

Retail Space For Lease

Bonsall

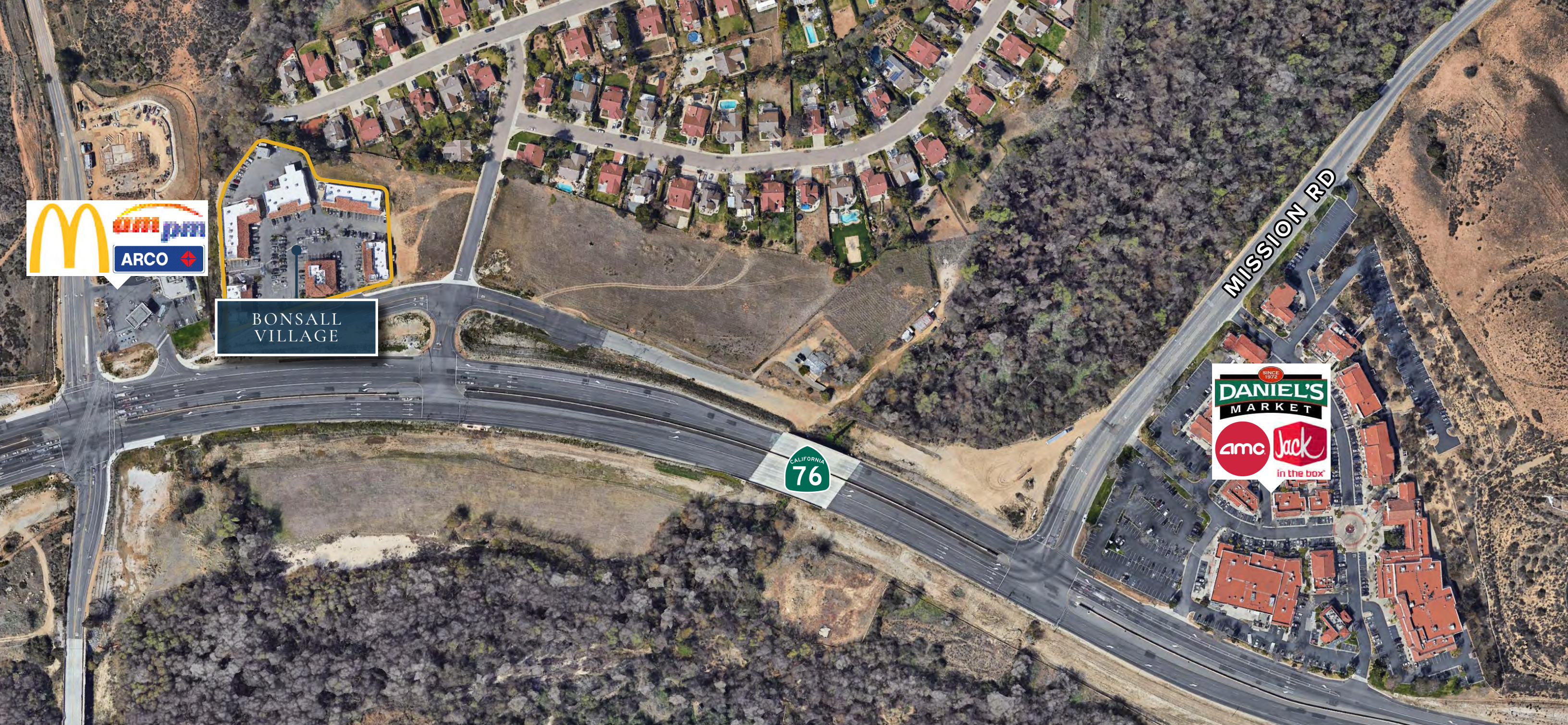
BONSALL VILLAGE



5517-5527 Mission Road | BONSALL

CPP

COMMERCIAL
PACIFIC
PROPERTIES



The Property



Major improvements & renovations planned for the center



Great exposure & access to Highway 76/Mission Rd

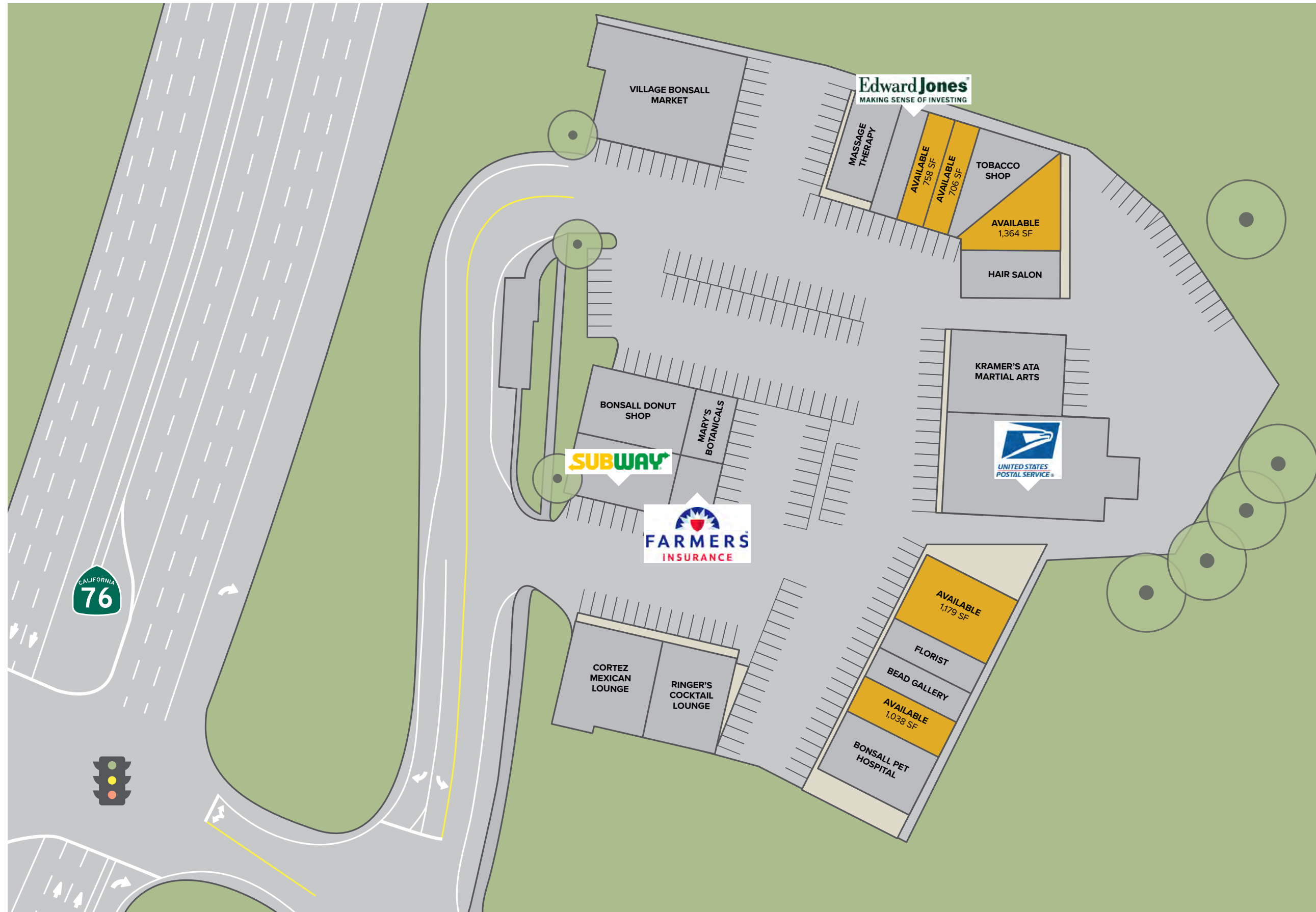


High barriers to entry / limited competition in the area



Traffic count on Highway 76 is estimated to increase to 46,000 CPD

Site Plan





The Location

The Bonsall Community Plan area encompasses approximately 32.8 square miles, or approximately 21,042 acres. It is located in the foothills of the Penninsular Mountain Range in the unincorporated area of northern San Diego County. The southern boundary of the Bonsall Community Plan area is approximately 40 miles north of downtown San Diego. The plan area is bordered by the community of Fallbrook to the north, the City of Oceanside to the west, the community of Valley Center to the east, and the North County Metropolitan Subregion and City of Vista to the south.

<p>DEMOS 5 mile radius</p>	 <p>66,290 POPULATION</p>	 <p>70,796 PROJECTED POPULATION</p>	 <p>\$91,127 MED. HH INCOME</p>
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