

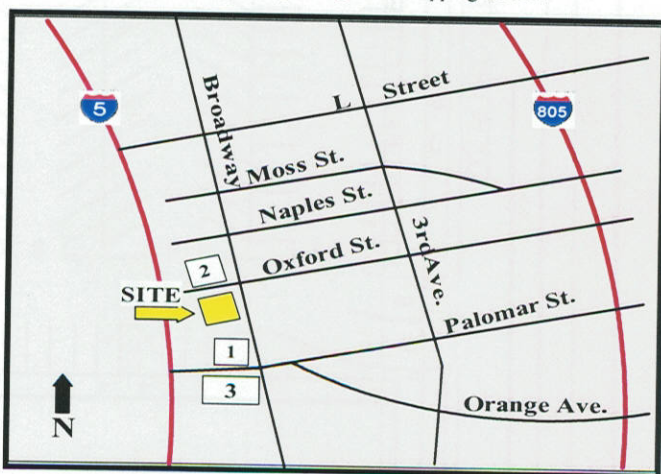
BIG LOTS! SHOPPING CENTER



Depicts adjacent Target/Michaels anchored shopping center with reciprocal access and parking to Big Lots Shopping Center.

FEATURES:

- ◆ 50,000 square foot Big Lots anchored Shopping center situated in the heart of the Chula Vista Commercial/Retail thoroughfare.
- ◆ New 6,600 s.f. Pad Building currently under construction (See site plan on back).
- ◆ Pad is situated directly adjacent to Target and Costco anchored retail centers.
- ◆ Starbucks and Gamestop are co-tenants in Pad Building.
- ◆ Two spaces remaining in pad building - 2,000 s.f. & 1,500 s.f.
- ◆ New Walmart planned to be built next door.
- ◆ Abundant on-site parking.



TRAFFIC COUNT:

| | |
|---------------|-------------------|
| Broadway: | 25,300 ADT |
| Oxford: | 6,500 ADT |
| Total: | 31,800 ADT |

1. Target—currently under construction renovation
2. Walmart/Costco—planned redevelopment
3. Food 4 Less, Tweeter, Blockbuster anchored power center.

DEMOGRAPHICS:

| | <u>1 Mile</u> | <u>3 Miles</u> | <u>5 Miles</u> |
|--------------------|---------------|----------------|----------------|
| Population: | 30,095 | 198,483 | 320,062 |
| Average HH Income: | \$35,104 | \$44,367 | \$47,152 |

SWC Broadway & Oxford Street
Chula Vista, California

Contact For Information:

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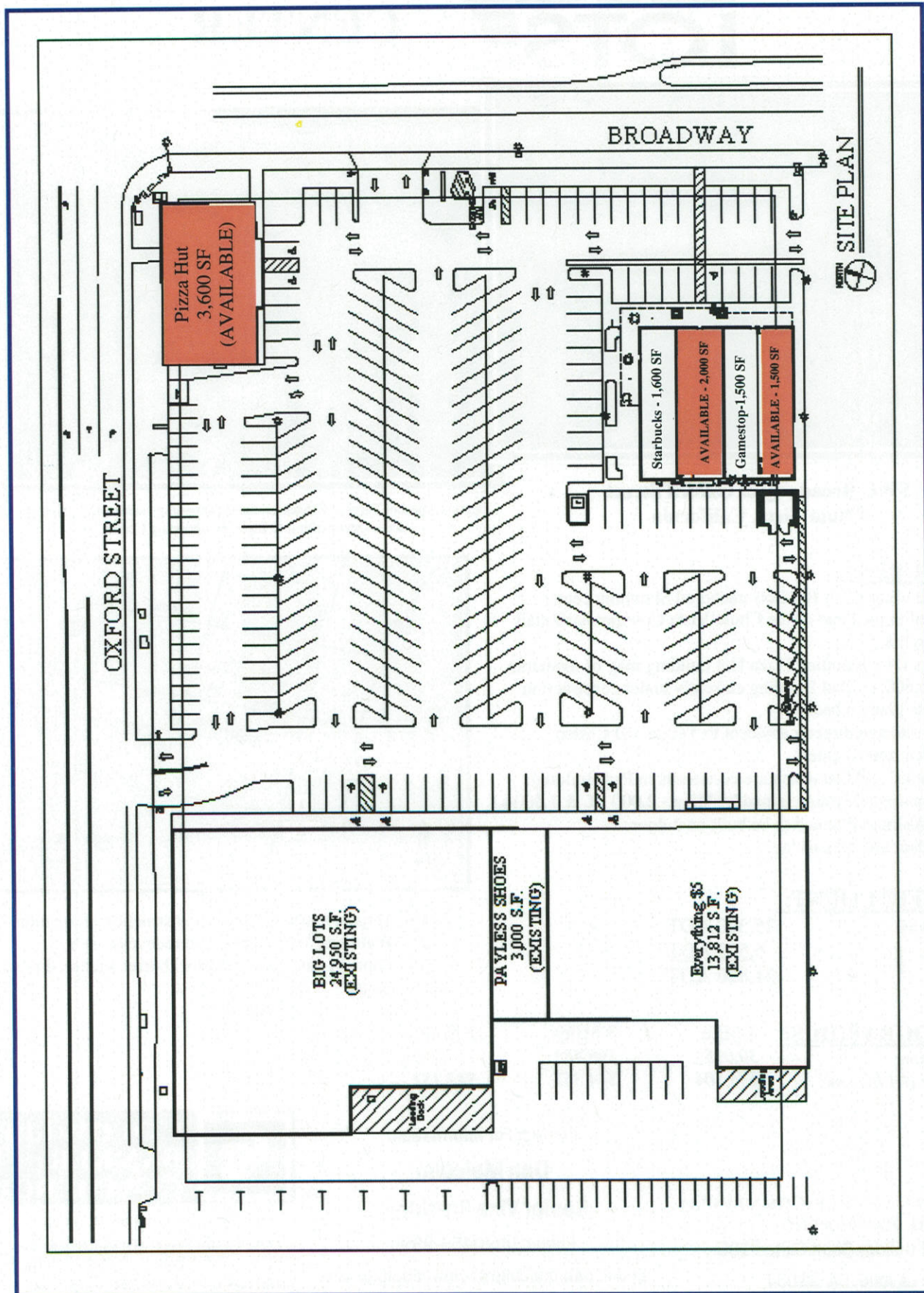
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Site Plan



Retail Properties Group