

MERSHOPS NORTH COUNTY

OUTPARCEL OPPORTUNITY FOR LEASE | ESCONDIDO, CA



SITE



JCPenney

BOWLING & AMUSEMENT
ROUND1
COMING SOON

★ macy's

24 **FITNESS**

IN THE HEART OF ESCONDIDO

Mershops North County is the dominant regional mall along the I-15 corridor. Anchored by Target, Apple Store, 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
- Outparcel pad opportunity at main entrance signalized intersection
- Approx. 35,000 SF pad with reciprocal access to adjacent parking lots
- High visibility intersection with over 51,600 CPD
- Located in front of high-volume Target
- Signage availability on FWY visible monument sign
- Ground lease opportunity for numerous use categories



SITE AERIAL



TREE LAKE PARK

KIT CARSON ADULT SOFTBALL COMPLEX

THE VINEYARD GOLF COURSE

SITE



ULTA
 Rack
 DAISO
 ROSS
 Marshalls
 HomeGoods
 SPROUTS
 petco

BEST BUY
 Crate&Barrel
 WinCo
 HOBBY LOBBY
 Total Wine
 & More

BevMo!
 ALDI
 HomeGoods
 Staples

CVS pharmacy
 Target
 BOB'S FURNITURE
 FIVE BEL'W
 TJ-maxx
 TILLY'S
 ROSS
 DICK'S
 ULTA

MERSHOPS NORTH COUNTY
 FITNESS
 ROUND1
 Target
 CVS pharmacy
 JCPenney
 macy's
 Old Navy

Target
 FAMOUS
 Total Wine
 & More
 BEST BUY
 DICK'S
 BARNES & NOBLE
 Mor
 ROSS
 STATER BROS
 PET SMART

Burlington
 FIVE BEL'W
 BevMo!
 DOLLAR TREE
 TJ-maxx

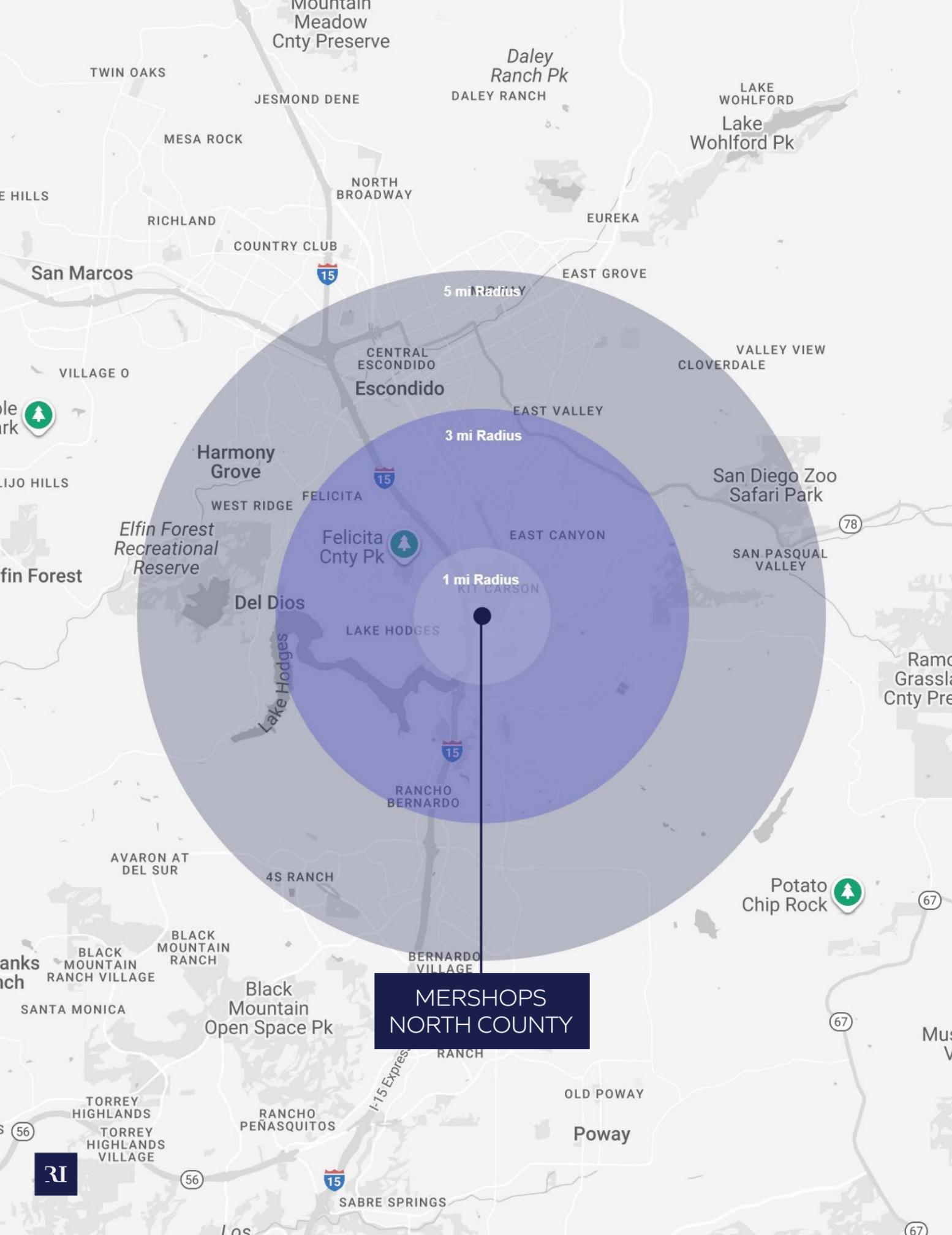
VONS
 HomeGoods
 BIG5
 FITNESS

at home
 Michaels
 Total Wine
 & More
 ROSS
 BARNES & NOBLE
 DICK'S
 SPROUTS
 Marshalls
 Rack

petco
 Staples
 TJ-maxx
 BEST BUY

SPROUTS
 Staples
 BevMo!
 Dixieline
 Marshalls

WIDE AERIAL



**MERSHOPS
NORTH COUNTY**

AREA DEMOGRAPHICS

// ESCONDIDO, CA

	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

RETAIL INSITE

BRIAN G. PYKE

858.324.6103

bpyke@retailinsite.net

LIC #01506790



JON C. WOODCOX

925.788.3494

jon@lockehouse.com

LIC # 01923630

RETAIL INSITE | Lic. #01206760 | www.retailinsite.net

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. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

