7,771	53.4%	12,015	54.6%
Average Vehicles Per Household (2006)	1.7		1.7		1.8	

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Tahquitz Canyon & Sunrise Way Palm Springs, California	1.00 mi radius		2.00 mi radius		3.00 mi radius	
Labor Force						
Est. Labor: Population Age 16+ (2006)	9,421		25,530		39,936	
Est. Civilian Employed (2006)	4,638	49.2%	12,912	50.6%	20,169	50.5%
Est. Civilian Unemployed (2006)	296	3.1%	669	2.6%	1,057	2.6%
Est. in Armed Forces (2006)	10	0.1%	13	0.0%	15	0.0%
Est. not in Labor Force (2006)	4,478	47.5%	11,937	46.8%	18,695	46.8%
Occupation						
Occupation: Population Age 16+ (2000)	3,852		10,668		16,495	
Mgmt, Business, & Financial Operations (200)	444	11.5%	1,363	12.8%	2,133	12.9%
Professional and Related (2000)	651	16.9%	1,921	18.0%	2,843	17.2%
Service (2000)	1,082	28.1%	2,740	25.7%	4,256	25.8%
Sales and Office (2000)	1,114	28.9%	3,134	29.4%	4,740	28.7%
Farming, Fishing, and Forestry (2000)	5	0.1%	18	0.2%	47	0.3%
Construct, Extraction, & Maintenance (2000)	295	7.7%	840	7.9%	1,426	8.6%
Production, Transp. & Material Moving (2000)	261	6.8%	652	6.1%	1,051	6.4%
Percent White Collar Workers (2000)	57.4%		60.2%		58.9%	
Percent Blue Collar Workers (2000)	42.6%		39.8%		41.1%	
Consumer Expenditure (in \$,000,000s)						
Total Household Expenditure (2006)	\$247		\$700		\$1,084	
Total Non-Retail Expenditures (2006)	\$137	55.4%	\$389	55.6%	\$604	55.7%
Total Retail Expenditures (2006)	\$110	44.6%	\$310	44.4%	\$480	44.3%
Apparel (2006)	\$4	1.4%	\$10	1.4%	\$16	1.4%
Contributions (2006)	\$9	3.7%	\$27	3.8%	\$42	3.9%
Education (2006)	\$6	2.4%	\$17	2.5%	\$27	2.5%
Entertainment (2006)	\$14	5.7%	\$40	5.7%	\$62	5.7%
Food And Beverages (2006)	\$40	16.2%	\$112	16.0%	\$173	16.0%
Furnishings And Equipment (2006)	\$11	4.3%	\$31	4.4%	\$48	4.4%
Gifts (2006)	\$7	2.7%	\$19	2.7%	\$30	2.7%
Health Care (2006)	\$17	6.7%	\$46	6.6%	\$71	6.5%
Household Operations (2006)	\$9	3.5%	\$25	3.6%	\$39	3.6%
Miscellaneous Expenses (2006)	\$4	1.8%	\$12	1.8%	\$19	1.8%
Personal Care (2006)	\$4	1.5%	\$11	1.5%	\$16	1.5%
Personal Insurance (2006)	\$2	1.0%	\$7	1.0%	\$11	1.0%
Reading (2006)	\$1	0.3%	\$2	0.3%	\$4	0.3%
Shelter (2006)	\$49	20.0%	\$140	20.0%	\$217	20.0%
Tobacco (2006)	\$2	0.7%	\$5	0.7%	\$8	0.7%
Transportation (2006)	\$50	20.3%	\$143	20.4%	\$222	20.4%
Utilities (2006)	\$19	7.6%	\$52	7.4%	\$80	7.4%
Educational Attainment						
Adult Population (25 Years or Older) (2006)	8,201		22,366		34,908	
Elementary (0 to 8) (2006)	493	6.0%	1,491	6.7%	2,804	8.0%
Some High School (9 to 11) (2006)	634	7.7%	1,723	7.7%	2,679	7.7%
High School Graduate (12) (2006)	2,351	28.7%	5,976	26.7%	9,240	26.5%
Some College (13 to 16) (2006)	2,072	25.3%	5,396	24.1%	8,287	23.7%
Associate Degree Only (2006)	547	6.7%	1,499	6.7%	2,210	6.3%
Bachelor Degree Only (2006)	1,395	17.0%	4,044	18.1%	6,213	17.8%
Graduate Degree (2006)	710	8.7%	2,237	10.0%	3,475	10.0%

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	1.00 mi radius		2.00 mi radius		3.00 mi radius	
Units In Structure						
1 Detached Unit (2000)	1,501	22.4%	5,705	32.6%	9,377	34.5%
1 Attached Unit (2000)	1,132	16.9%	3,069	17.5%	5,555	20.4%
2 to 4 Units (2000)	638	9.5%	1,547	8.8%	2,244	8.3%
5 to 9 Units (2000)	838	12.5%	1,805	10.3%	2,477	9.1%
10 to 19 Units (2000)	475	7.1%	1,376	7.9%	1,834	6.8%
20 to 49 Units (2000)	443	6.6%	940	5.4%	1,306	4.8%
50 or more Units (2000)	1,531	22.9%	2,413	13.8%	2,893	10.6%
Mobile Home or Trailer (2000)	134	2.0%	608	3.5%	1,415	5.2%
Other Structure (2000)	5	0.1%	37	0.2%	67	0.2%
Homes Built By Year						
Homes Built 1999 to 2000	17	0.2%	119	0.7%	206	0.8%
Homes Built 1995 to 1998	25	0.4%	284	1.6%	614	2.3%
Homes Built 1990 to 1994	87	1.3%	464	2.6%	984	3.6%
Homes Built 1980 to 1989	1,984	29.6%	4,201	24.0%	6,997	25.8%
Homes Built 1970 to 1979	2,261	33.8%	5,885	33.6%	8,665	31.9%
Homes Built 1960 to 1969	970	14.5%	2,990	17.1%	4,971	18.3%
Homes Built 1950 to 1959	843	12.6%	2,333	13.3%	3,149	11.6%
Homes Built Before 1949	510	7.6%	1,222	7.0%	1,583	5.8%
Home Values						
Home Values \$1,000,000 or More (2000)	4	0.3%	33	0.6%	71	0.8%
Home Values \$500,000 to \$999,999 (2000)	50	3.3%	228	4.4%	389	4.6%
Home Values \$400,000 to \$499,999 (2000)	20	1.4%	179	3.5%	283	3.3%
Home Values \$300,000 to \$399,999 (2000)	57	3.7%	366	7.1%	523	6.2%
Home Values \$200,000 to \$299,999 (2000)	266	17.6%	881	17.0%	1,252	14.7%
Home Values \$150,000 to \$199,999 (2000)	368	24.3%	1,183	22.8%	1,729	20.3%
Home Values \$100,000 to \$149,999 (2000)	565	37.3%	1,611	31.0%	2,617	30.8%
Home Values \$70,000 to \$99,999 (2000)	137	9.1%	529	10.2%	1,082	12.7%
Home Values \$50,000 to \$69,999 (2000)	28	1.9%	122	2.4%	439	5.2%
Home Values \$25,000 to \$49,999 (2000)	8	0.5%	41	0.8%	99	1.2%
Home Values \$0 to \$24,999 (2000)	10	0.7%	14	0.3%	15	0.2%
Owner Occupied Median Home Value (2000)	\$155,658		\$183,476		\$176,970	
Renter Occupied Median Rent (2000)	\$547		\$576		\$565	
Transportation To Work						
Drive to Work Alone (2000)	2,757	71.4%	7,797	73.0%	12,174	73.8%
Drive to Work in Carpool (2000)	449	11.6%	1,313	12.3%	2,011	12.2%
Travel to Work - Public Transportation (2000)	109	2.8%	259	2.4%	400	2.4%
Drive to Work on Motorcycle (2000)	5	0.1%	10	0.1%	26	0.2%
Walk or Bicycle to Work (2000)	274	7.1%	571	5.3%	743	4.5%
Other Means (2000)	43	1.1%	114	1.1%	196	1.2%
Work at Home (2000)	224	5.8%	614	5.8%	956	5.8%
Travel Time						
Travel to Work in 14 Minutes or Less (2000)	1,759	48.4%	4,744	47.1%	6,880	44.2%
Travel to Work in 14 to 29 Minutes (2000)	1,005	27.6%	2,966	29.5%	5,118	32.9%
Travel to Work in 30 to 59 Minutes (2000)	656	18.0%	1,712	17.0%	2,630	16.9%
Travel to Work in 60 Minutes or More (2000)	217	6.0%	641	6.4%	921	5.9%
Average Travel Time to Work (2000)	18.2	mins	18.8	mins	19.0	mins

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