

For Sublease - 1,800 Square Feet Mission Gorge Shopping Center



SEC Mission Gorge and Zion Avenue

TRAFFIC COUNT:
(cars per day, SANDAG)

Mission Gorge Rd.:	31,000
Zion Avenue:	19,000
Total:	50,000

DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	12,370	176,998	439,668
Average HH Income:	\$52,424	\$52,889	\$49,944

FEATURES:

- ◆ 90,000 square foot Vons/Rite Aid anchored Shopping center situated in the heart of the Mission Gorge Commercial/Retail thoroughfare.
- ◆ Project is centrally located in a densely populated and well established neighborhood.
- ◆ 1,800 square foot suite available 12/1/2006.
- ◆ Sublease Term expires May 31, 2008. Longer term may be possible.
- ◆ Abundant on-site parking.
- ◆ Located on very busy signalized intersection with excellent ingress & egress, and exposure.



Contact For Information:

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Senior Vice President

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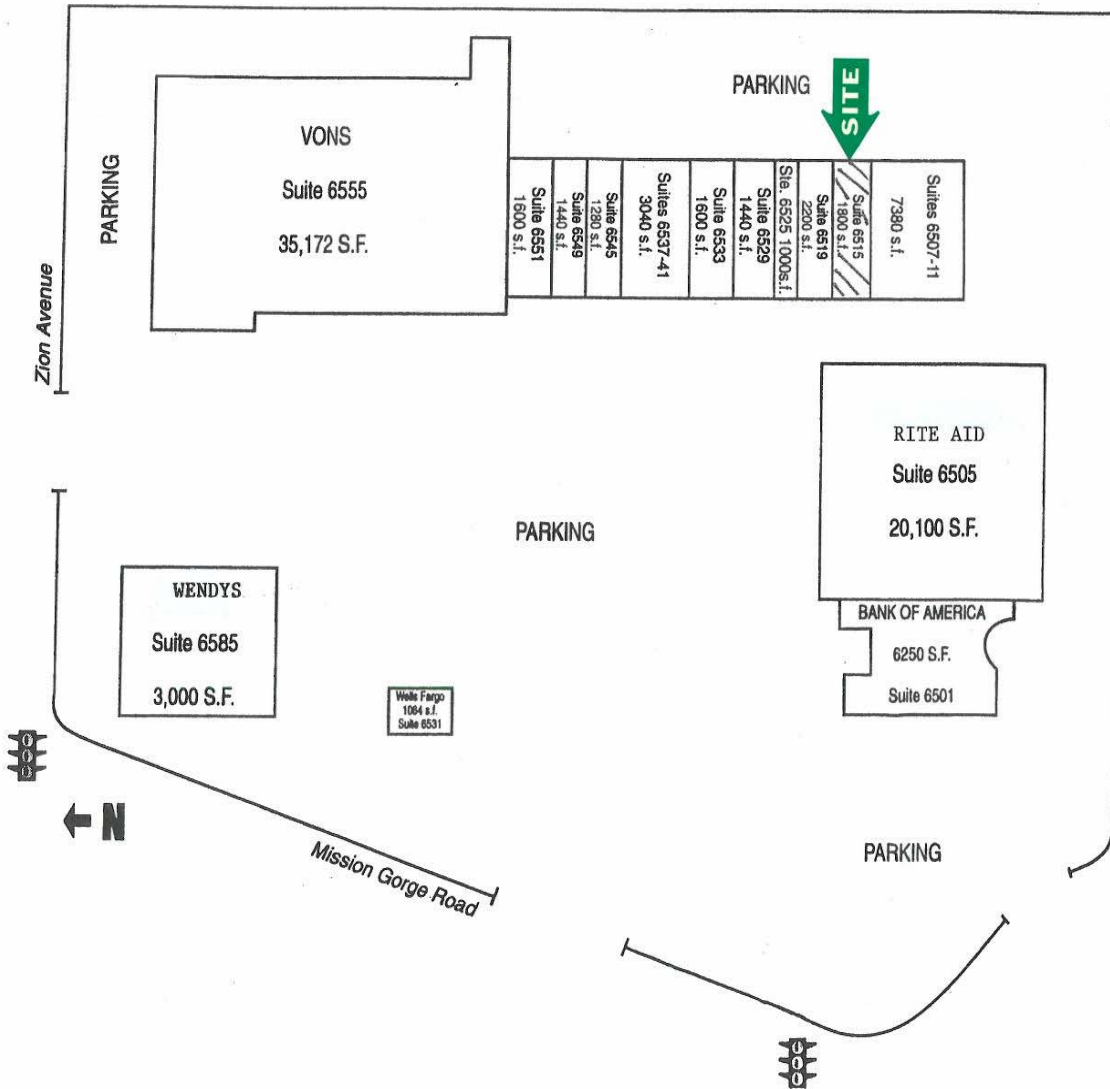


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Site Plan

MISSION GORGE SHOPPING CENTER SAN DIEGO, CALIFORNIA 92120



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