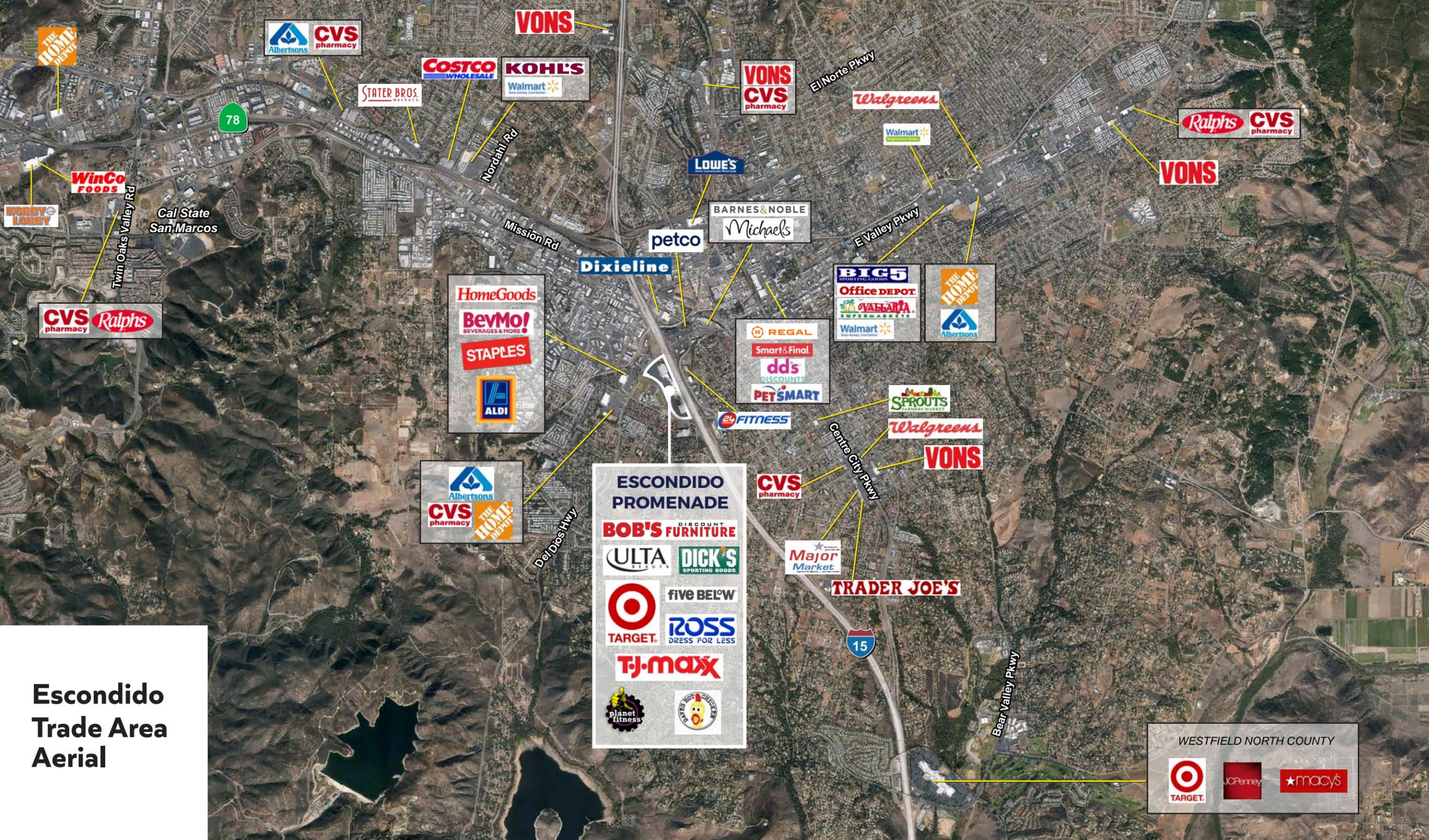




Escondido Promenade



Escondido Trade Area Aerial

Escondido Promenade

- TARGET
- ROSS DRESS FOR LESS
- TJ-MAXX
- DICK'S SPORTING GOODS
- ULTA BEAUTY
- BOB'S DISCOUNT FURNITURE
- Bath&BodyWorks

- WESTFIELD NORTH COUNTY
- TARGET
 - JCPenney
 - macy's

Property Highlights.

- Located on the SEQ of W. Valley Pkwy & Auto Park Way
- Dominant Center in Escondido trade area
- Strong softgoods co-tenancy
- Freeway proximity provides regional draw
- Strong line-up of national retailers
- Strong quick-serve restaurant line-up
- Half-mile frontage on I-15 -- 291,000 ADT





Escondido Promenade



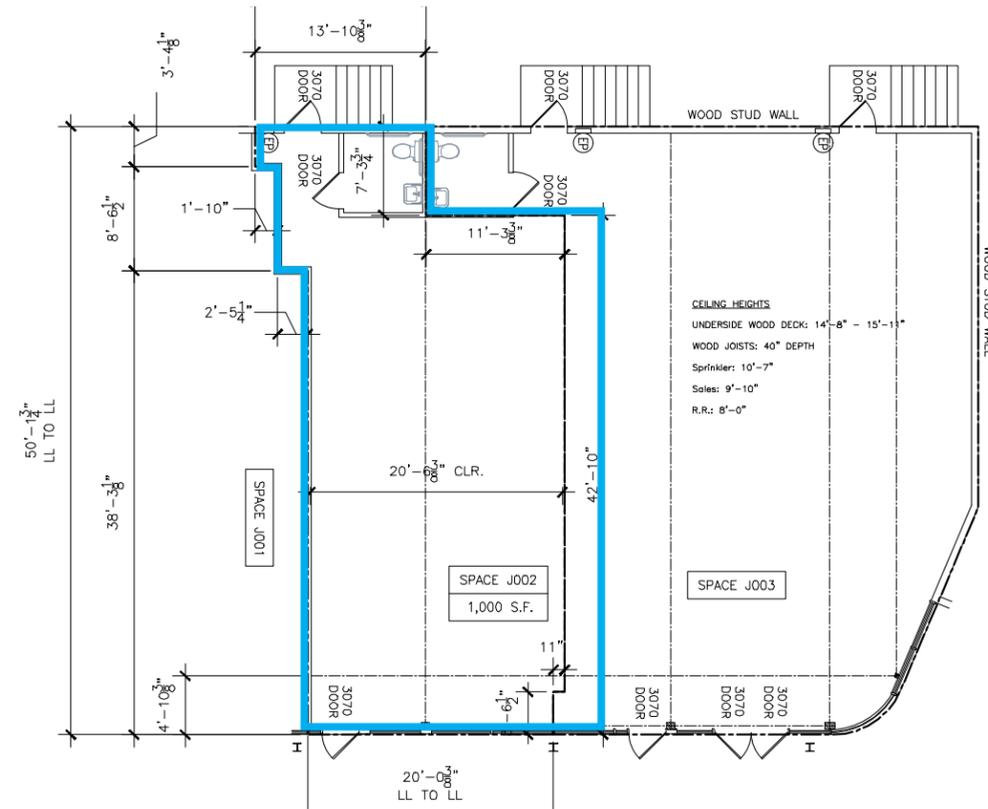
Unit	Tenants	SF
B001	Men's Wearhouse	4,883
B002	UPS Store	947
B003	One Main Financial	1,692
C001	TJ Maxx	25,267
C002	Palomar Jewelers	857
C003	Kumon	894
D001-A	Bath & Body Works (Coming Soon!)	3,962
D003	Five Below	10,570
E002	ULTA	9,876
E004	Tilly's	10,747
E005	Carters	3,560
E006	Vans	3,432
G001	Planet Fitness	17,474
G002	AVAILABLE	1,290
G003	The Joint	880
H001	Bob's Furniture	45,600
I001, I002	North Island Credit Union	5,892
J001	European Wax Center	1,393
J002	AVAILABLE	1,000
J003	Sally Beauty	1,699
K001	Bricks & Minifigs	1,762
K002, K003	Massage Envy	4,500
K004	IKEA	2,070
K005, K006	Ten Perfect Nails	1,491
K007	Glamour Brows	750
K009	General Nutrition Center	1,200

Unit	Tenants	SF
K008	Property Management	800
L001	Ross	30,412
L002	Dick's Sporting Goods	44,760
M000	Applebees	4,997
O001-2, P005	Huckleberry's	5,133
P001 - P002	Cox Solution Stores	4,172
P003	POTENTIALLY AVAILABLE	1,279
P004	Teaspoon	1,240
R003	AT&T Mobility	2,856
R004	Dave's Hot Chicken	2,203
S001	Sleep Number	3,215
S003	Verizon Wireless	2,928
S005	Mission Federal Credit U	2,980
S007	Waba Grill Teriyaki	1,258
U001	The Kebab Shop	2,613
U002	Jamba Juice	1,535
U003	Starbucks	1,115
V001	Yogurtland	1,400
V002	LensCrafters	4,400
V003	Pick Up Stix	1,979
W001	Panera Bread	4,098
W002	Bright Now Dental	4,208
Y000	Carl's Jr	3,391
Z000	Chick-Fil-A	2,268

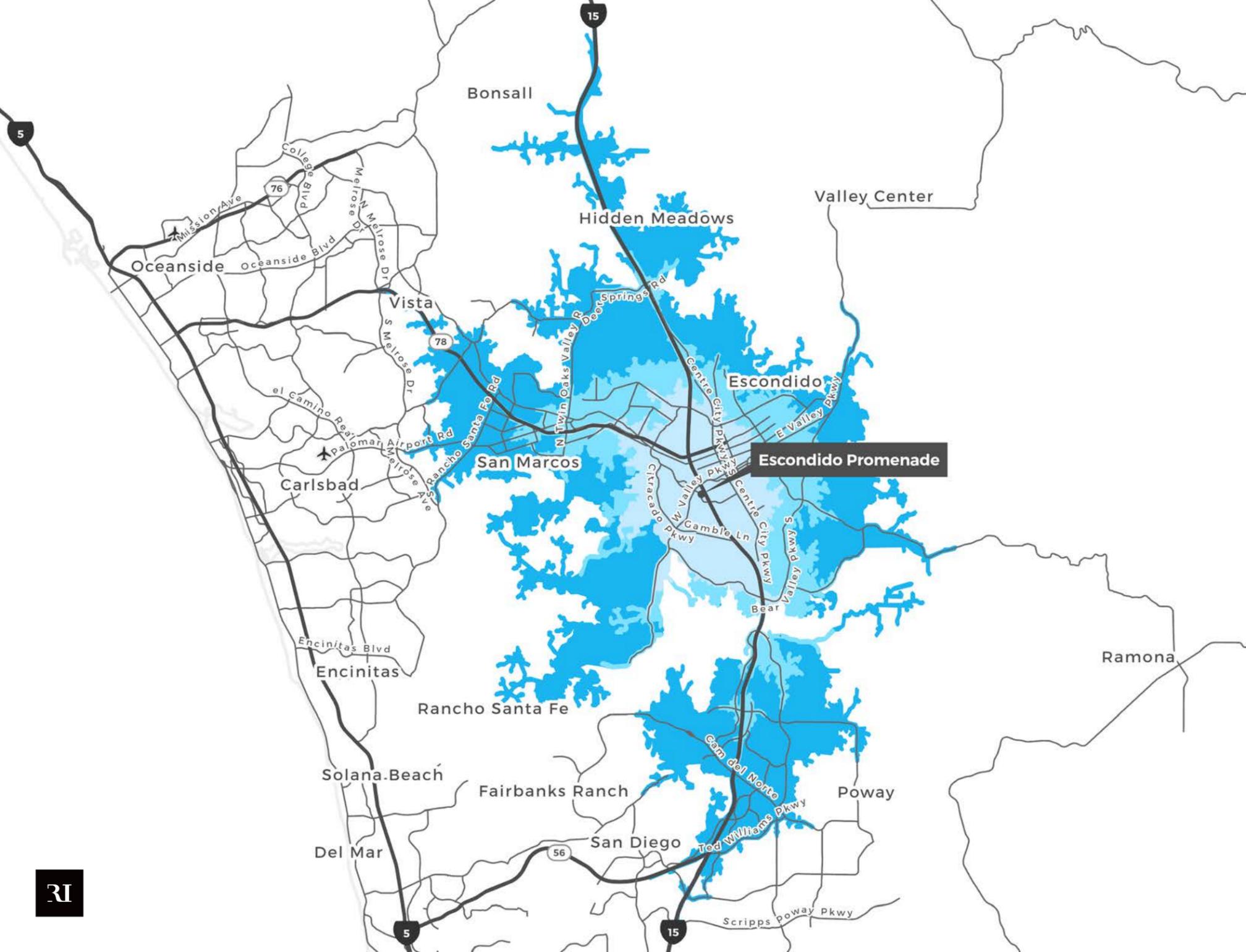
Availability.

Suite J002 · 1,000 sf

SUITE J002



Area Demographics.



5.52M

annual visits to the center, making Escondido Promenade one of the **busiest centers** in North County

346K

people in the primary trade area with **over 115,000** households making over **\$108,000** per year

Total Population

Average Household Income

Total Households

Daytime Population

Median Age

69K

daytime employees within a seven minute drive time

7 MINUTES

10 MINUTES

15 MINUTES

61,619

\$82,936

20,500

69,026

34.1

334K

incredible auto traffic with 43,100 ADTs at the intersection and 291,000 ADTs along I-5 Fwy

144,669

\$89,266

46,477

142,151

34.8

345,123

\$108,991

115,798

332,288

36.6

Analytics

mobile data shows consistent traffic at the center throughout the day



Federal Realty
INVESTMENT TRUST

BOB'S DISCOUNT FURNITURE

MATT MOSER

Lic 01772051
858.523.2096
mmoser@riretail.com

JEFF DREW

Lic 00993435
858.523.2091
jdrew@riretail.com

DON MOSER

Lic 00821359
858.523.2087
dmoser@riretail.com

405 S. HIGHWAY 101, #150, SOLANA BEACH, CA 92075 | LIC # 01206760 | T: 858 523 2090 | WWW.RIRETAIL.COM

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.