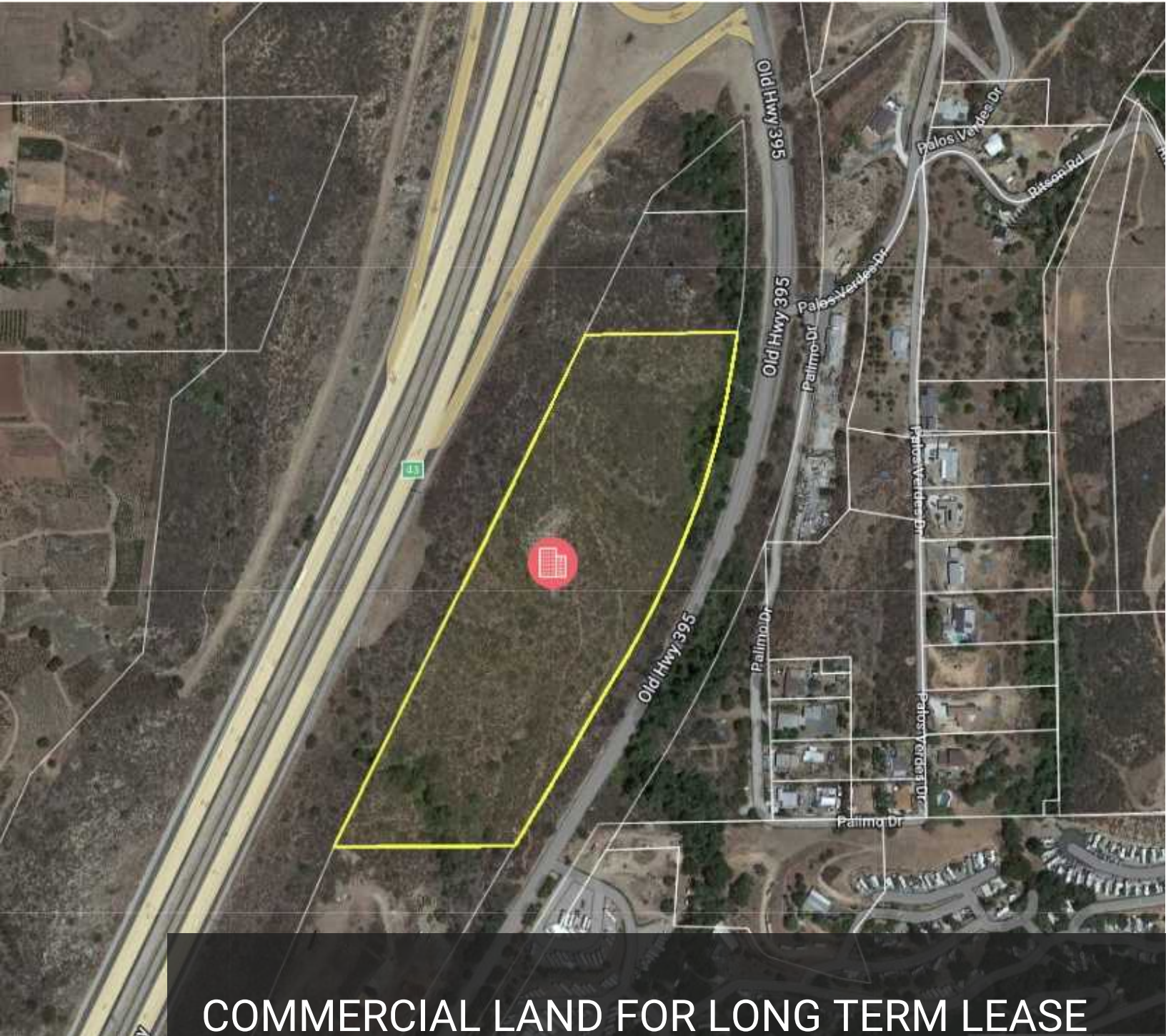


LAND FOR LEASE

EXCITING DEVELOPMENT OPPORTUNITY IN  
NORTH SD COUNTY GROWTH CORRIDOR OF IH15!



COMMERCIAL LAND FOR LONG TERM LEASE

**KW COMMERCIAL SDNI**  
13400 Sabre Springs Pkwy #100  
San Diego, CA 92128



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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# COMMERCIAL LAND FOR LONG TERM LEASE

31318 OLD HIGHWAY 395



## Property Description

Owner of the property is seeking a Developer or Developer Partner for a project at the South East juncture of IH 15 and Old 395 in North San Diego County. Subject property is over 14 acres with additional acreage to be added to the project upon completion of current ongoing negotiations for decertification by CalTrans of highway frontage property along the IH15 border of the property for return to this owner.

This development will complement the Truckstop/convenience store project on the corner parcel of this intersection that is underway presently. The owner's concept is for two hotels of the 2-3 star class and a commercial center to be placed on the subject property. There is more than adequate property owned for this concept. Owner is also very open to additional or different Development concepts that may be presented as well. The entirety of the property is available for development opportunities.

This location is prime for commercial development and is well situated to support the project. It is located within the jurisdictional limits of City of Escondido, yet is still south of the Fallbrook area. Traffic studies show a tremendous average daily rate of traffic. There are no highway frontage hotels north of Escondido along the much-traveled IH15 corridor. The ingress and egress from the freeway going both ways is also a compelling factor in the capability of this property to be developed and to be both feasible and economically viable. Additionally, it is relatively close to San Diego proper to be a viable alternative to staying in one of the more congested hotels in the San Diego proper locale.

The owner is seeking either a full development of all ground lease property or a development partnership. Owner is willing to provide full Ground Lease capability for between 60 (Sixty) and 99 (Ninety nine) years. Owner realizes that the cost of this development will load the front end of the project with expenses and is willing to do a structured long term lease with that in mind. A graduated rate starting pre-development and then into construction and then in to the completed development/project installation to final commercially leased and occupied end project completion and long term ground lease market level stages are understood. Owner willing to structure payments appropriate to all phases with the end resulting long term lease payment schedule culminating the phased process anticipated. Developers are encouraged to present their project thoughts with that in mind, realizing that the Owner is willing to work with the Developer to make this a Mutually Beneficial Opportunity for both Owner and Developer. There are presently NO PLANS to make this property available for a direct purchase and it is made available ONLY for a long term Ground Lease opportunity.

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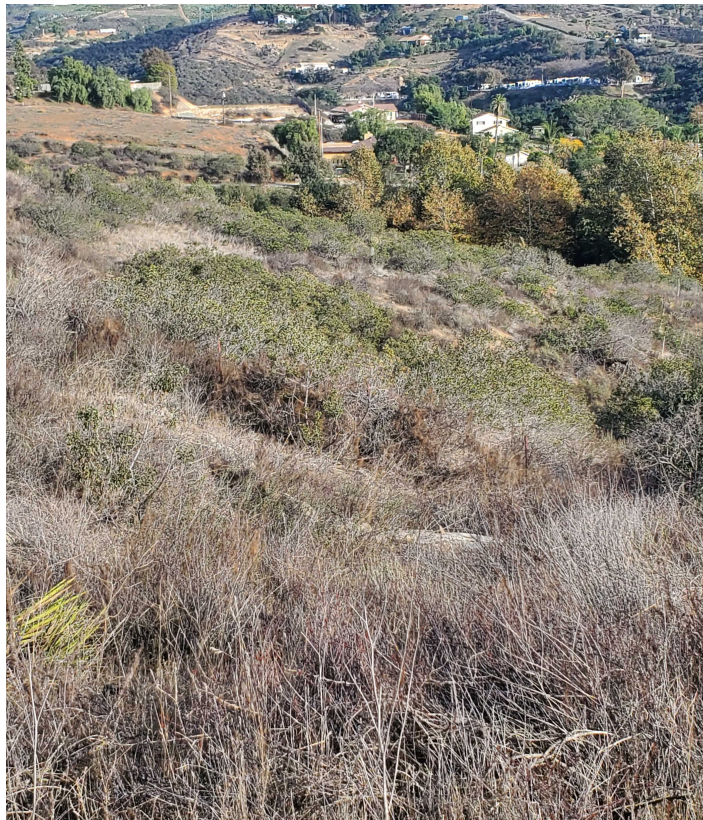
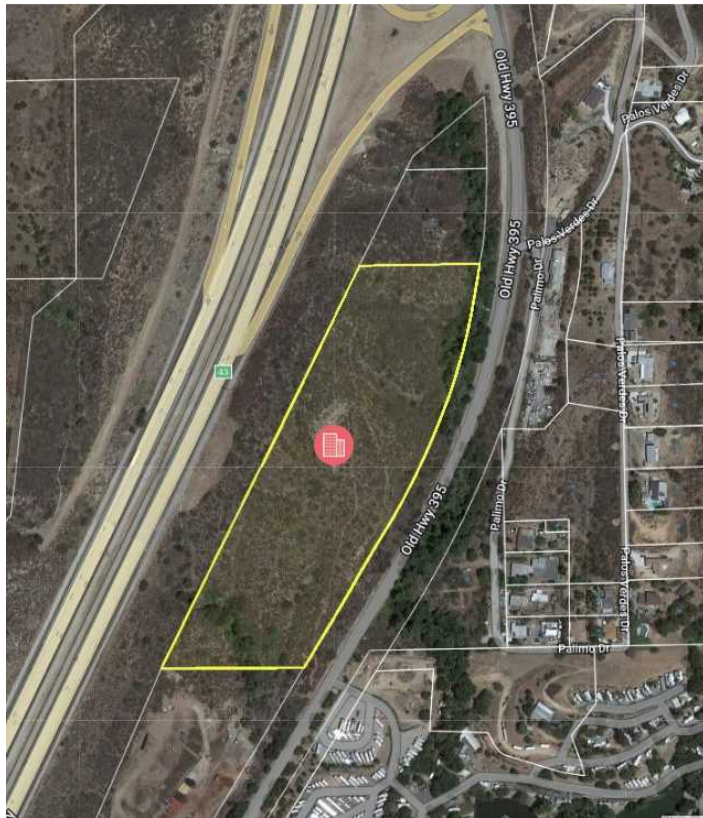
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# PROPERTY PHOTOS

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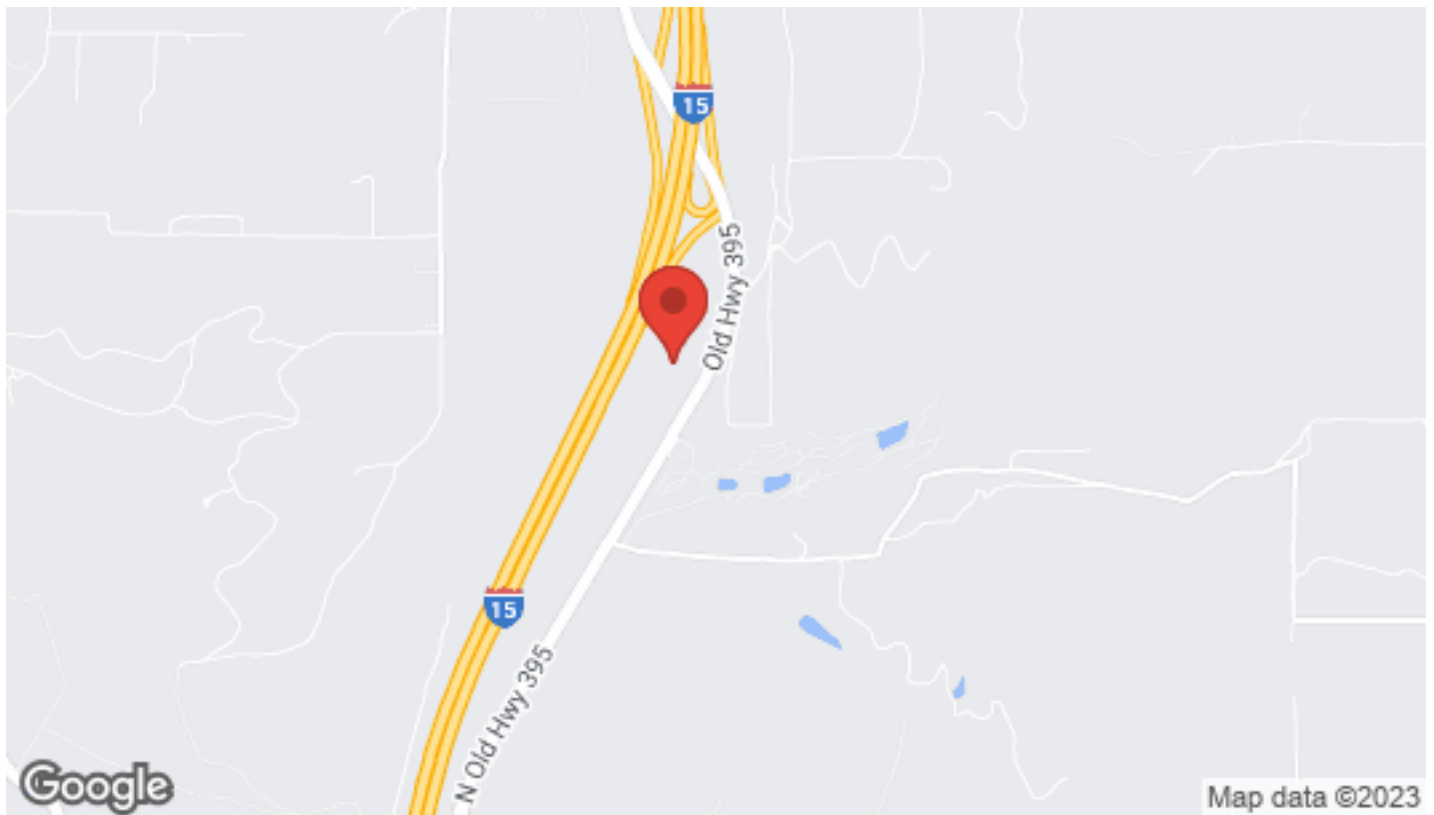
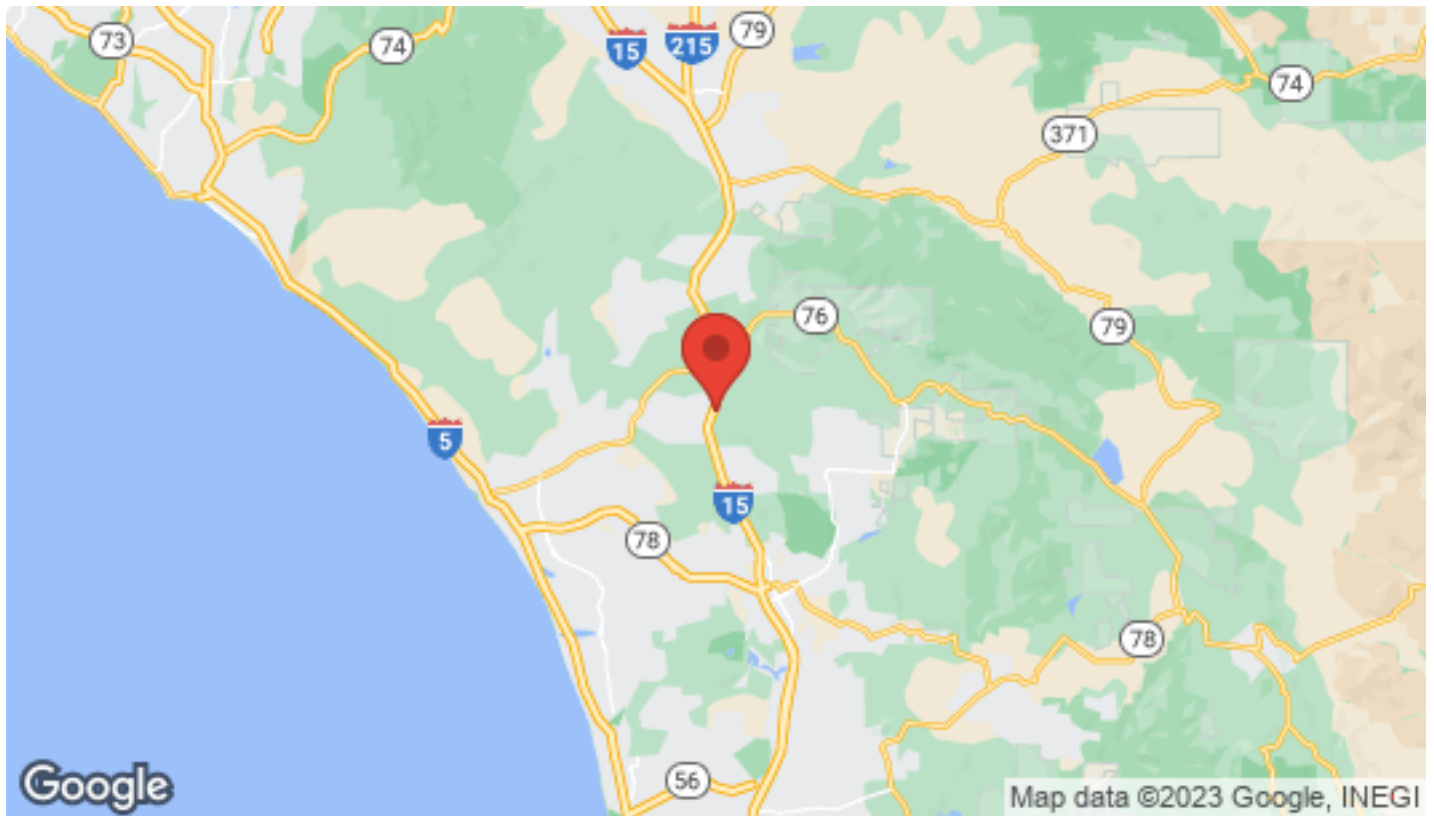
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# LOCATION MAPS

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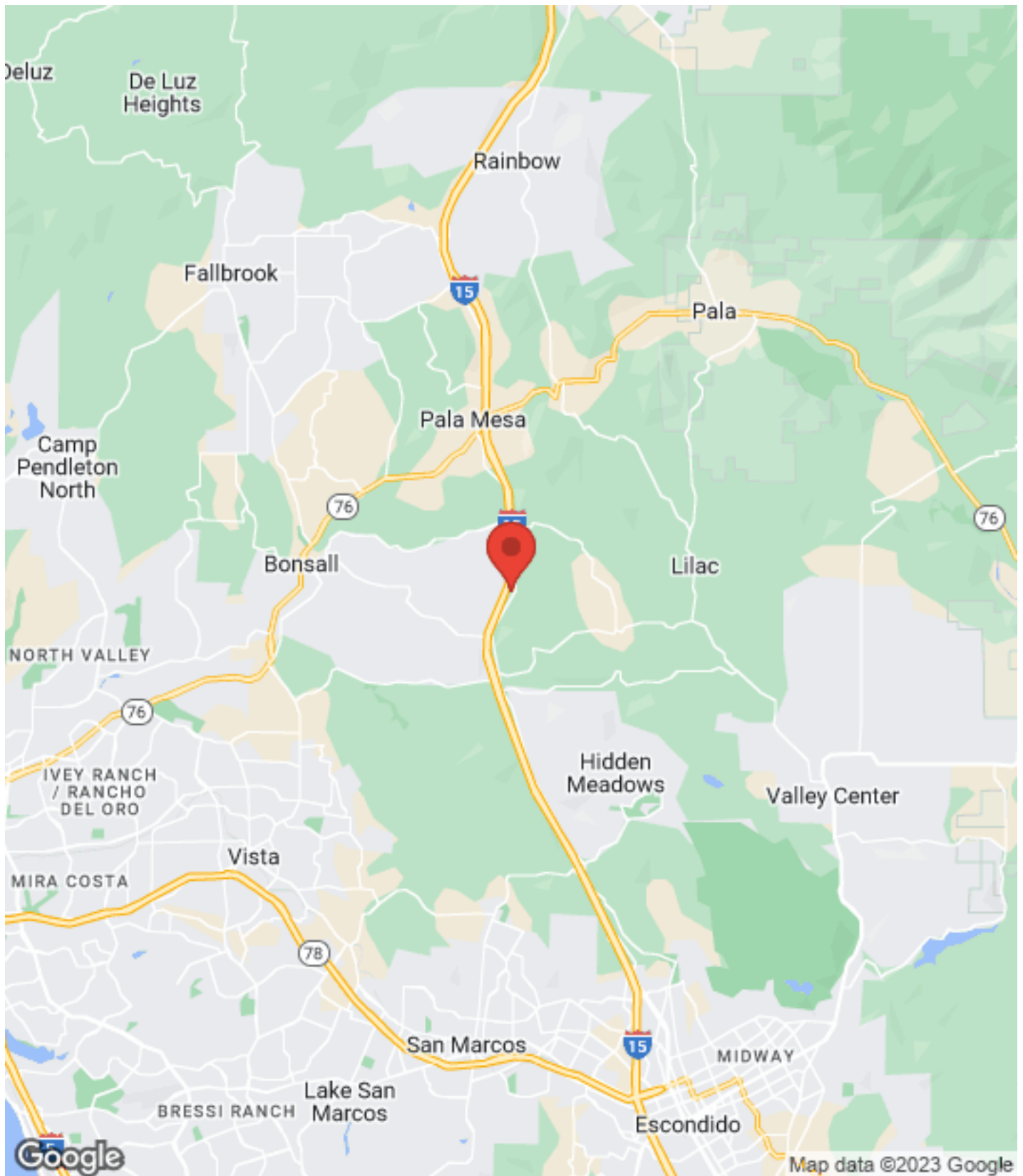
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# REGIONAL MAP

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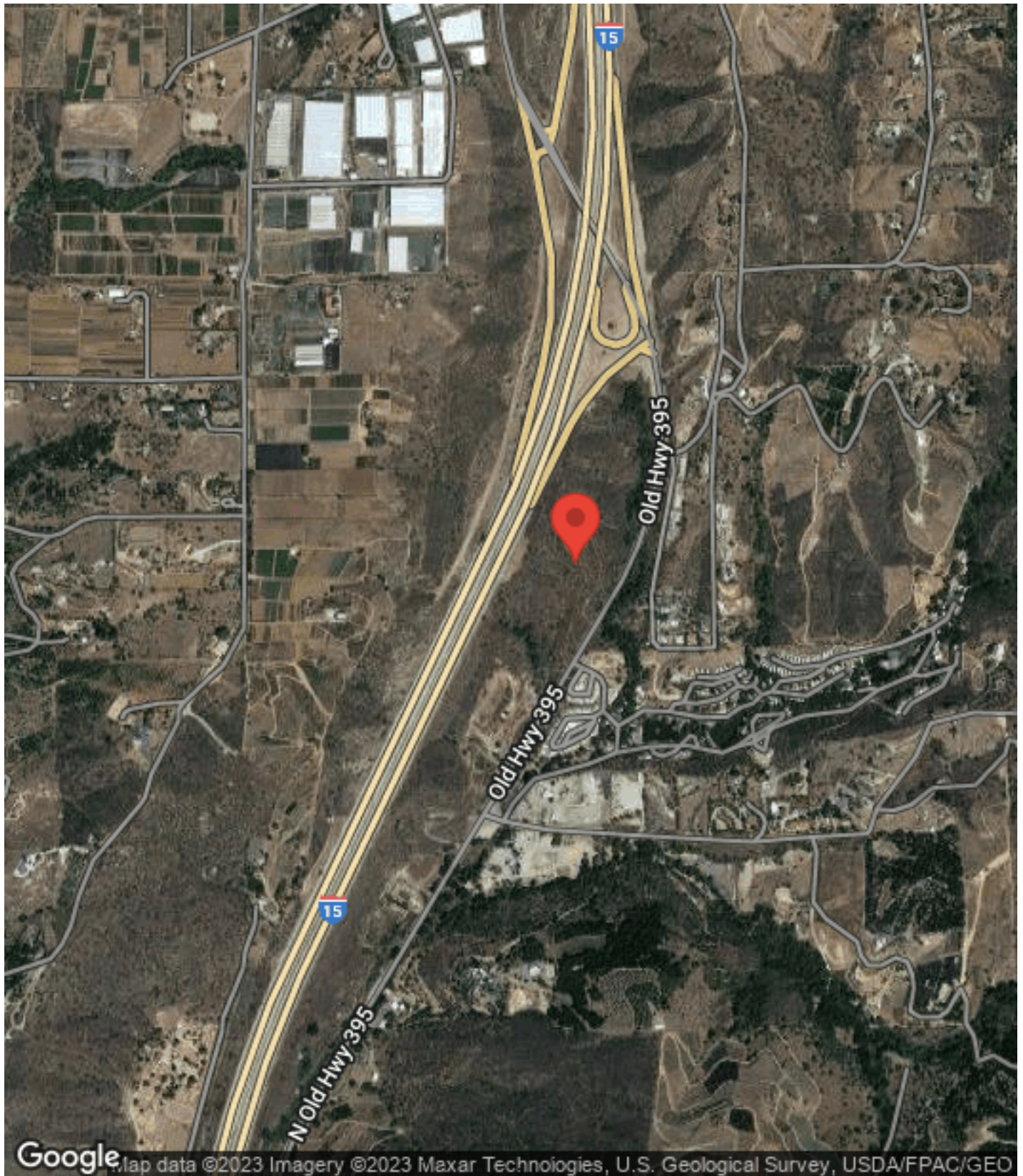
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# AERIAL MAP

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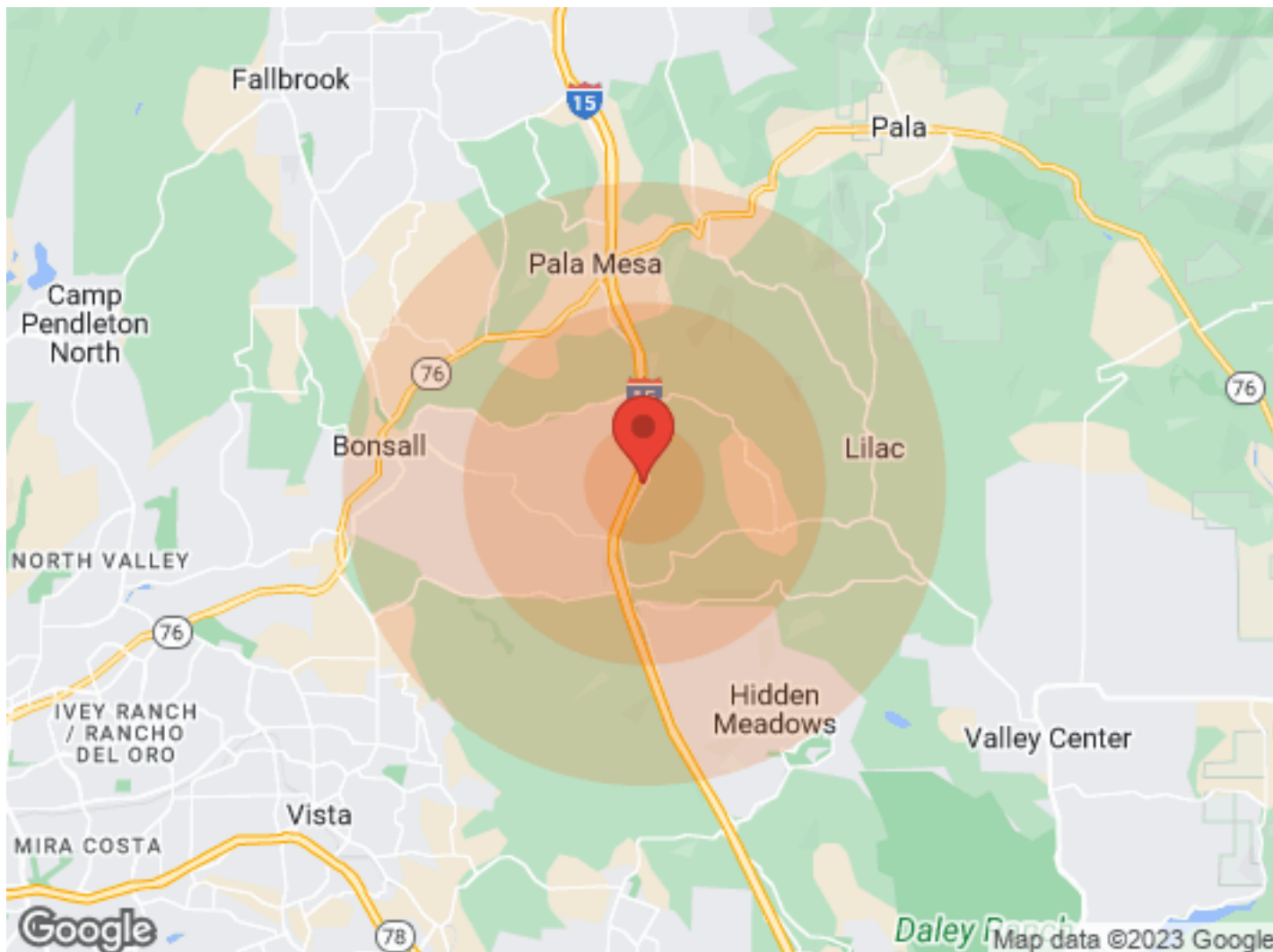
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# DEMOGRAPHICS

31318 OLD HIGHWAY 395



Population	1 Mile	3 Miles	5 Miles
Male	N/A	2,165	11,577
Female	N/A	2,106	12,166
Total Population	N/A	4,271	23,743

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	687	3,940
Ages 15-24	N/A	483	2,626
Ages 55-64	N/A	607	3,526
Ages 65+	N/A	974	6,356

Race	1 Mile	3 Miles	5 Miles
White	N/A	3,659	19,981
Black	N/A	N/A	136
Am In/AK Nat	N/A	N/A	104
Hawaiian	N/A	N/A	5
Hispanic	N/A	870	4,332
Multi-Racial	N/A	1,056	5,334

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$68,981	\$74,255
< \$15,000	N/A	17	532
\$15,000-\$24,999	N/A	97	454
\$25,000-\$34,999	N/A	166	631
\$35,000-\$49,999	N/A	167	926
\$50,000-\$74,999	N/A	325	1,632
\$75,000-\$99,999	N/A	216	1,404
\$10,000-\$149,999	N/A	430	1,670
\$150,000-\$199,999	N/A	52	636
> \$200,000	N/A	186	1,107

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	1,923	10,143
Occupied	N/A	1,766	9,303
Owner Occupied	N/A	1,414	7,639
Renter Occupied	N/A	352	1,664
Vacant	N/A	157	840

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# DISCLAIMER

31318 OLD HIGHWAY 395



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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