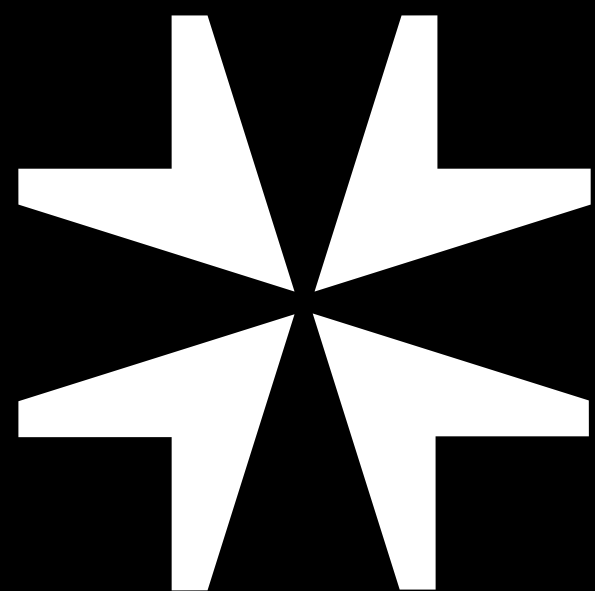


MAJOR RENOVATIONS & UPGRADES IN PROGRESS



Grossmont Center

LA MESA | CALIFORNIA



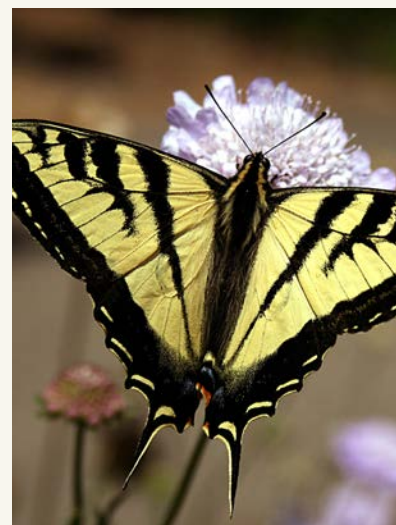
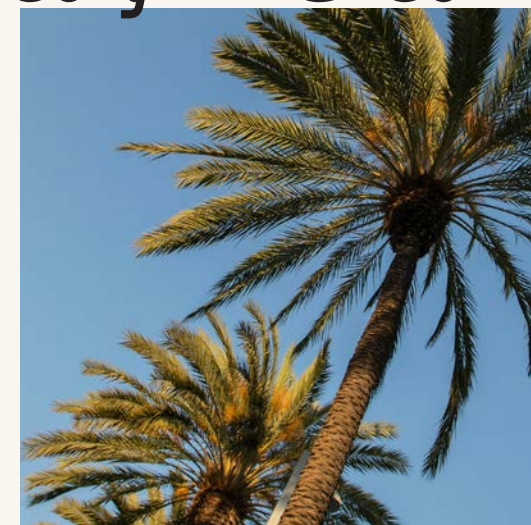
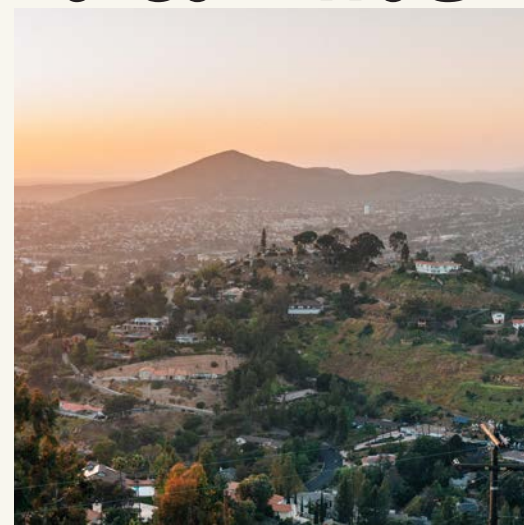


Known as the “Jewel of the Hills,” La Mesa blends classic small-town charm with the energy of one of East County’s most connected and desirable communities. Just minutes from downtown San Diego, the city offers a vibrant mix of established neighborhoods, thriving local businesses, and year-round community events that create a strong sense of place. Its walkable Village district is a regional draw, known for popular dining, boutiques, farmers markets,

WELCOME TO THE JEWEL OF THE HILLS.

and a lively social scene. La Mesa also benefits from exceptional accessibility via major freeways and trolley service, making it a convenient hub for residents, employees, and visitors alike. With continued investment, strong demographics, and a growing reputation as a lifestyle destination, La Mesa is poised for its next chapter of growth.

la mesa, ca



Grossmont Center

Grossmont Center is entering an exciting new era as one of East County's most iconic retail destinations undergoes a transformative multi-phase revitalization. Spanning approximately 925,000 square feet on 64 acres at the high-visibility interchange of Interstate 8 and State Route 125, the center is positioned at the heart of regional commerce.

Newly signed anchors Bass Pro Shop – San Diego County's first – and AMC Theatres will headline the revitalized center, delivering destination-driven traffic and regional draw.

Current renovations include:

- Modernized storefront façades
- Upgraded landscaping
- Enhanced pedestrian pathways with improved lighting
- Refreshed gathering spaces with outdoor seating & shade structures
- Community-focused amenities will further elevate the property as a place to shop, dine, and connect



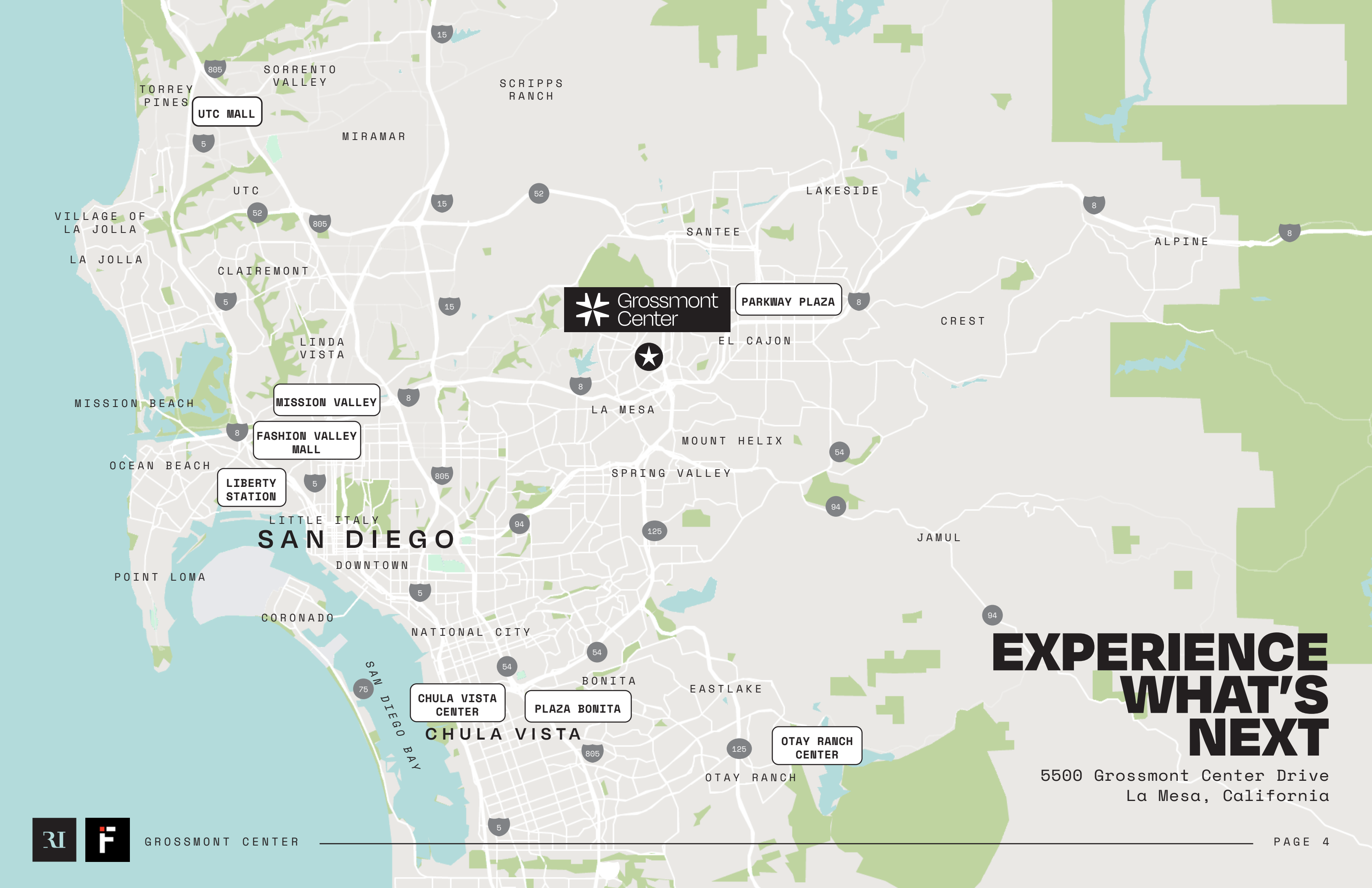
Federal Realty Investment Trust is a recognized leader in the ownership, operation, and redevelopment of high-quality retail and mixed-use properties, with a portfolio spanning major coastal markets from Washington, D.C. to Boston and across California. Their portfolio includes flagship destinations such as Santana Row — Silicon Valley's most prominent mixed-use destination, encompassing more than 2.5 million square feet of retail, office, residential, and hotel uses in San Jose — which draws more than 8.5 million annual visits, and The Point in El Segundo, a curated shopping, dining, and entertainment destination complete with unique cafes, in-demand retailers, and an expansive outdoor plaza that has become a hub for South Bay community life. With over six decades of experience creating thriving destinations where communities and businesses grow together, Federal Realty brings the expertise, resources, and long-term commitment to help every tenant succeed.



San Jose, CA



El Segundo, CA



 Grossmont
Center

PARKWAY PLAZA

MISSION VALLEY

FASHION VALLEY
MALL

LIBERTY
STATION

LITTLE ITALY
SAN DIEGO

DOWNTOWN

CORONADO

NATIONAL CITY

CHULA VISTA
CENTER

PLAZA BONITA

CHULA VISTA

EASTLAKE

OTAY RANCH
CENTER

OTAY RANCH

JAMUL

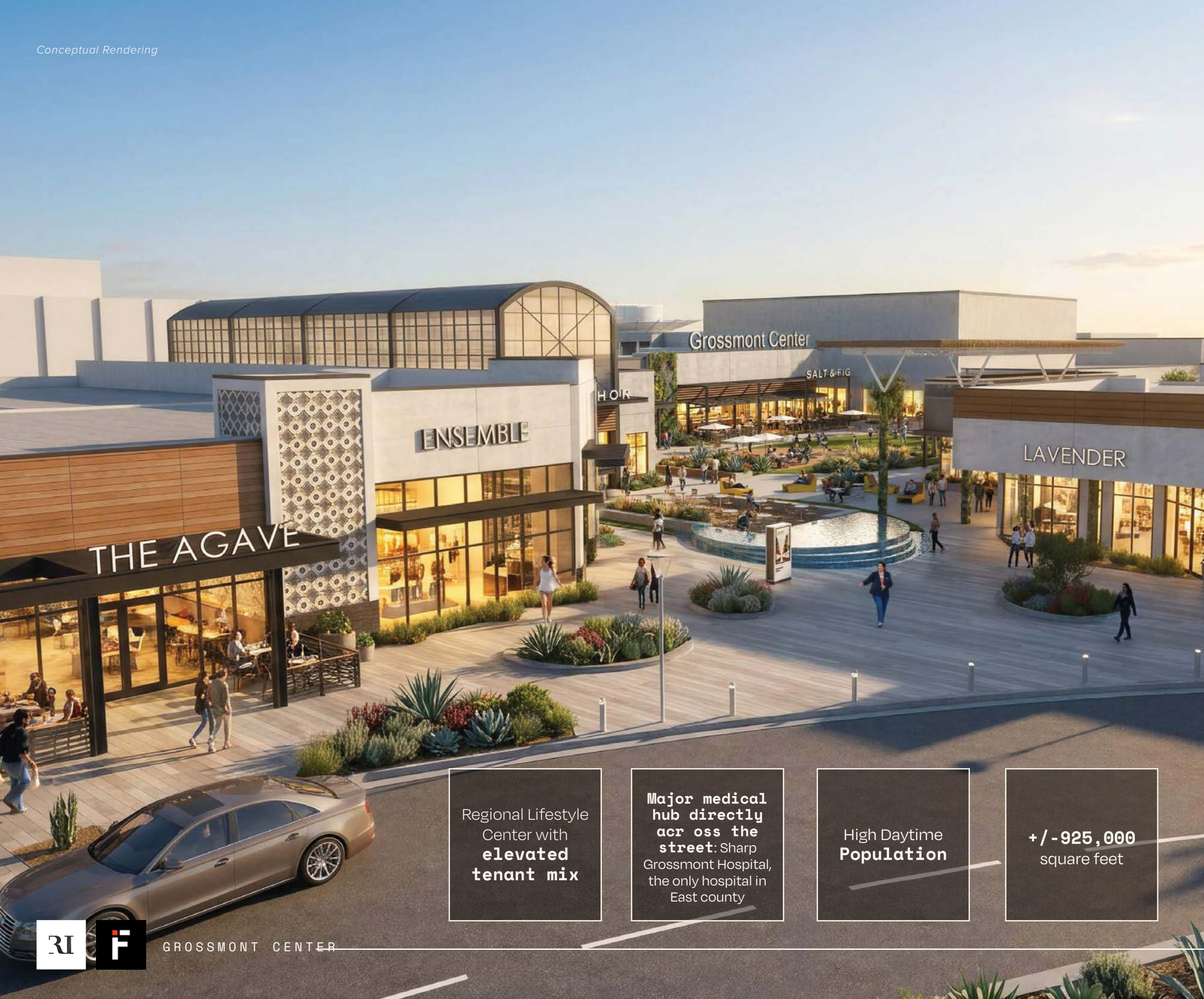
**EXPERIENCE
WHAT'S
NEXT**

5500 Grossmont Center Drive
La Mesa, California



Grossmont Center





DAILY LIFE, UP- GRADED.

Complete Redevelopment in the works

Grossmont Center is being reimagined — not rebuilt — with bold investment in the spaces, connections, and experiences that make a place worth returning to. Phase 1 set the tone at the north end; now the south follows, anchored by a new entry and open space that pulls the whole site together. The result: a center with real energy, a clear identity, and a community that's showing up.

Regional Lifestyle
Center with
**elevated
tenant mix**

**Major medical
hub directly
across the
street:** Sharp
Grossmont Hospital,
the only hospital in
East county

High Daytime
Population

+ / - 925,000
square feet

STAY.





GATHER.

CONNECT



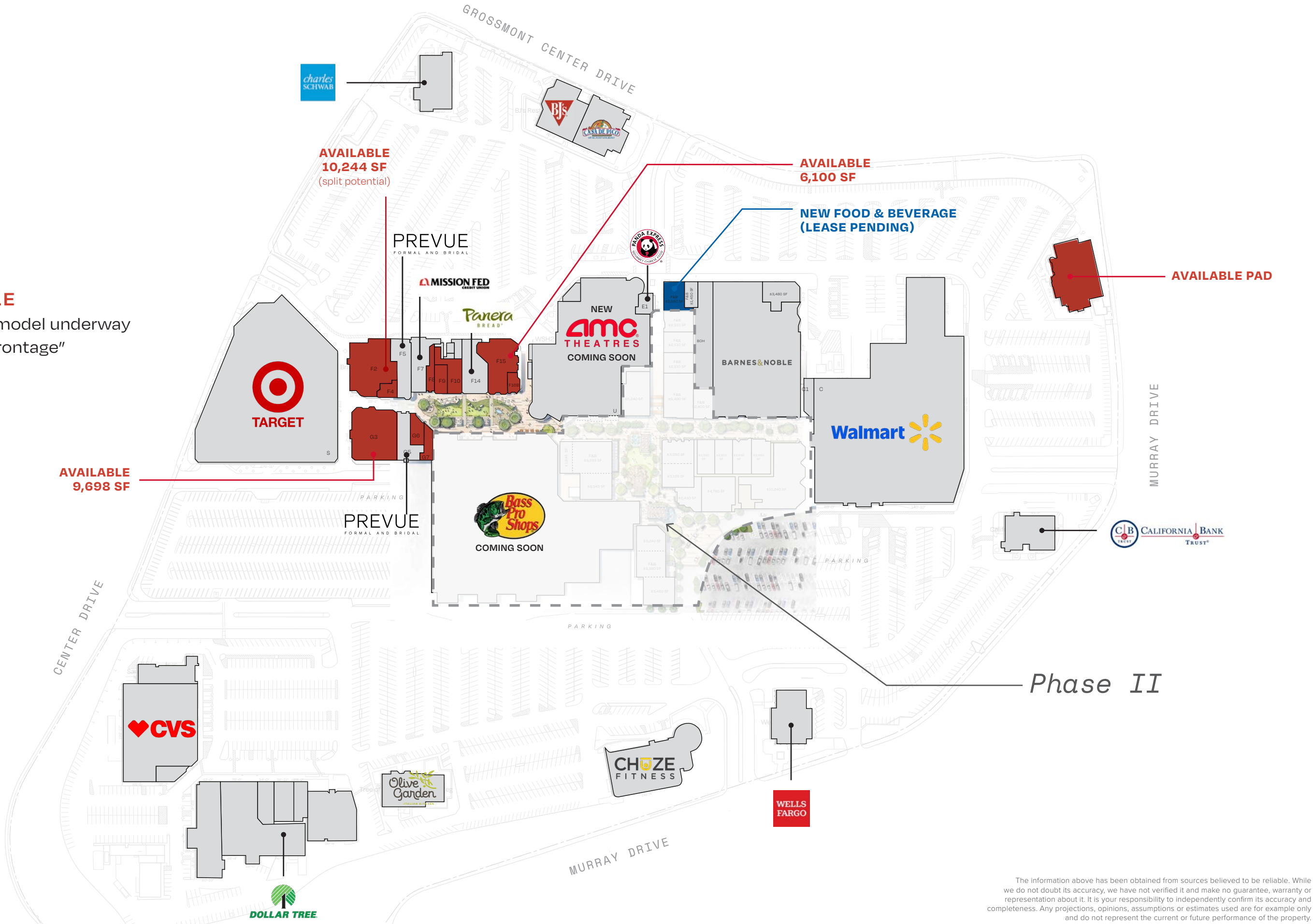
Phase I
Under Construction

SITE
PLAN

SUITES AVAILABLE
"Northside exterior remodel underway
Target wing: exterior frontage"

BLDG F	
F2	10,244 SF
F4	1,187 SF
F6	Prevue
F7	Mission Federal
F8	1250 SF
F9	1,537 SF
F10	3,313 SF
F14	Panera Bread
F16	6,100 SF
F16B	956 SF

BLDG G	
G5	Prevue
G6	1,700 SF
G7	1,397 SF



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

SITE PLAN

Future phases will continue enhancements throughout the center, **reinforcing Grossmont Center's role as a premier retail and lifestyle destination for East County and greater San Diego.**



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

CUSTOMER PROFILE



11.3M
VISITS

8.01
VISIT FREQUENCY

51 Min
AVG DWELL TIME

SOURCE: PLACERAI

DRIVE TIMES	POPULATION	DAYTIME EMPLOYEES	HOUSEHOLDS	AVERAGE HH INCOME	MEDIAN HH INCOME	MEDIAN AGE
5 MINUTE	42,791	22,487	18,441	\$117,058	\$94,165	38.8
10 MINUTE	231,907	94,524	88,877	\$125,965	\$101,153	37
15 MINUTE	633,536	280,798	243,945	\$128,290	\$104,035	36.8

SOURCE: REGIS

MIKE MOSER LIC # 00977876
mikemoser@riretail.com

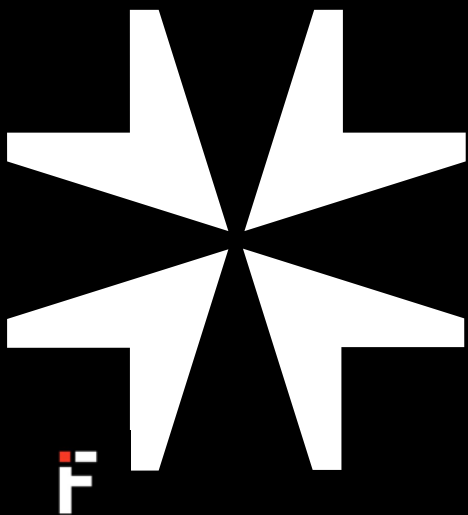
858 . 523 . 2089

MATT MOSER LIC # 01772051
mmoser@riretail.com

858 . 523 . 2096

MAYA GRIM LIC # 01273486
mgrim@riretail.com

858 . 523 . 2094



Grossmont Center

RI RETAIL INSITE

FEDERAL
1962

The information in this document has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

GET IN TOUCH GET IN TOUCH GET IN TOUCH