

Mershops

North County

ESCONDIDO | CALIFORNIA



REGIONAL MALL WITH EXTERIOR
FACING ANCHOR, SHOP, RESTAURANT,
AND OUTPARCEL OPPORTUNITIES

In the Heart of Escondido

Mershops North County is the dominant regional mall along the I-15 corridor. Anchored by Target, 24 Hour Fitness, JC Penney, JD Sports, Macy's, and others, the project is getting modernized for the future. Under new management, the project will undergo a multi-million dollar renovation, including a new three-story Round One, a potential out-facing anchor opportunity, and various other capital improvements.

Located along the I-15 Freeway, the site boasts excellent visibility and serves as the regional shopping mall for multiple cities within inland North San Diego County.

PROPERTY DETAILS

- 1,250,000 SF regional shopping mall
- Out-facing Anchor Opportunity via assemblage of interior shops
- Outparcel restaurant and drive-thru opportunities
- Interior shop/restaurant opportunities that can be converted to exterior-facing with patios
- Multi-million dollar renovations and improvements
- Signage availability on FWY visible monument sign
- Ample parking in front of Premises



PROPOSED EXTERIOR REMODEL



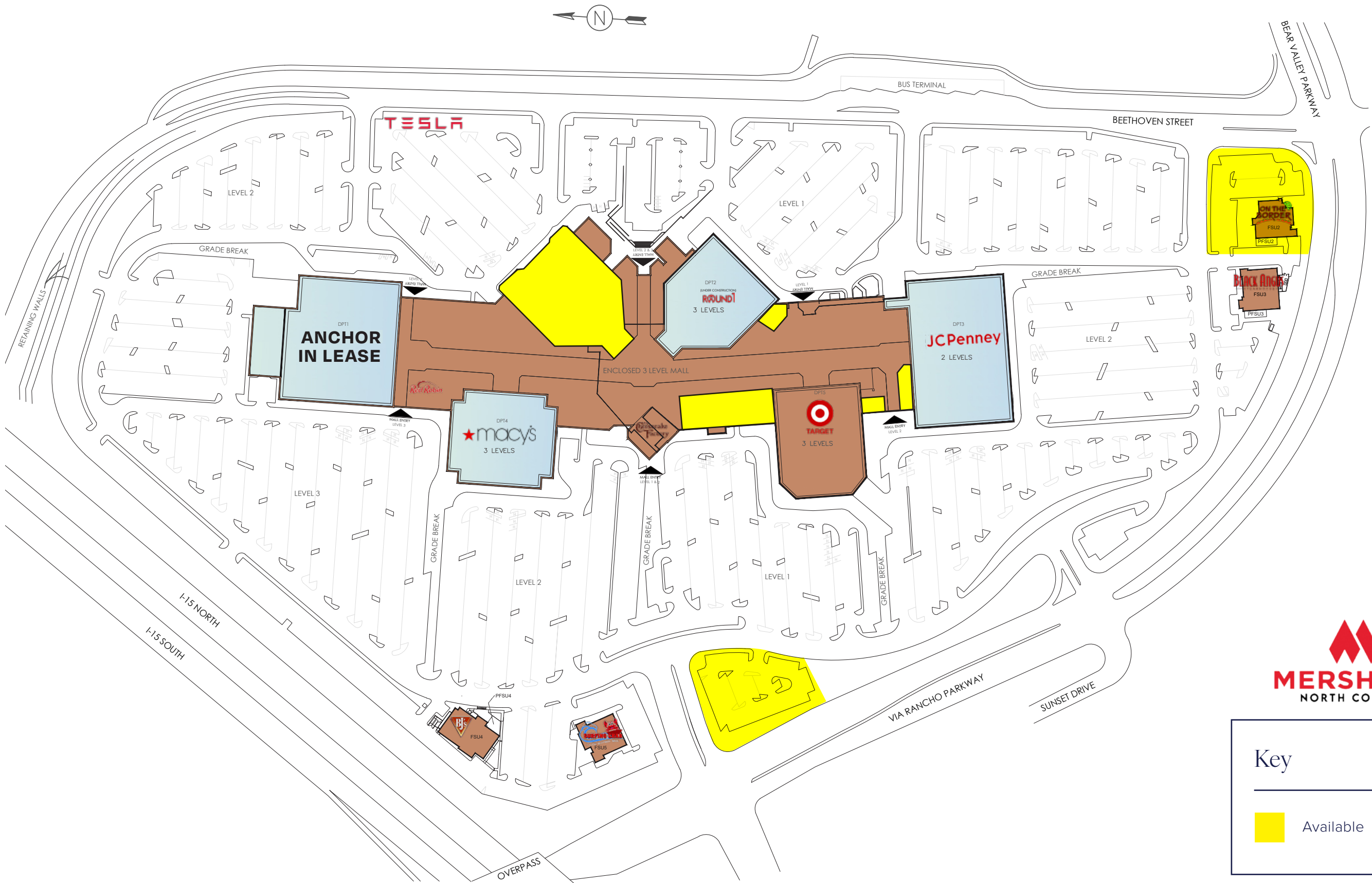
Wide Aerial







This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



Key

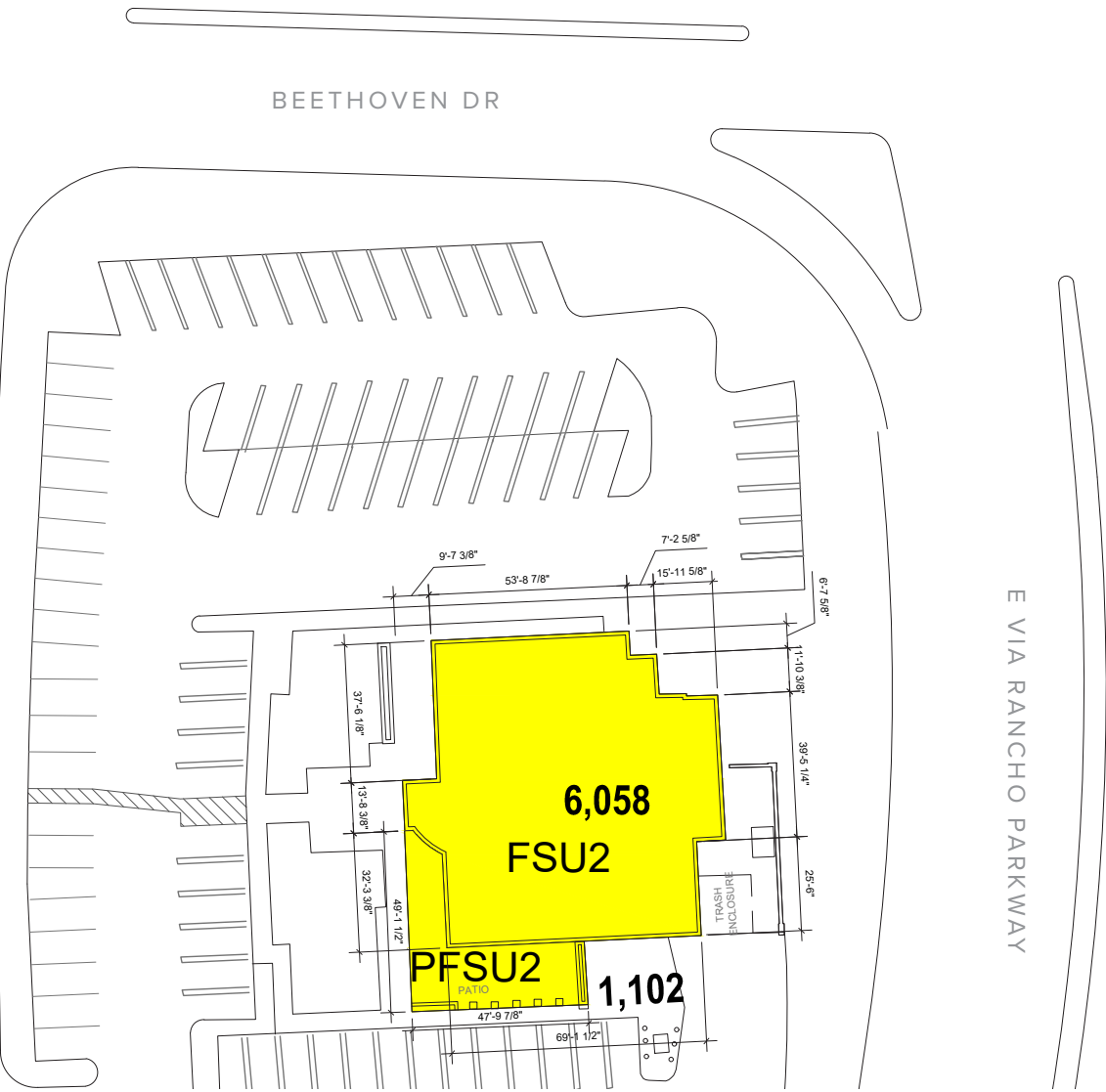
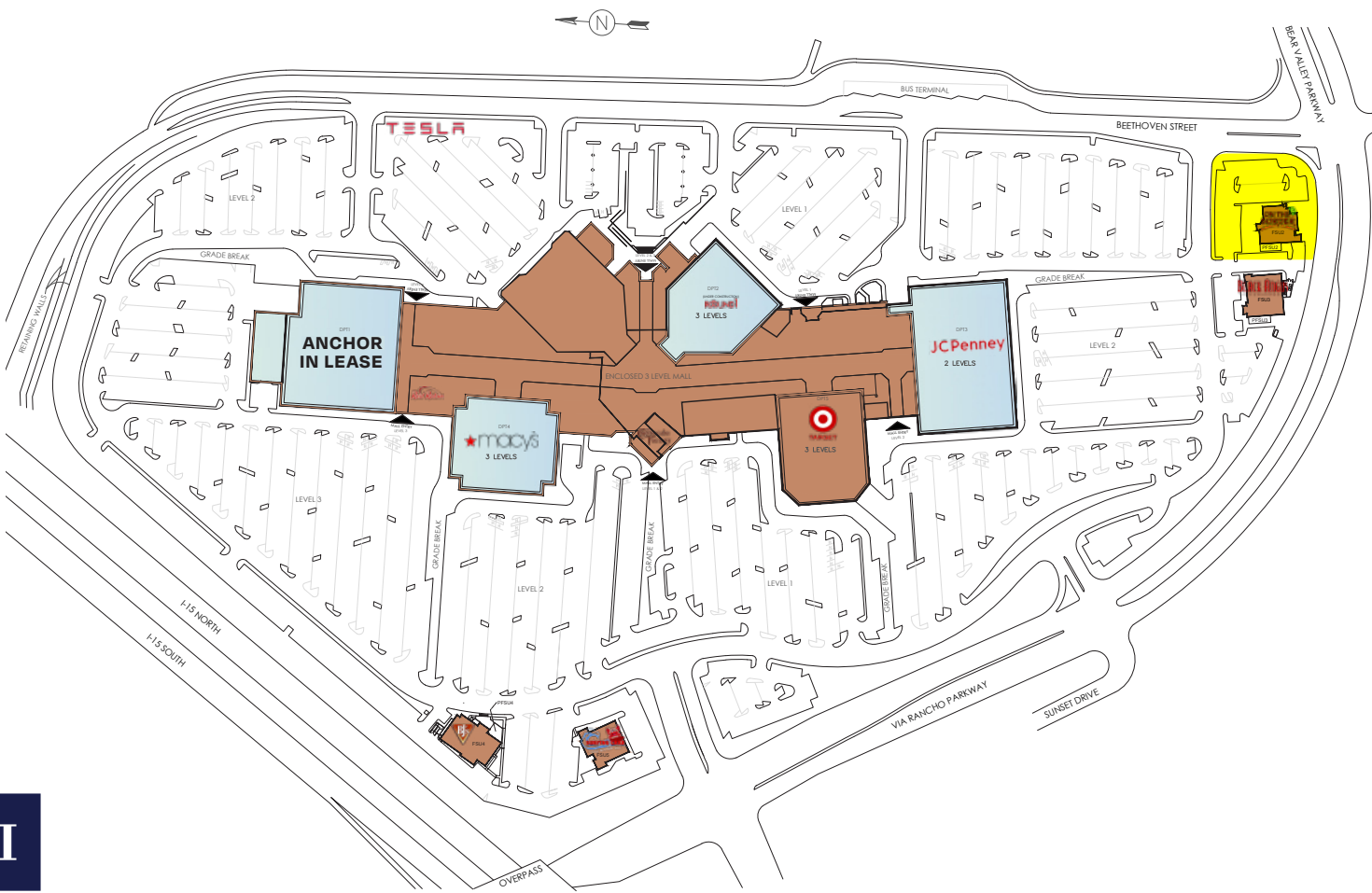


Available



Availability

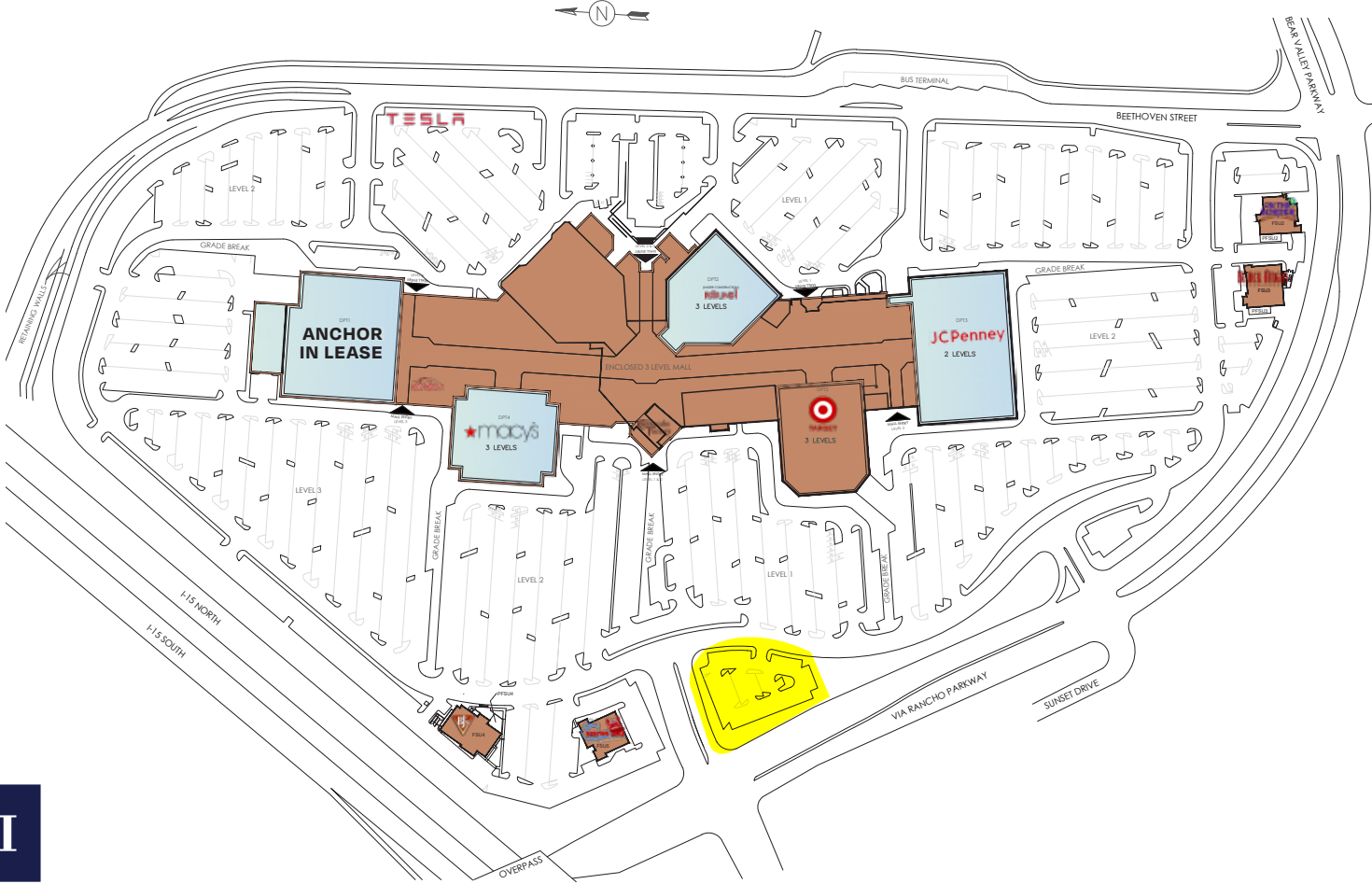
OUTPARCEL
±7,000 SF FREESTANDING RESTAURANT
52,000 SF GROUND LEASE OR BACK FILL





Availability

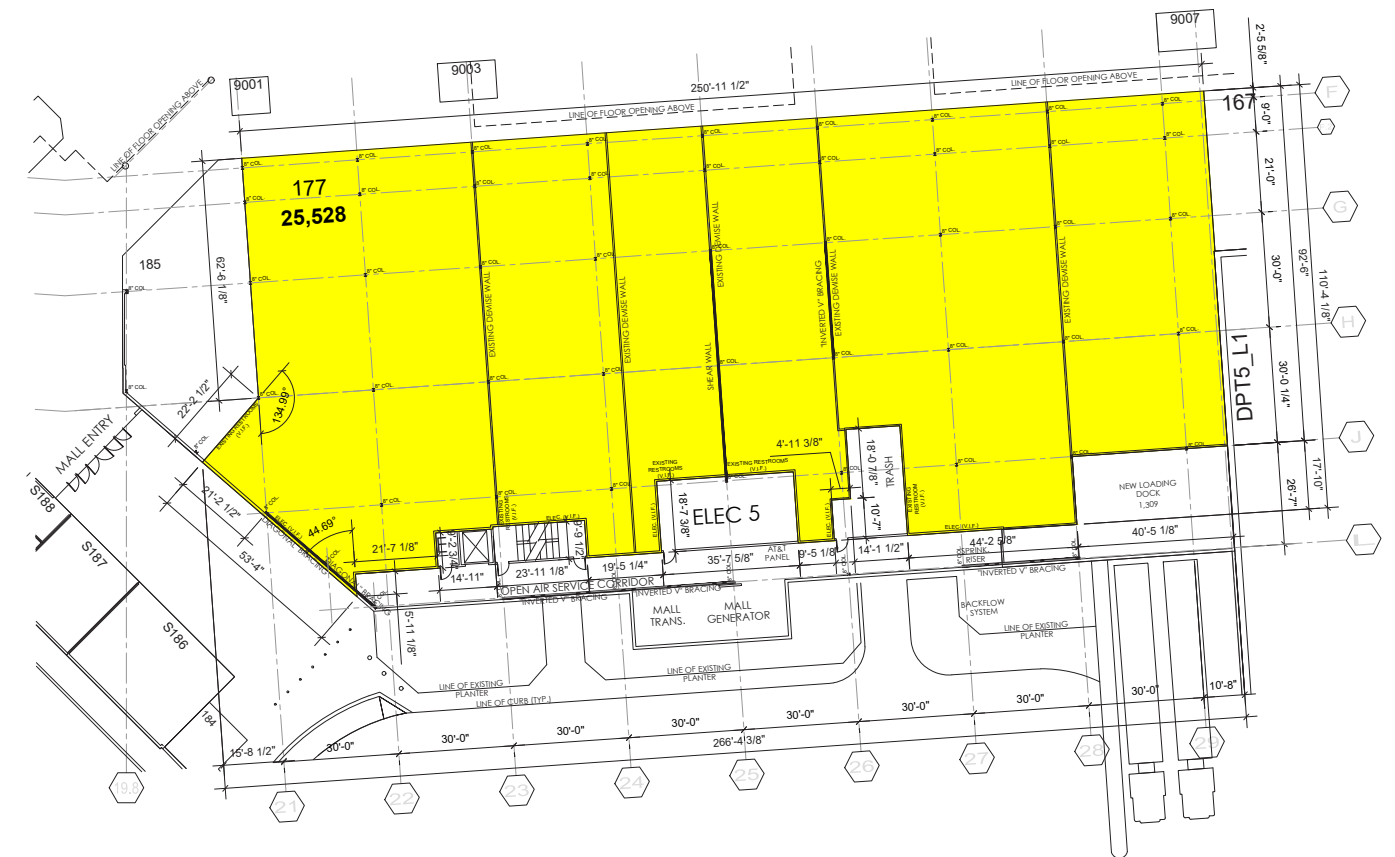
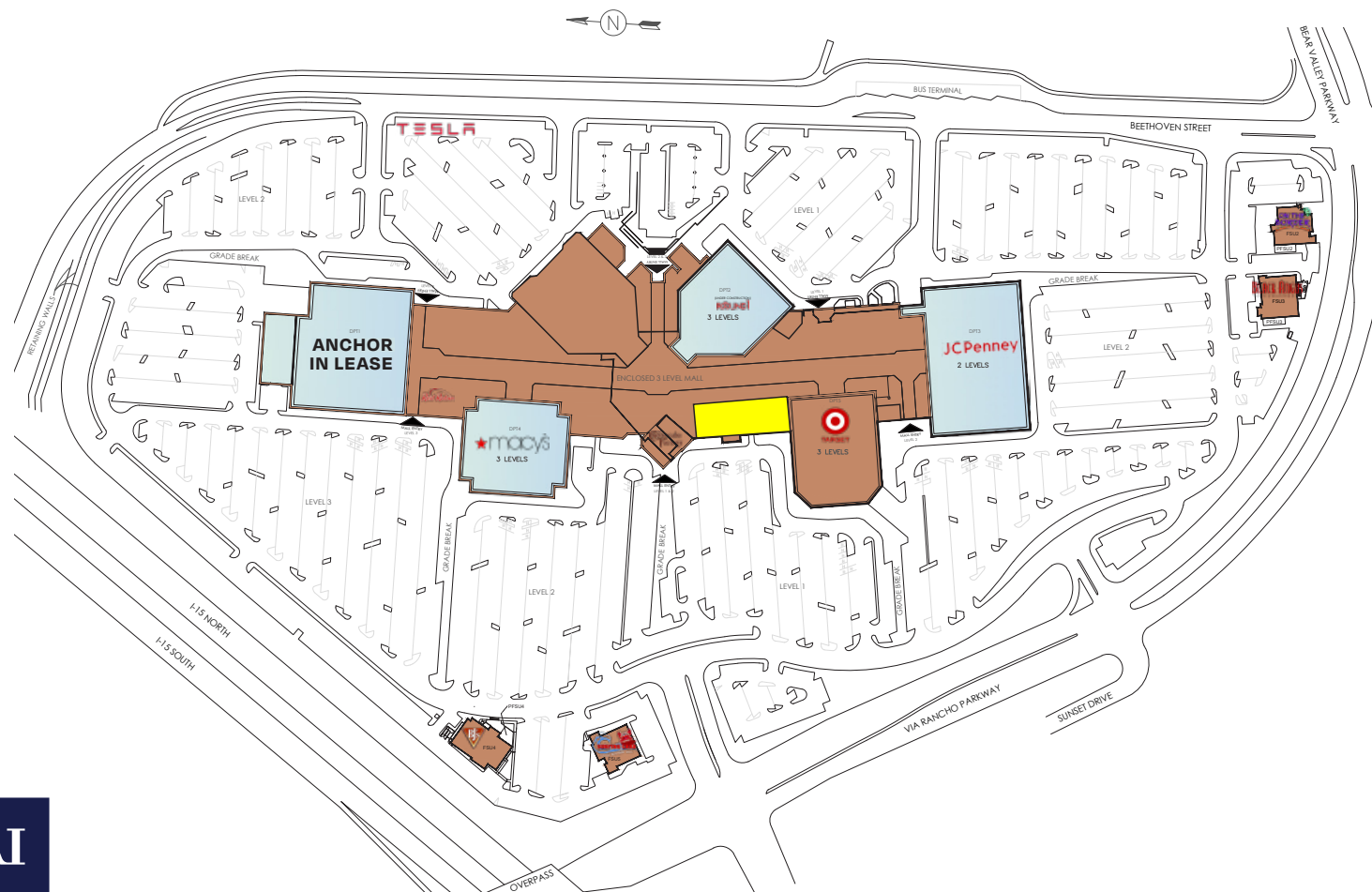
OUTPARCEL
35,000 SF
GROUND LEASE OPPORTUNITY





Availability

LEVEL 1
SHOP ASSEMBLAGE
±27,000 SF
EXTERIOR FACADE/ENTRANCE
REDESIGNED LOADING

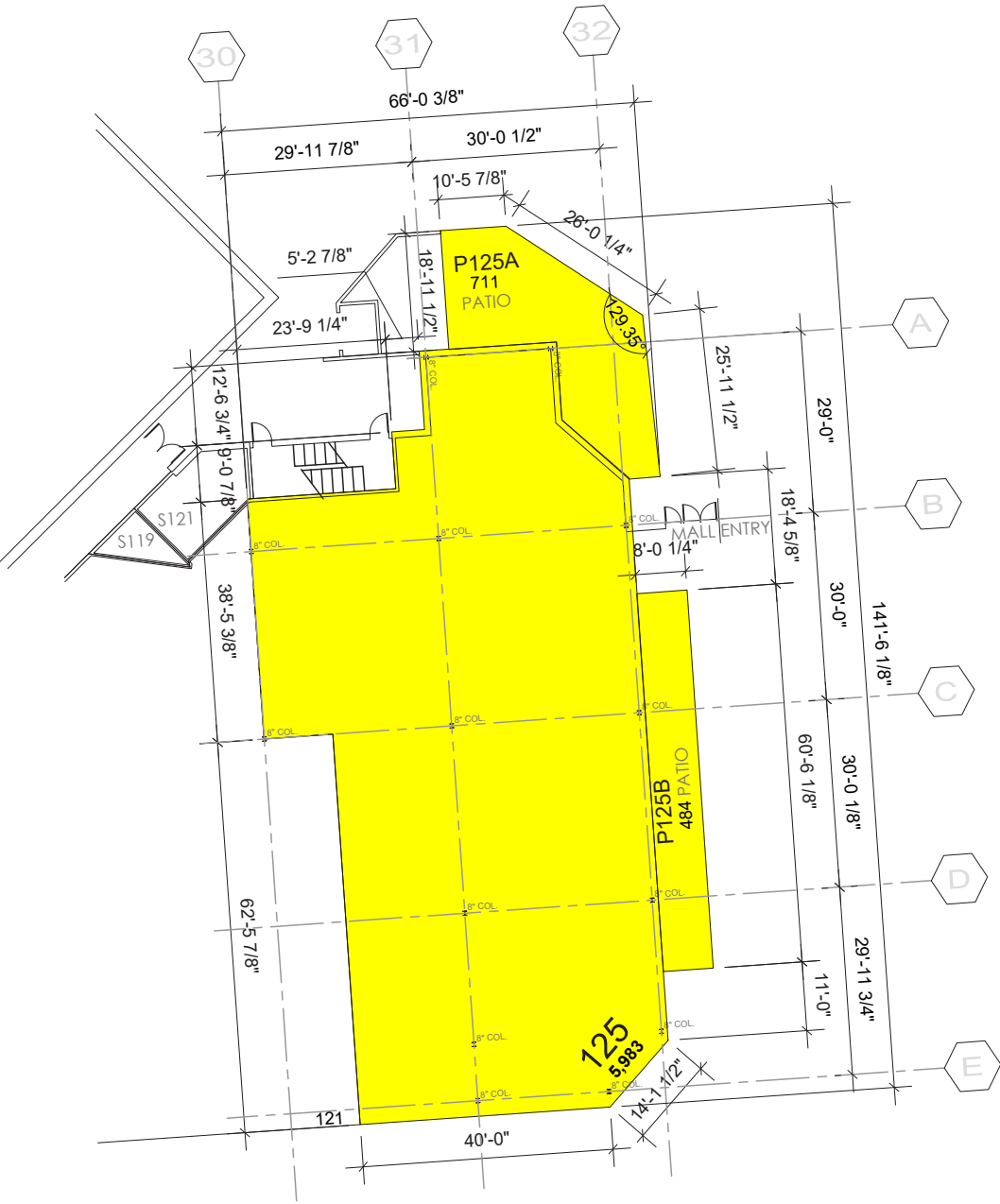
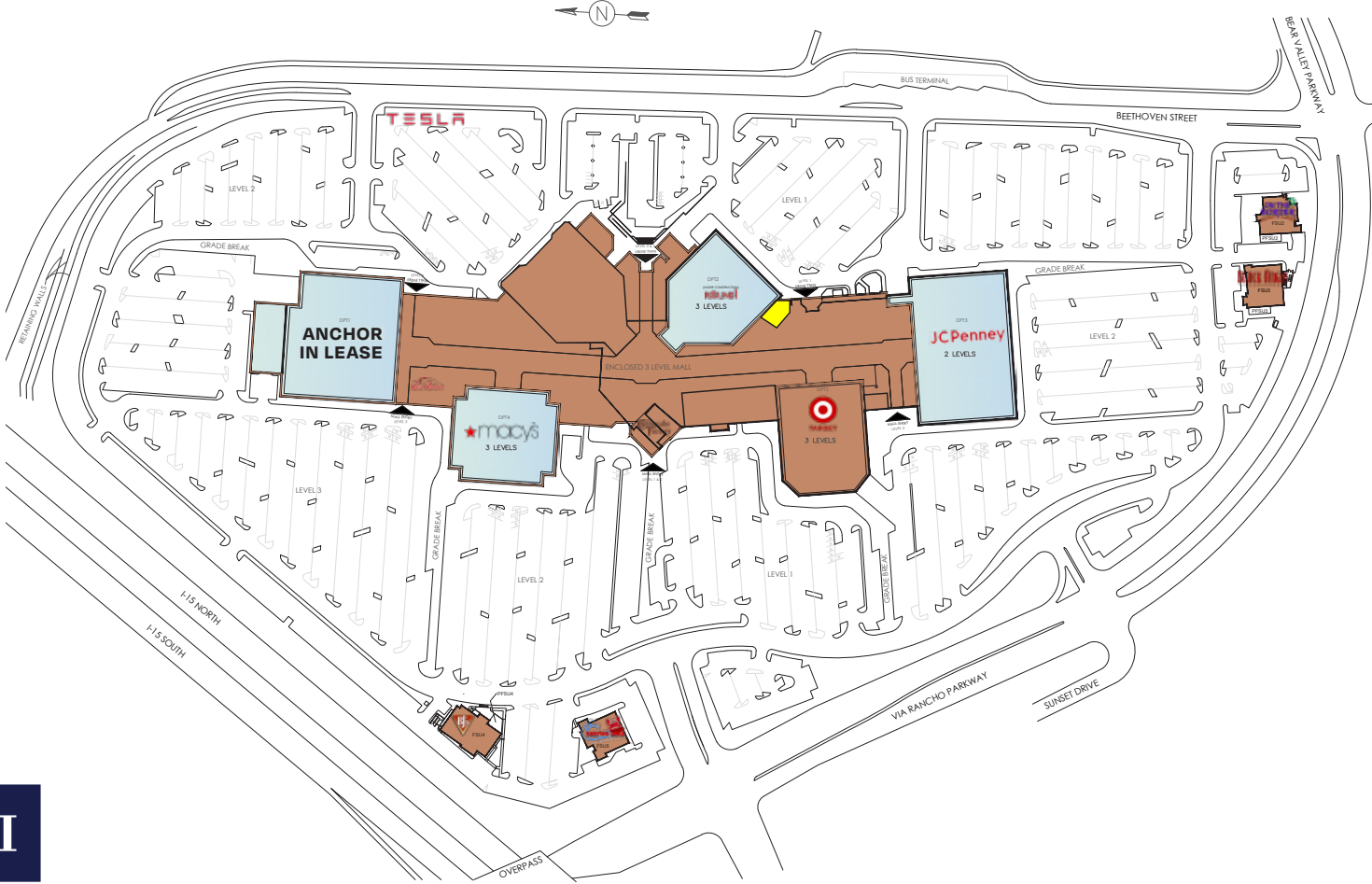


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Availability

LEVEL 1
UNIT 125
±5,983 SF
EXTERIOR FACADE AND PATIO

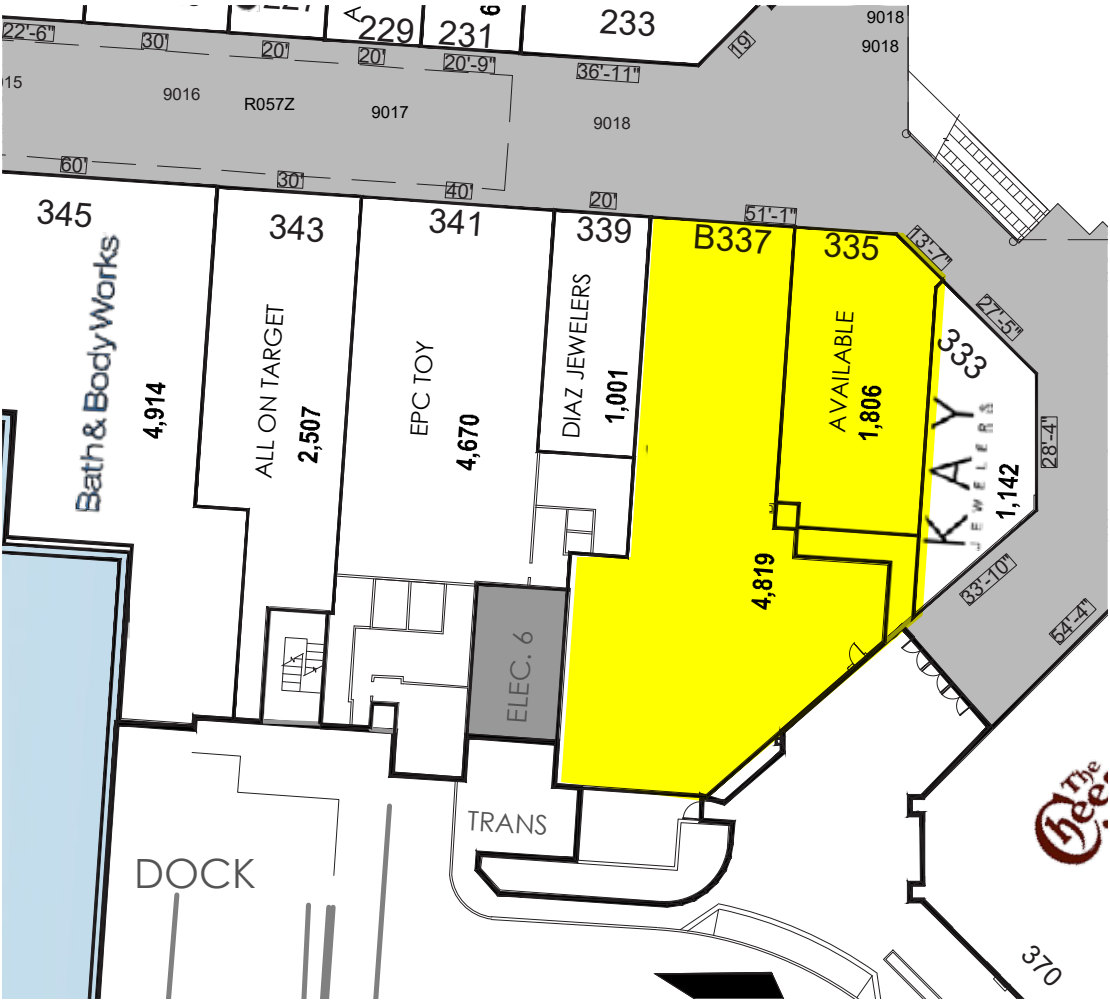
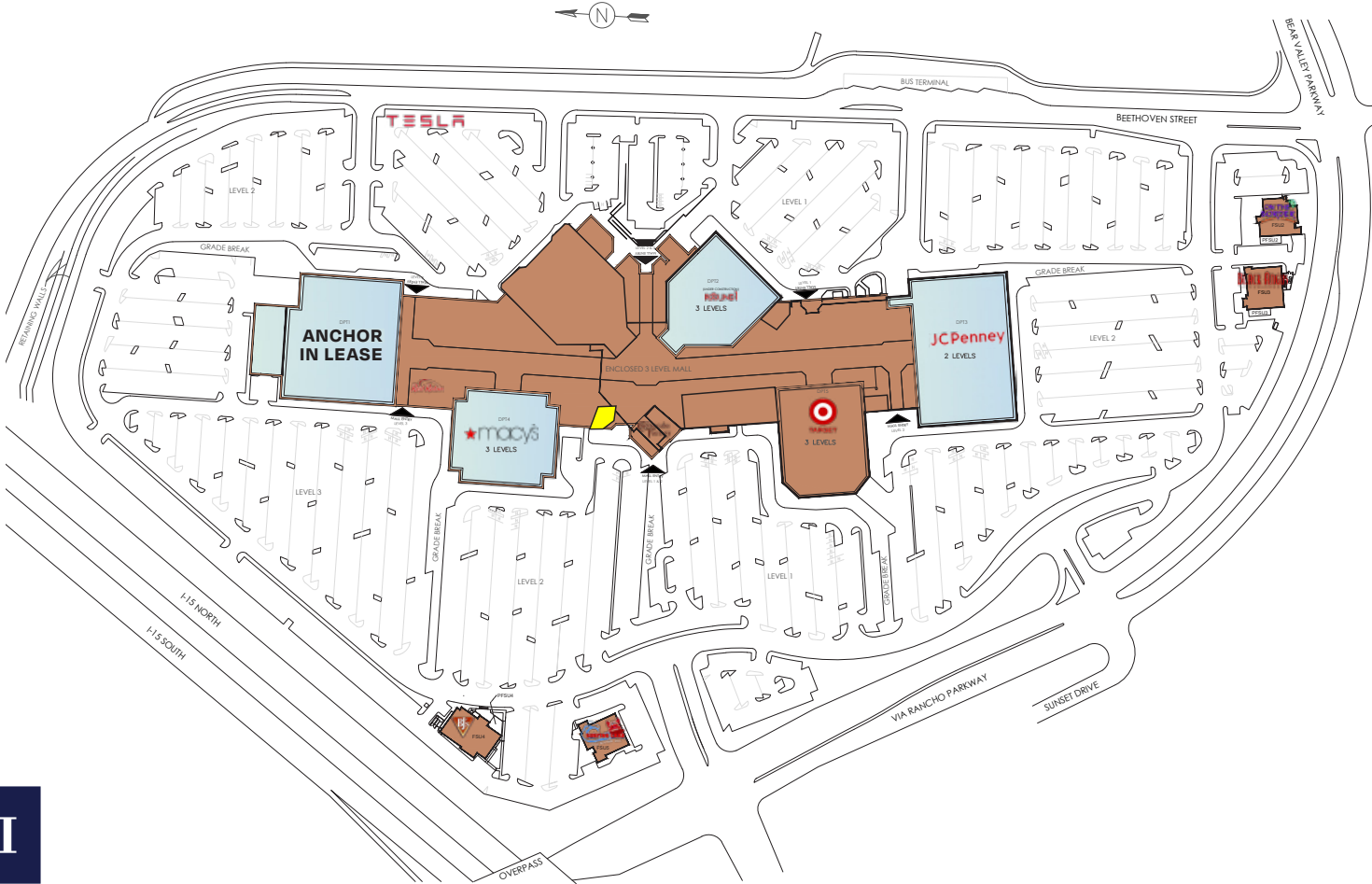




Exterior facade that can be reimagined

Availability

LEVEL 2
4,819–6,625 SF
EXTERIOR FACADE



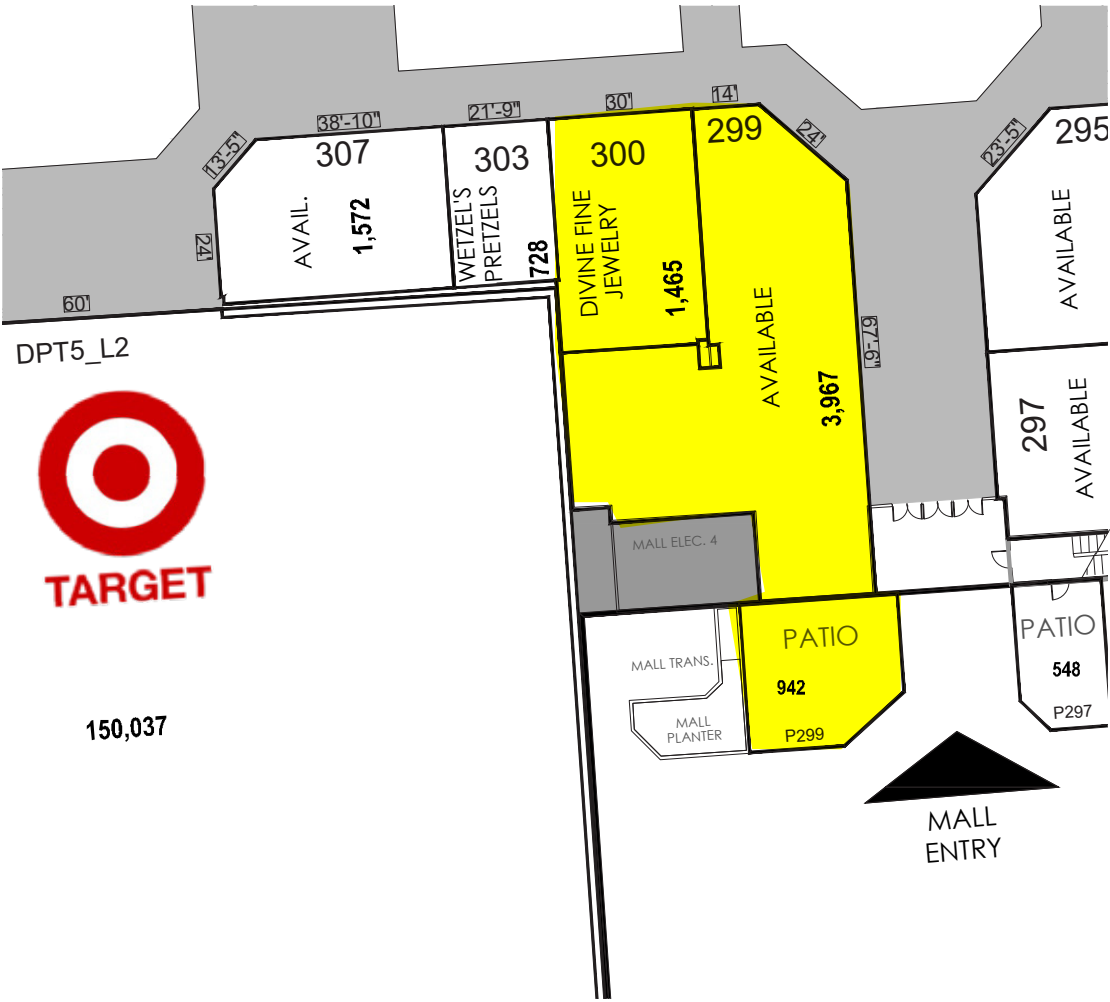
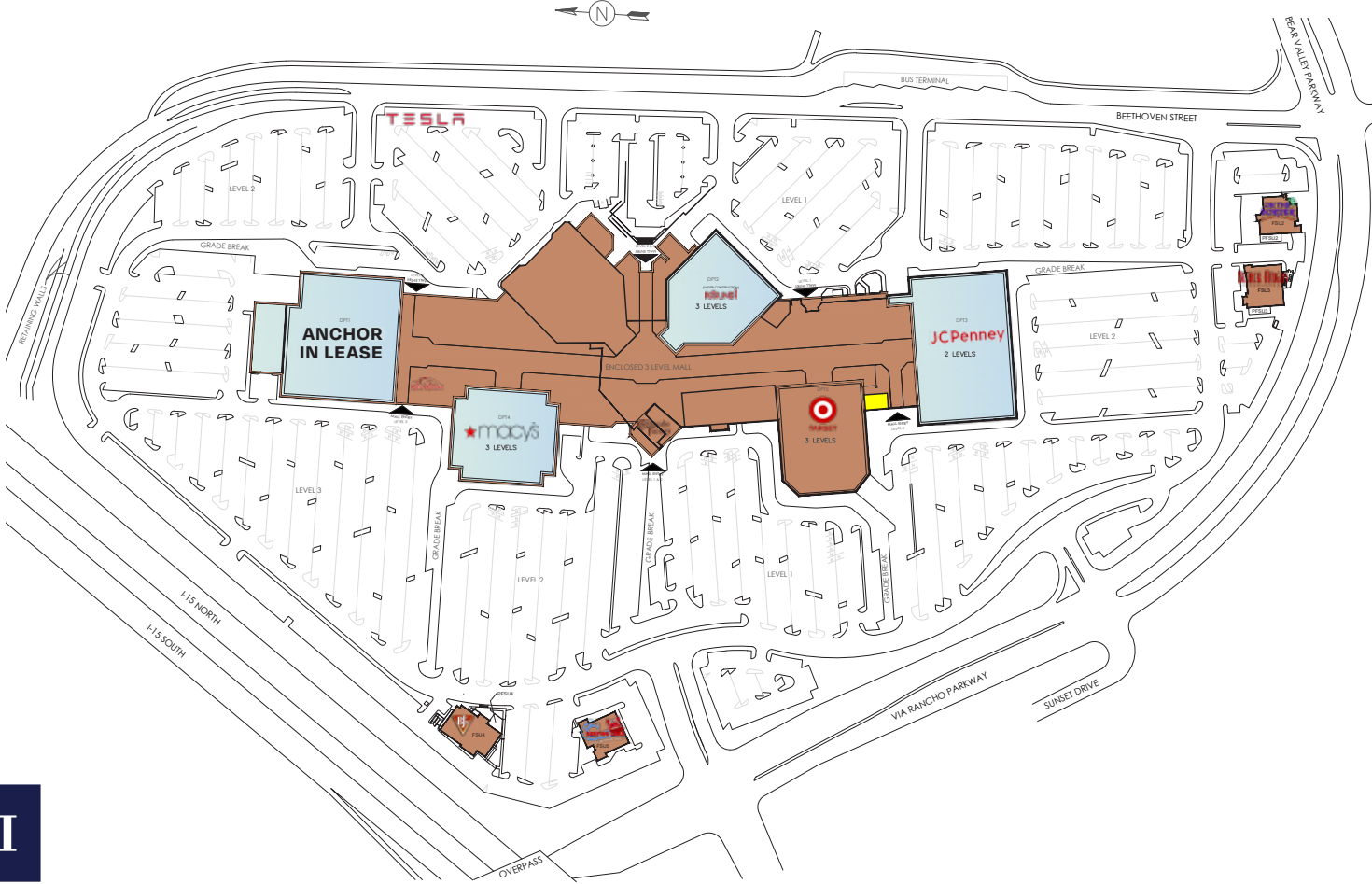
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Exterior facing facade and patio

Availability

LEVEL 2
3,967–5,432 SF
STREETFRONT PATIO
EXTERIOR FACADE/ENTRANCE



DPT5_L2



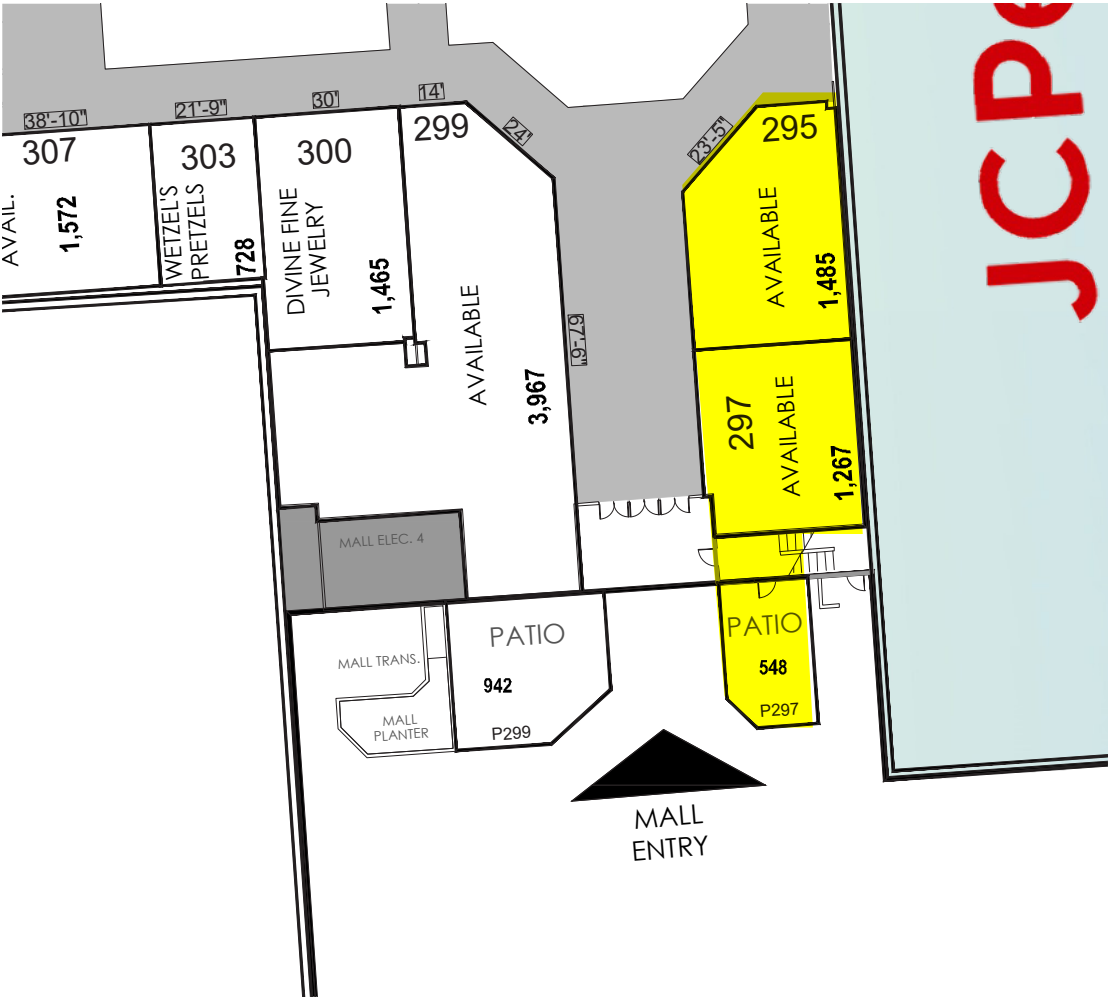
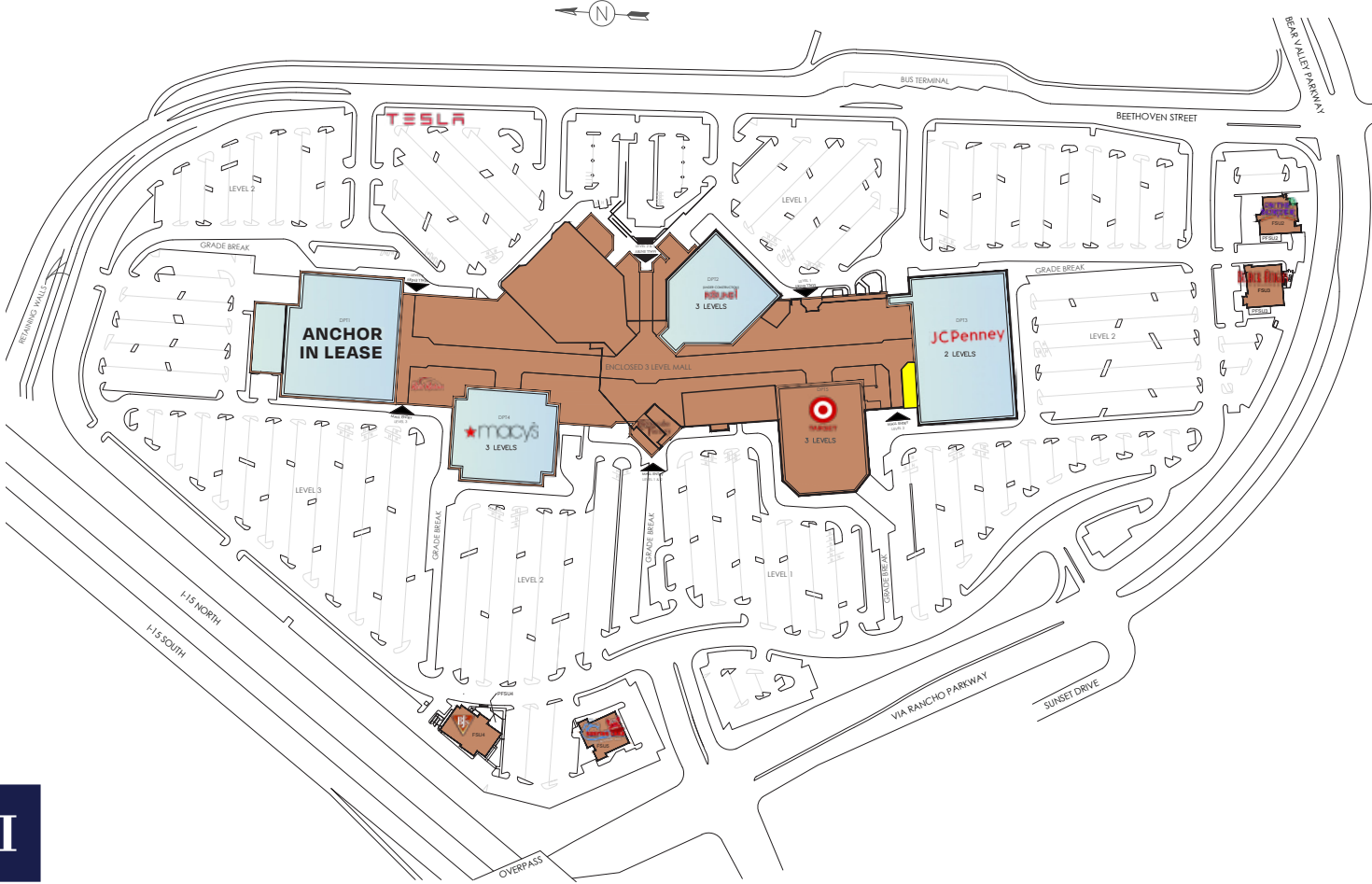
150,037



Exterior facing facade and patio

Availability

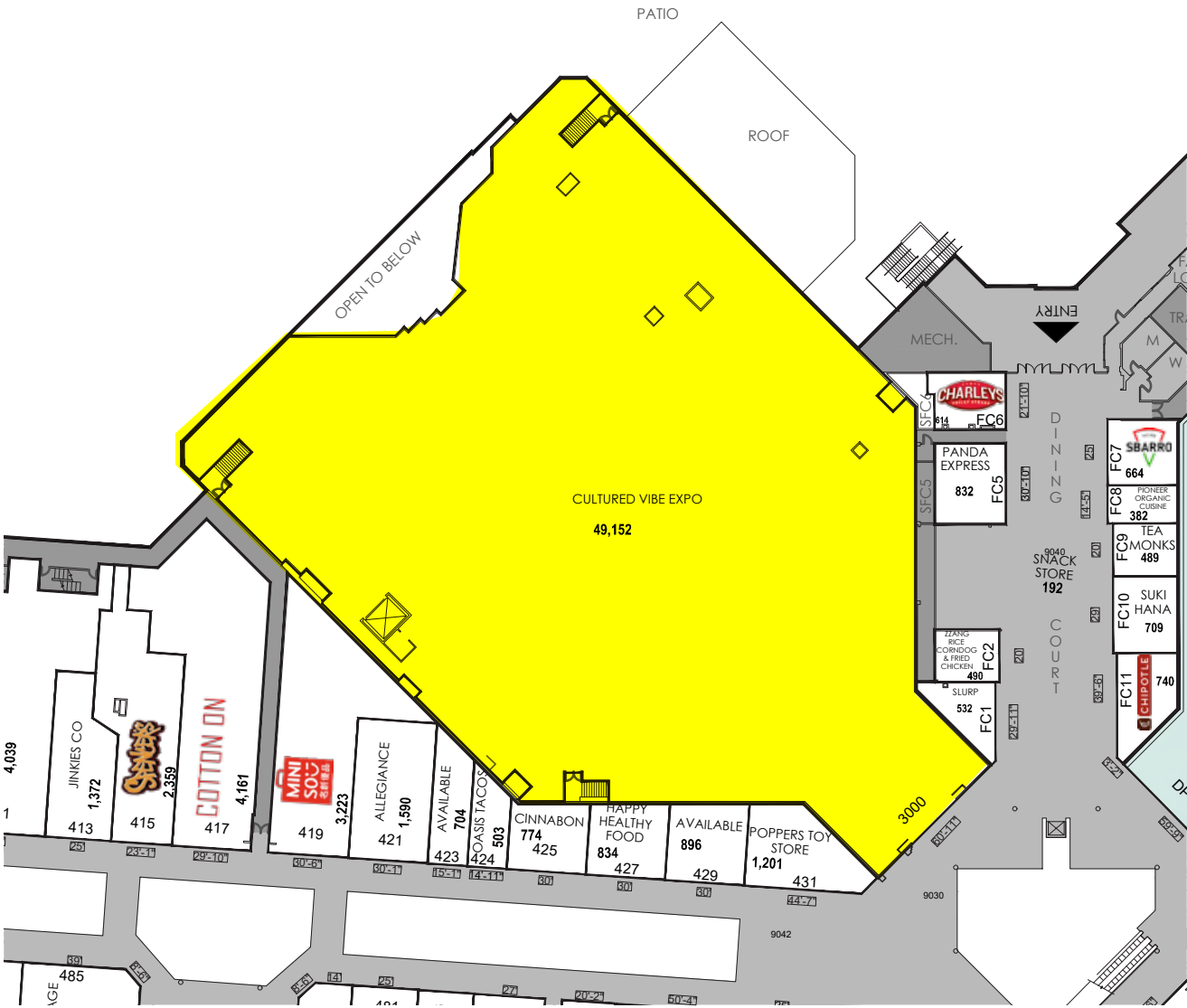
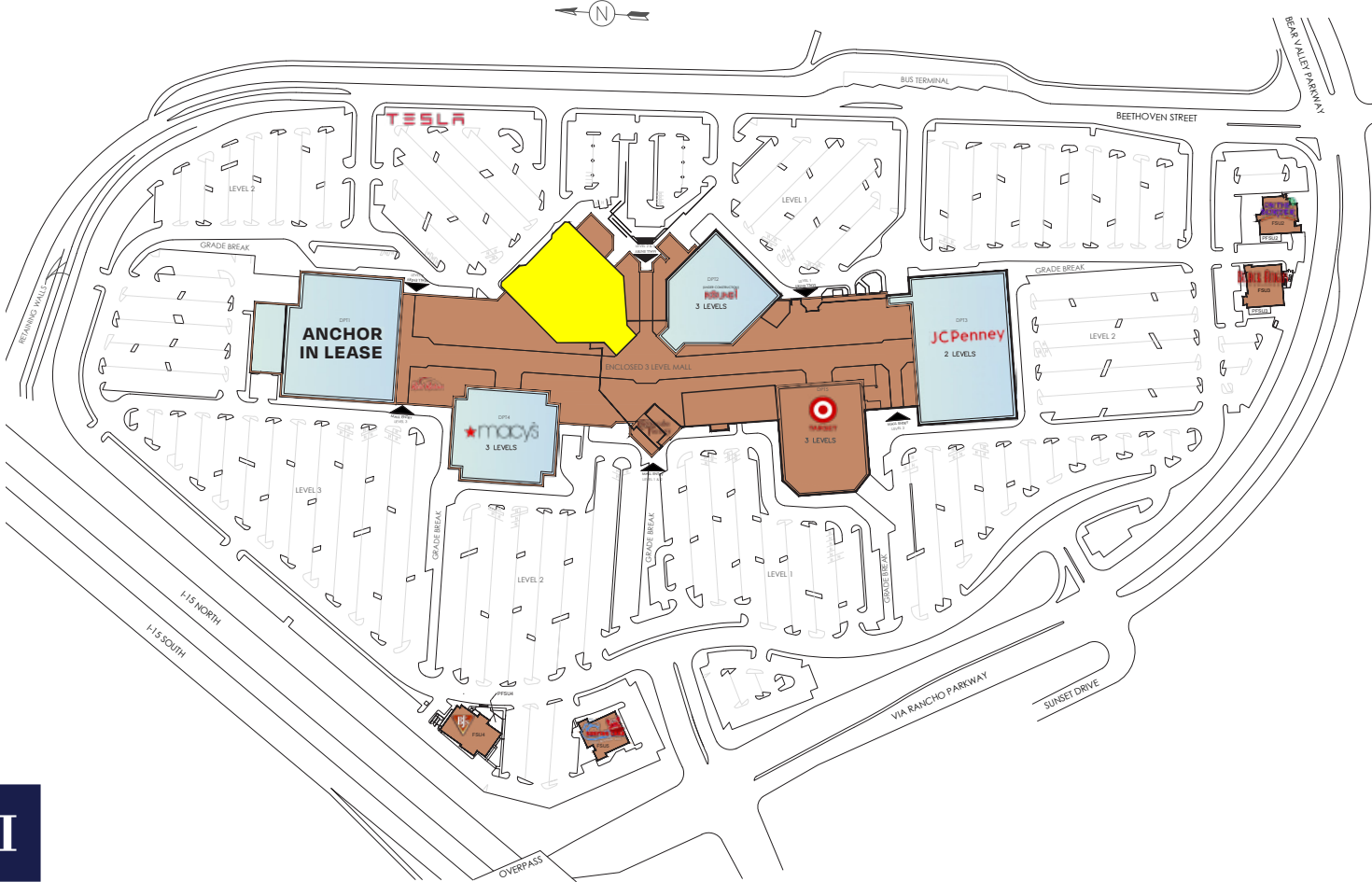
LEVEL 2
1,267–2,762 SF
STREETFRONT PATIO
EXTERIOR FACADE/ENTRANCE





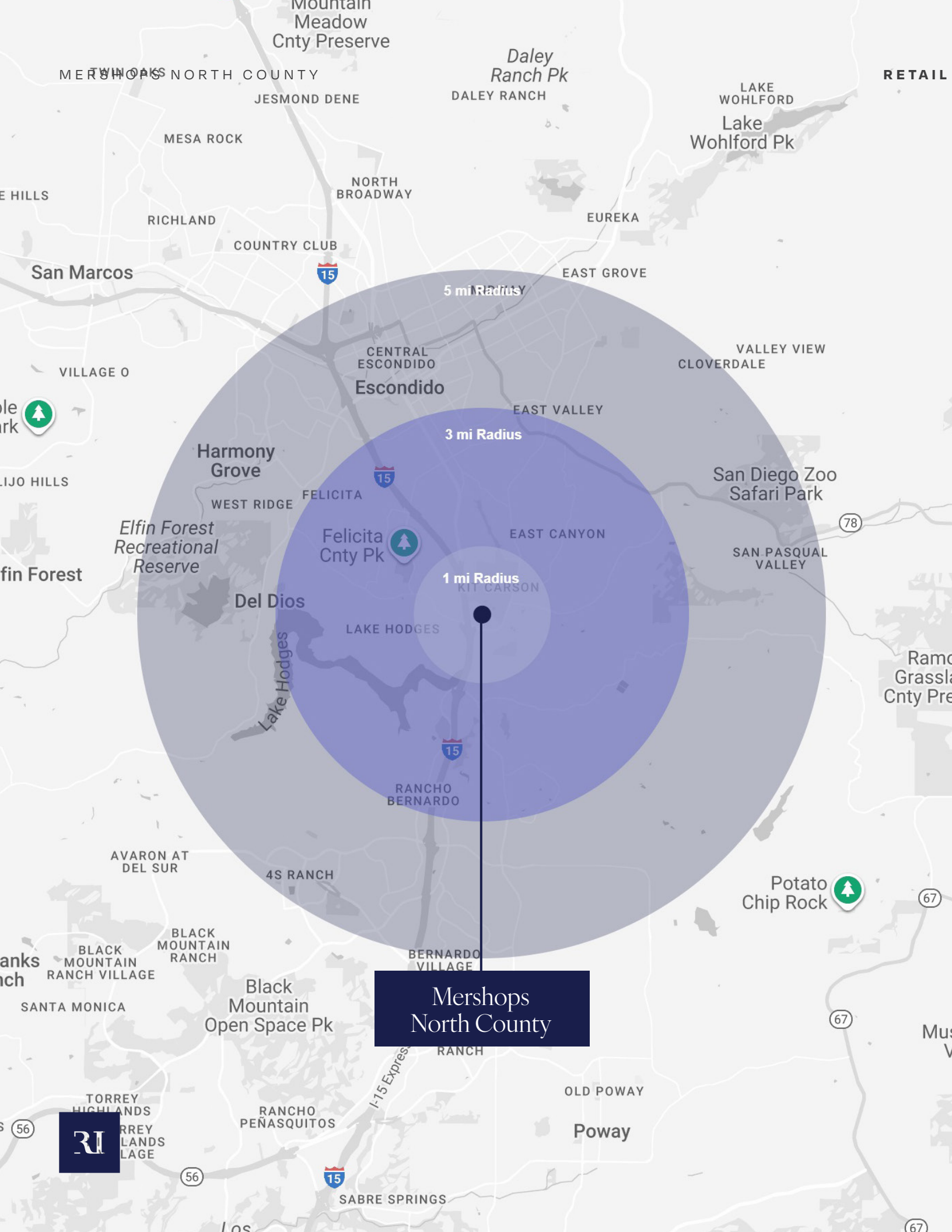
Availability

LEVEL 3
49,156 SF
ANCHOR OPPORTUNITY
EXTERIOR SIGNAGE









Demographics

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	1 MILE	3 MILE	5 MILE
Total Population	3,432	50,567	173,763
Total Businesses	306	1,730	8,994
Total Employees	3,175	12,663	80,226
Average Household Income	\$241,255	\$179,935	\$159,323
Median Household Income	\$187,537	\$142,449	\$127,269
Total Households	1,294	18,436	59,787
% of Population with BA Degree or Higher	58.9%	49.5%	43.5%
Median Age	51.4	43.4	39.4

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.

Mershops

North County

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