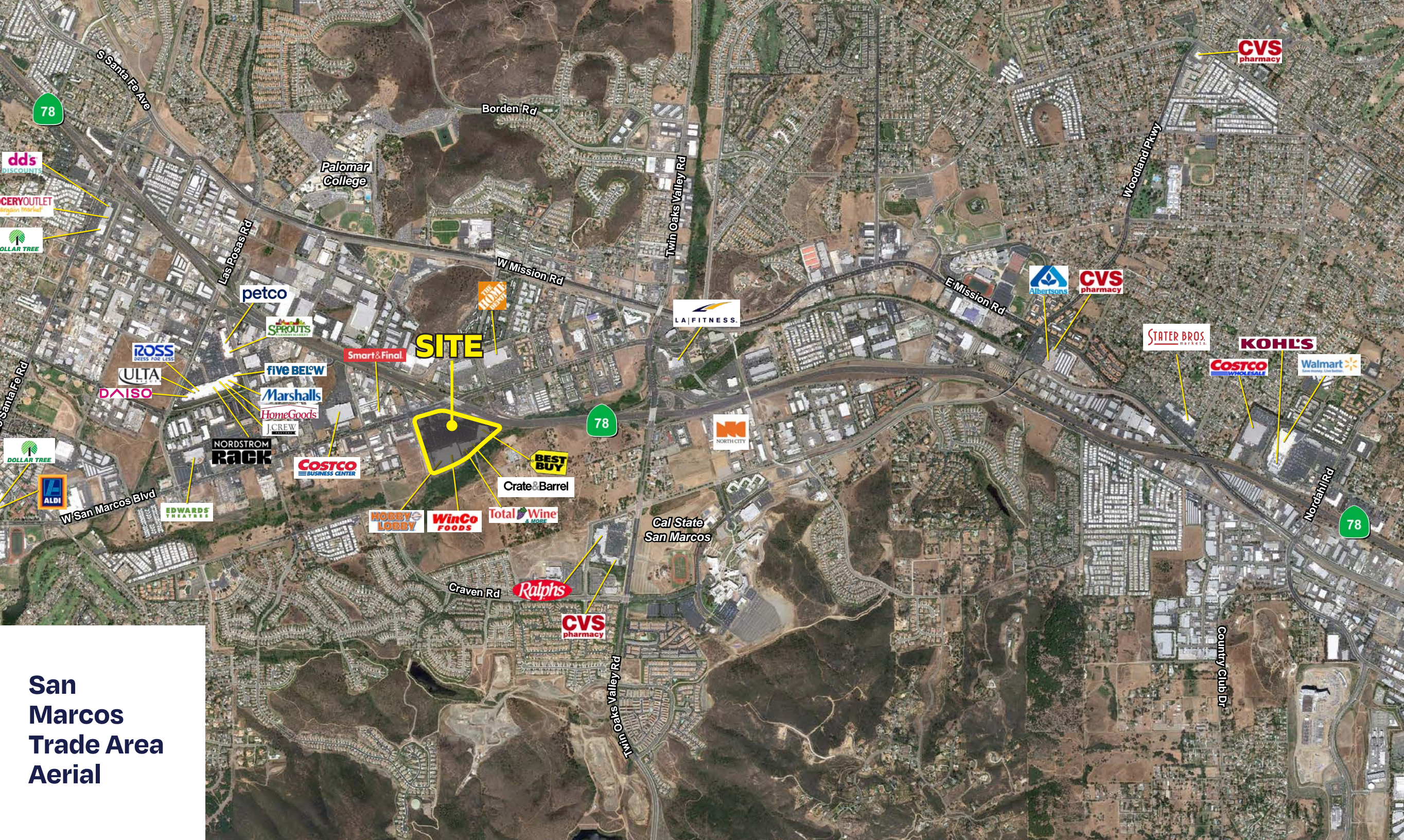




Creekside
MARKET PLACE

SAN MARCOS, CALIFORNIA



**San
Marcos
Trade Area
Aerial**

Creekside MARKET PLACE

Join these amazing tenants!





COSTCO
BUSINESS CENTER

Panera
BREAD

Denny's

Jack
in the box

the Habit
BURGER GRILL

NOTHING BUT CAKES

T-Mobile

NEW HOUSING

78

Garden Ave

San Marcos Blvd

75,000 ADT

168,000 ADT

El Pollo Loco

PANDA EXPRESS
GOURMET CHINESE

Chick-fil-c

HOOKED ON SUSHI

Jordy Mikes
SANDS

HOBBY LOBBY

WinCo
FOODS

Total Wine
& MORE

Crate & Barrel

BEST BUY

CHARGING STATIONS

TESLA

SHABU-WORKS

IN-N-OUT
BURGER

CHIPOTE
MEXICAN GRILL

CAVA
MEXICAN GRILL

Urbane Cafe

STARBUCKS
COFFEE

McDonald's

250 NEW SFRS
UNDER CONSTRUCTION

Property Highlights.

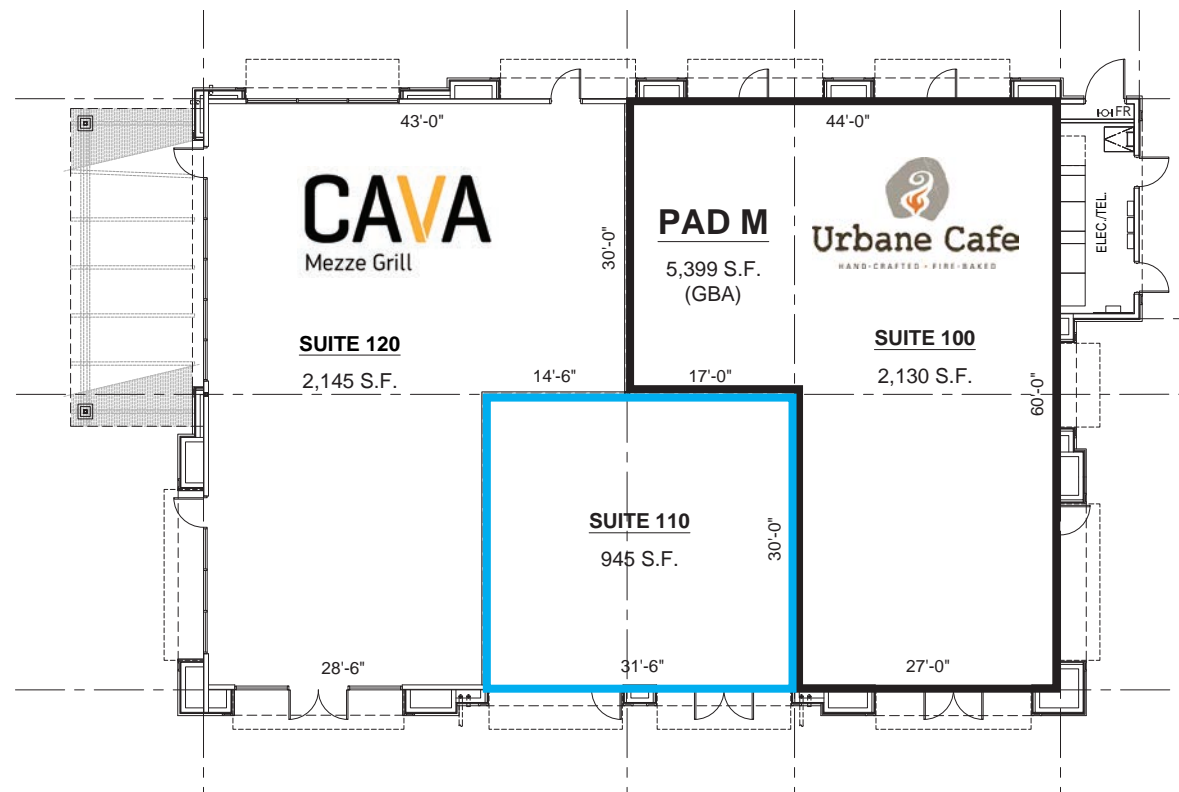
- 285,000 SF Regional Center anchored by Winco, Hobby Lobby, and Best Buy
- Incredible line-up of national retailers and restaurants
- Fixturized restaurant and redevelopment pad opportunities available
- Very strong sales volumes across the existing tenant/restaurant pool
- One of the most-frequented regional centers along the 78 FWY at 4.4M annual visits
- Surrounded by heavy daytime population, student/commuter traffic, medical facilities, and dense residential neighborhoods





Tenant	SF
Chick-Fil-A	±4,000
In-N-Out	±3,220
The Mining Co. Steakhouse and Saloon	±6,842
Shabu Works	±4,340
Chipotle	±1,970
CAVA	±2,145
Urbane Cafe	±2,130
Bldg M Suite 110 - Available	±945
Best Buy	±46,122
Finely Home	±2,571
Discovery Valley Animal Hospital	±3,003
Bldg D Suite 100 - Available	±2,575
Crate & Barrel	±16,880
Total Wine & More	±20,388
Winco Foods	±91,554
Hobby Lobby	±58,000
T-Mobile	±2,294
Nothing Bundt Cakes	±1,776
GNC	±1,061
Jersey Mike's	±1,354
Hydration Room	±1,325
VOQOZO	±2,183
Hooked on Sushi	±2,406
Two Brothers From Italy	±1,361
Bldg G Suite 100 - Available	±1,509

Site Plan.

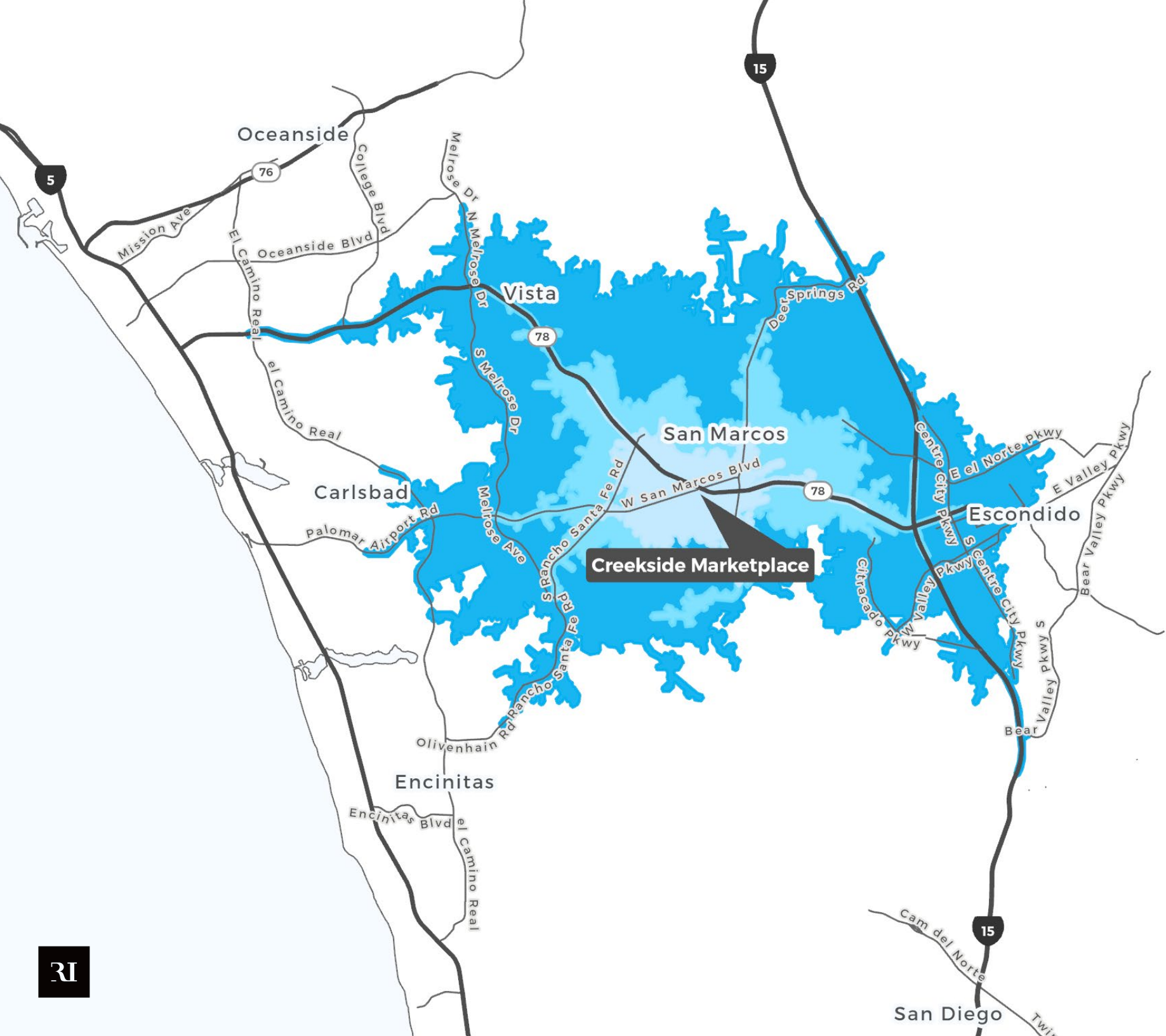


Availability.

Building M
Suite 110: ±945 SF



Area Demographics.



4.4M

annual visits to the center, making Creekside Marketplace one of the **busiest centers** in North County

270K

people in the primary trade area with **over 88,000** households making over **\$94,628** per year

297K

daytime employees within five minute drive time

168K

incredible auto traffic with 75,000 ADTs at the intersection and 168,000 ADTs along Hwy 78

78 Corridor

wide-ranged regional pull because of food & grocery options

Analytics

mobile data shows consistent traffic at the center throughout the day

	7 MINUTES	10 MINUTES	15 MINUTES
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Total Population 20,812 78,796 270,037

Average Household Income \$80,449 \$85,795 \$94,628

Total Households 6,406 26,087 88,658

Daytime Population 30,724 81,234 296,927

Median Age 30.8 34.5 34.8

Creekside MARKET PLACE

SAN MARCOS, CALIFORNIA



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