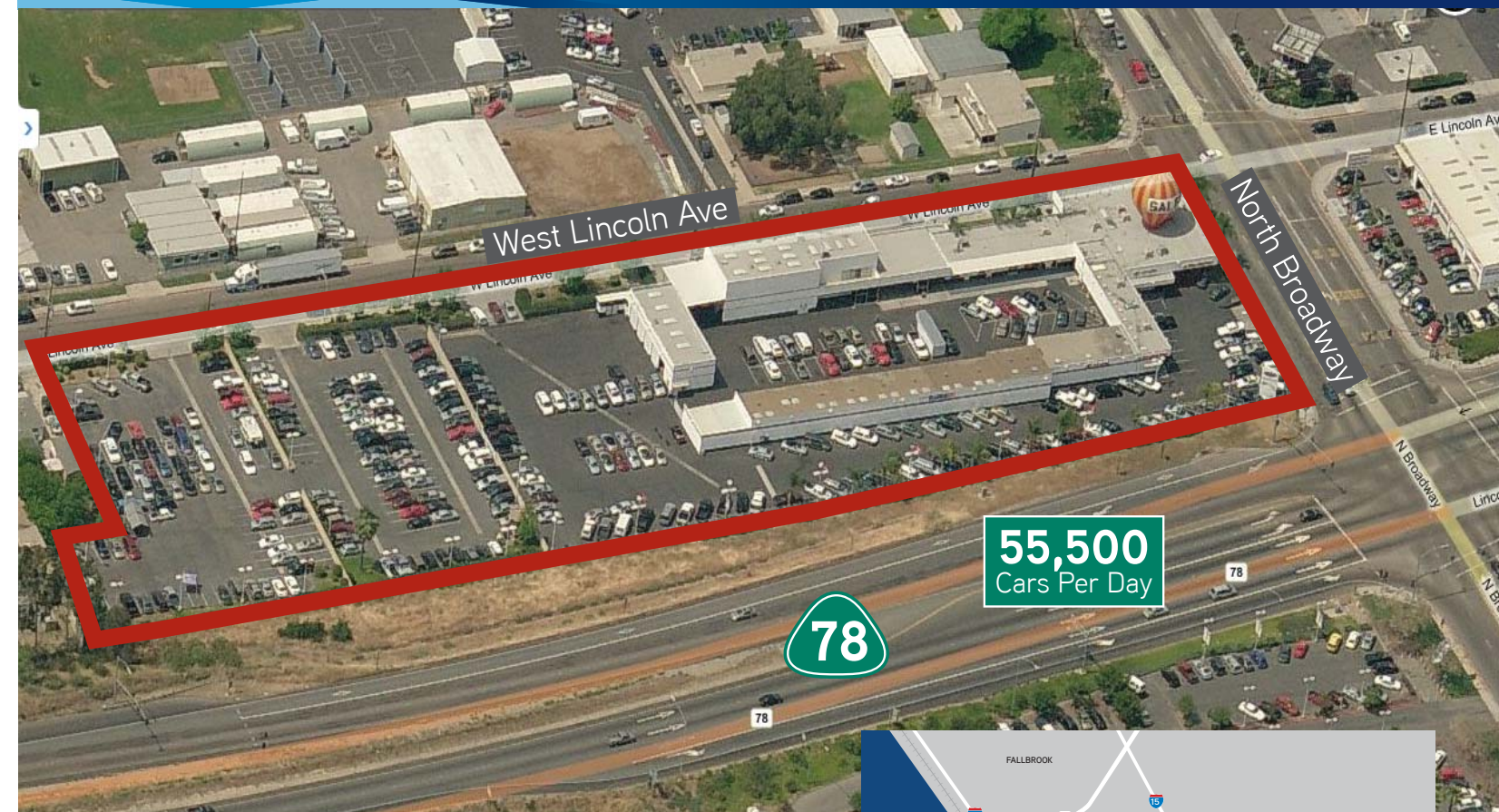


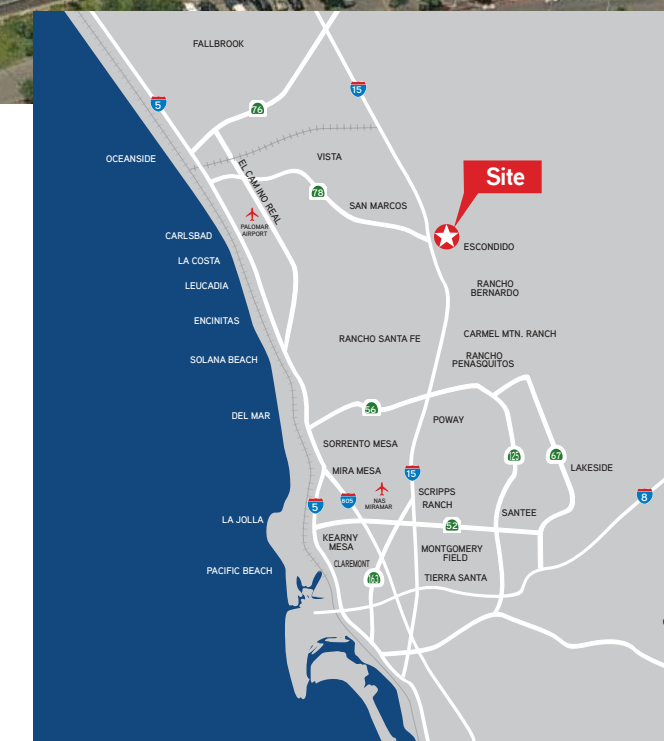
**NOW LEASING**  
Freeway Frontage Retail

# Centerpointe 78

990 NORTH BROADWAY, ESCONDIDO, CA 92026



55,500 Cars Per Day

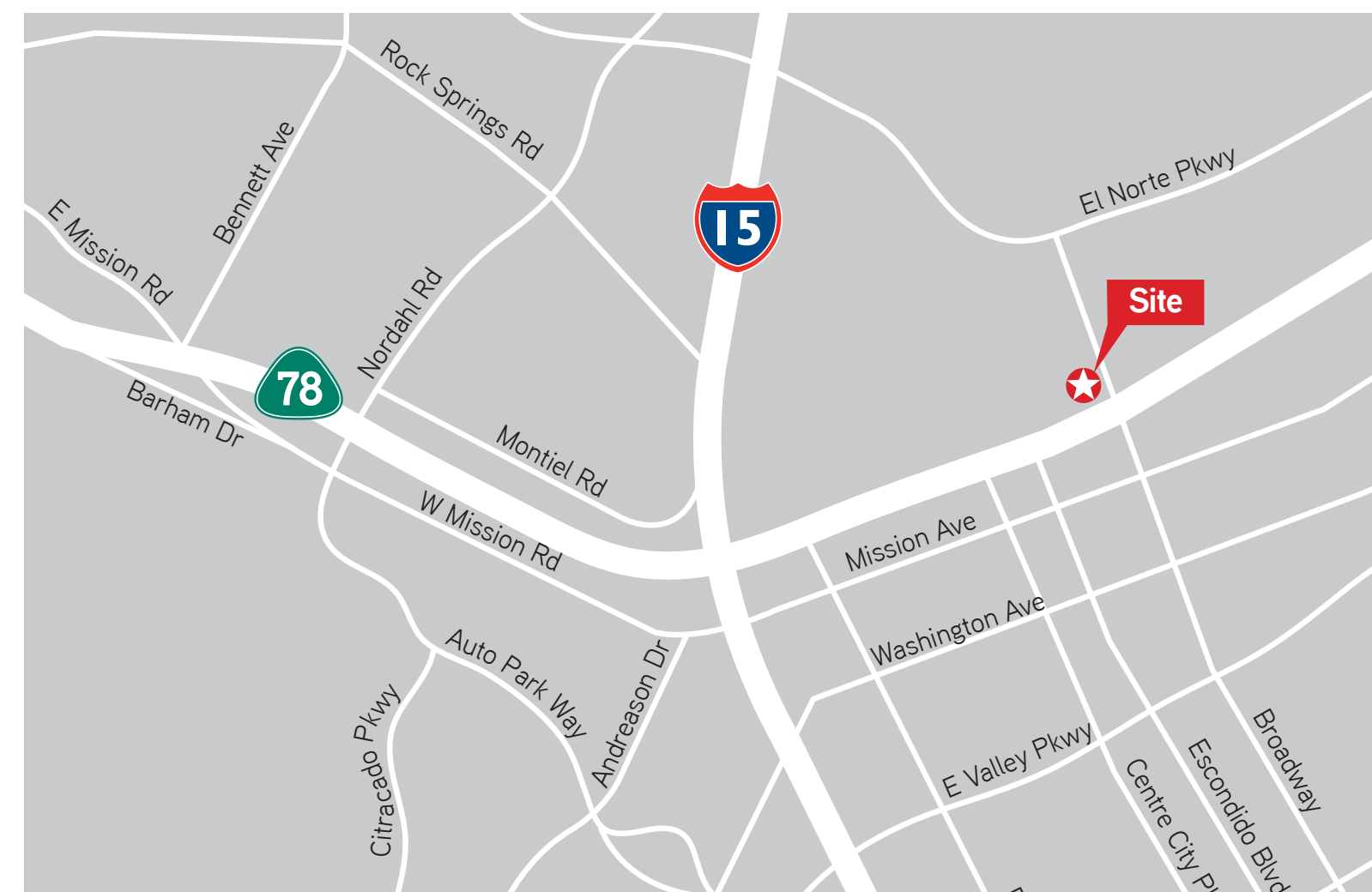


## Property / Area Description

New multi retail center at the gateway to Highway 78  
 Approximately 3.70 net acres (161,172 SF)  
 Highway 78 Frontage—approximately 800 PF  
 Signalized intersection  
 Zoning—General Commercial (CG Zone)

## Future Development

Anchor - 15,000 - 45,000 SF  
 Pads / Shops with drive-thru  
 Freeway Signage



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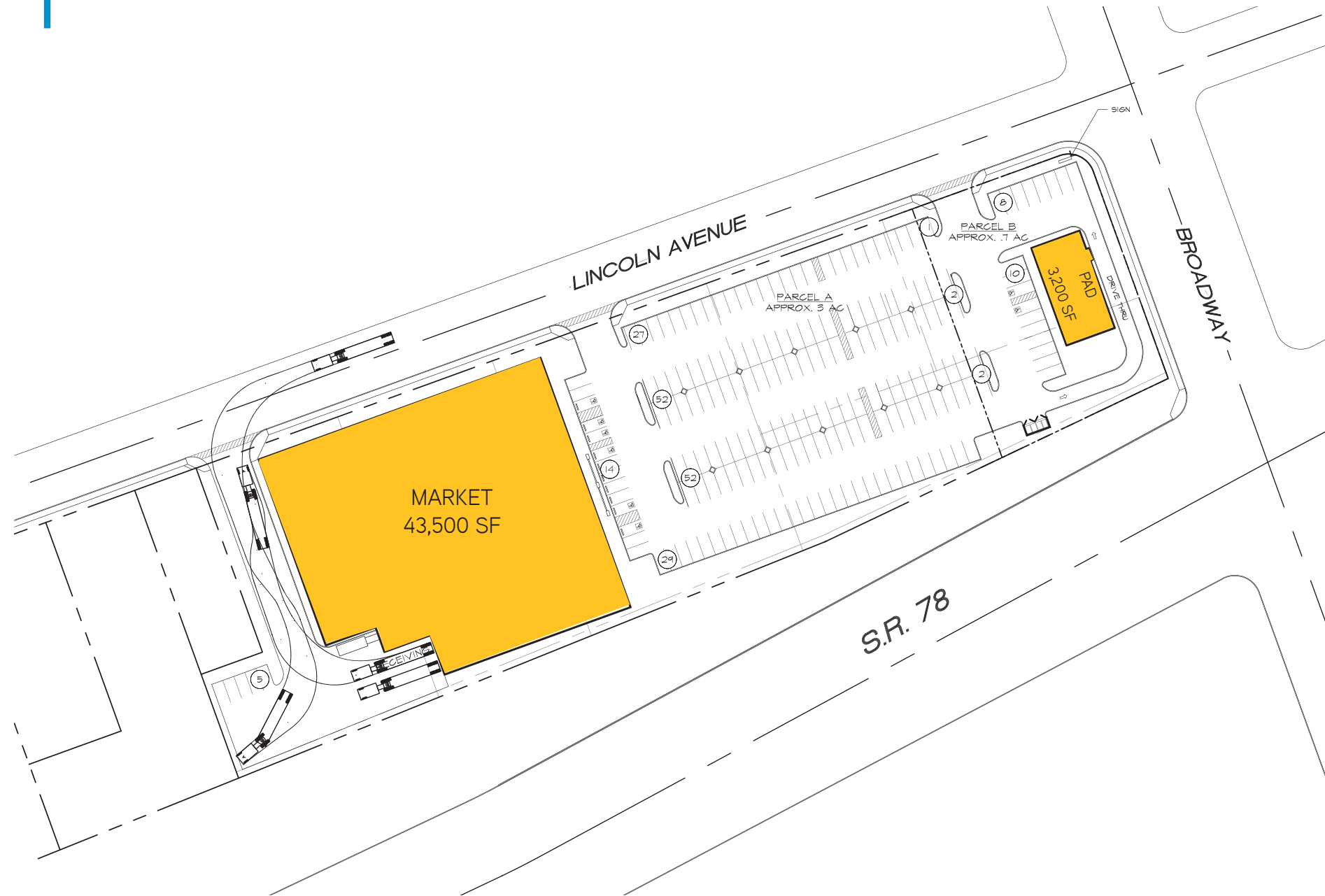




# Freeway Front Retail Development Site Centerpointe 78

2011 Demographics			
	1 Mile	3 Mile	5 Mile
Population	33,950	146,948	201,240
Average Household Income	\$41,343	\$62,811	\$74,377
Daytime Population	38,613	131,116	172,415

2010 Traffic Counts	
Highway 78 / Broadway	55,500 CPD



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