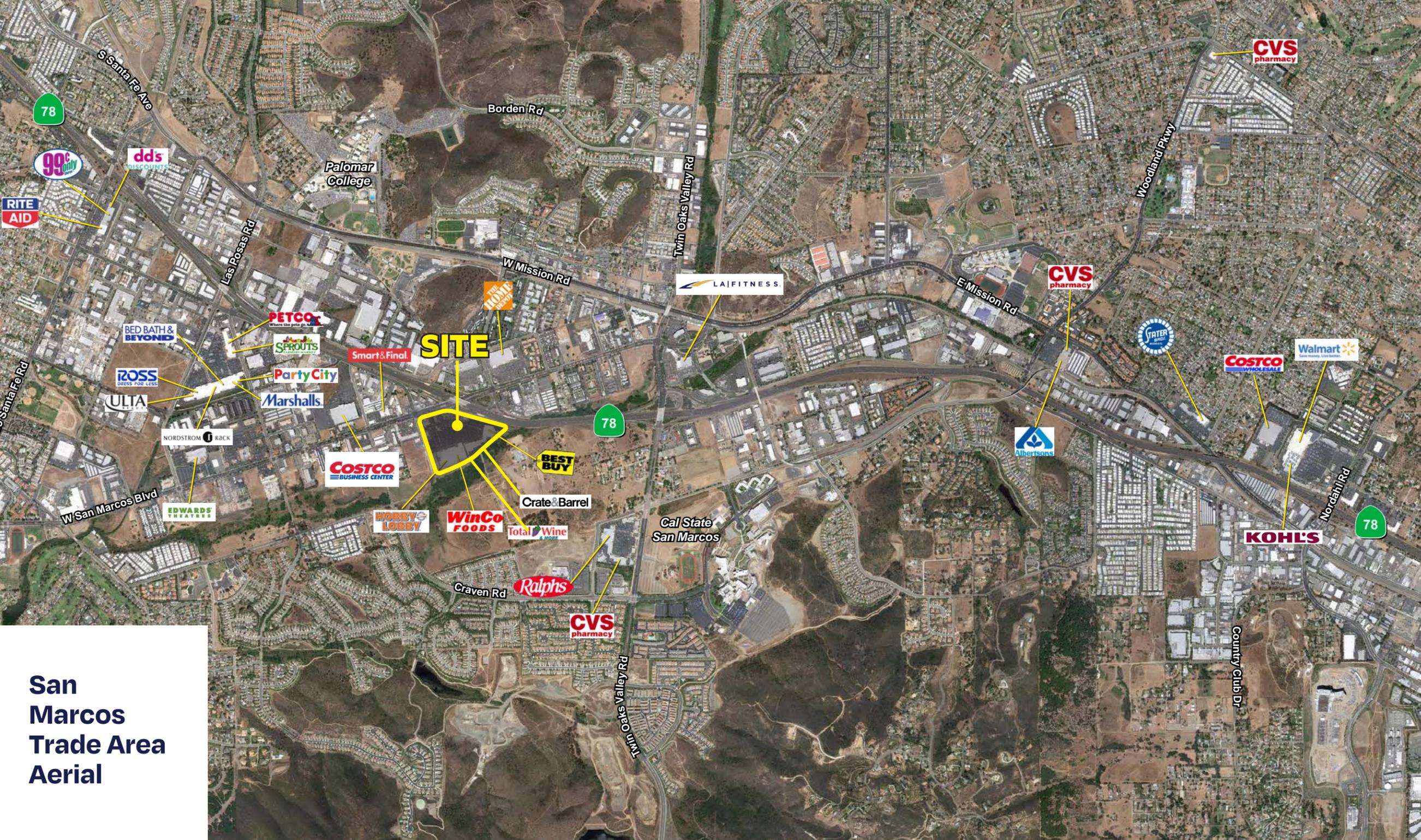




Creekside
MARKET PLACE

SAN MARCOS, CALIFORNIA



**San
Marcos
Trade Area
Aerial**

Creekside MARKET PLACE

Join these amazing tenants!

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COSTCO
BUSINESS CENTER

Panera
BREAD

Denny's

Jack
in the box

the Habit
BURGER GRILL

T-Mobile

Jersey Mike's
SUBS

NOTHING BUT CAKES

HOOKED ON SUSHI

Chick-fil-c

HOBBY LOBBY

WinCo
FOODS

Total Wine
& MORE

Crate & Barrel

TESLA

CHARGING STATIONS

BEST BUY

SHABU-WORKS

CAVA
Mediterranean Grill

Urbane Cafe

CHIPOTE
MEXICAN GRILL

IN-N-OUT
BURGER

El Pollo Loco

78

Grant Ave

San Marcos Blvd

168,000 ADT

75,000 ADT

STARBUCKS
COFFEE

McDonald's

PANDA EXPRESS
GOURMET CHINESE

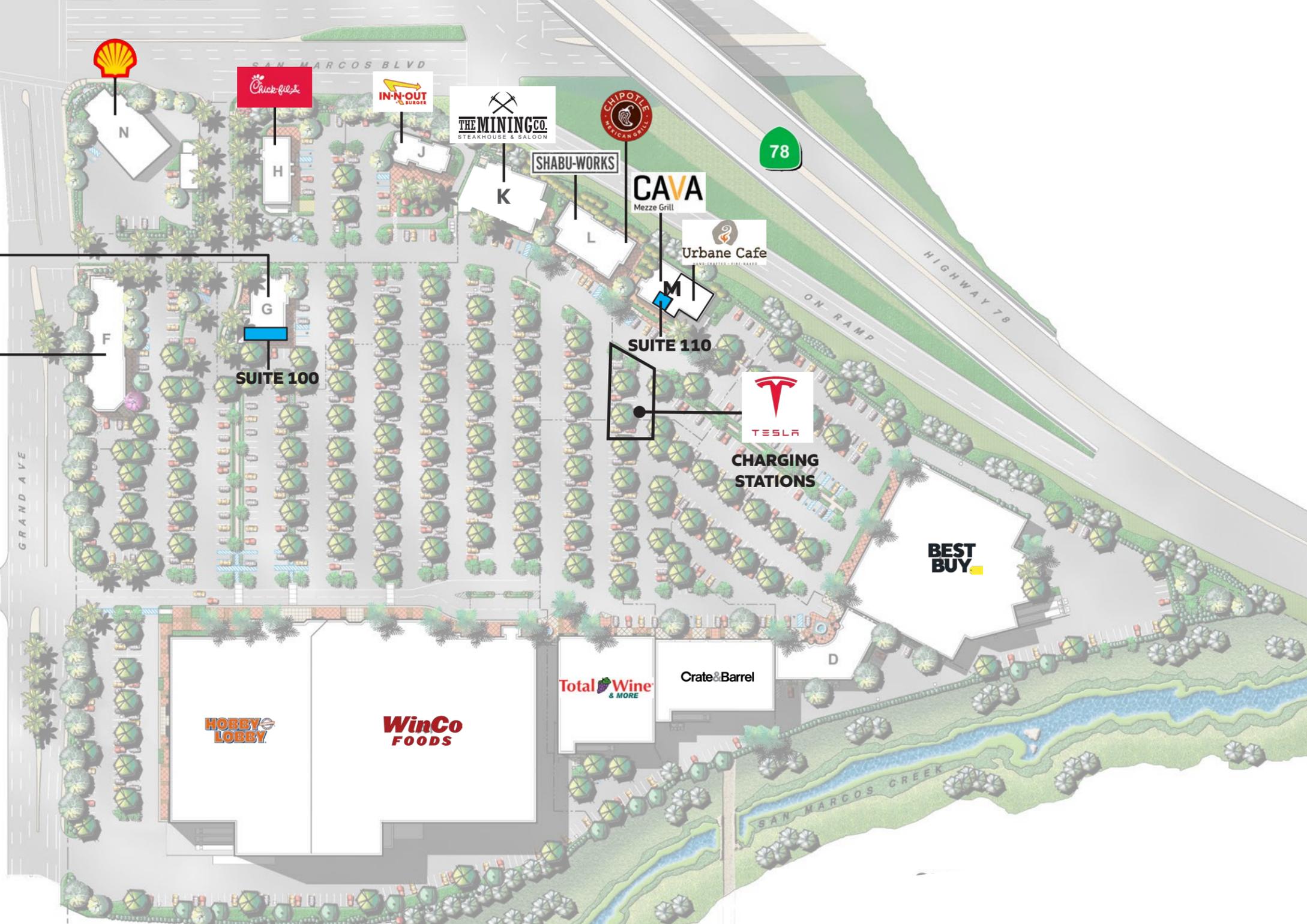
250 NEW SFRS
UNDER CONSTRUCTION

NEW HOUSING

Property Highlights.

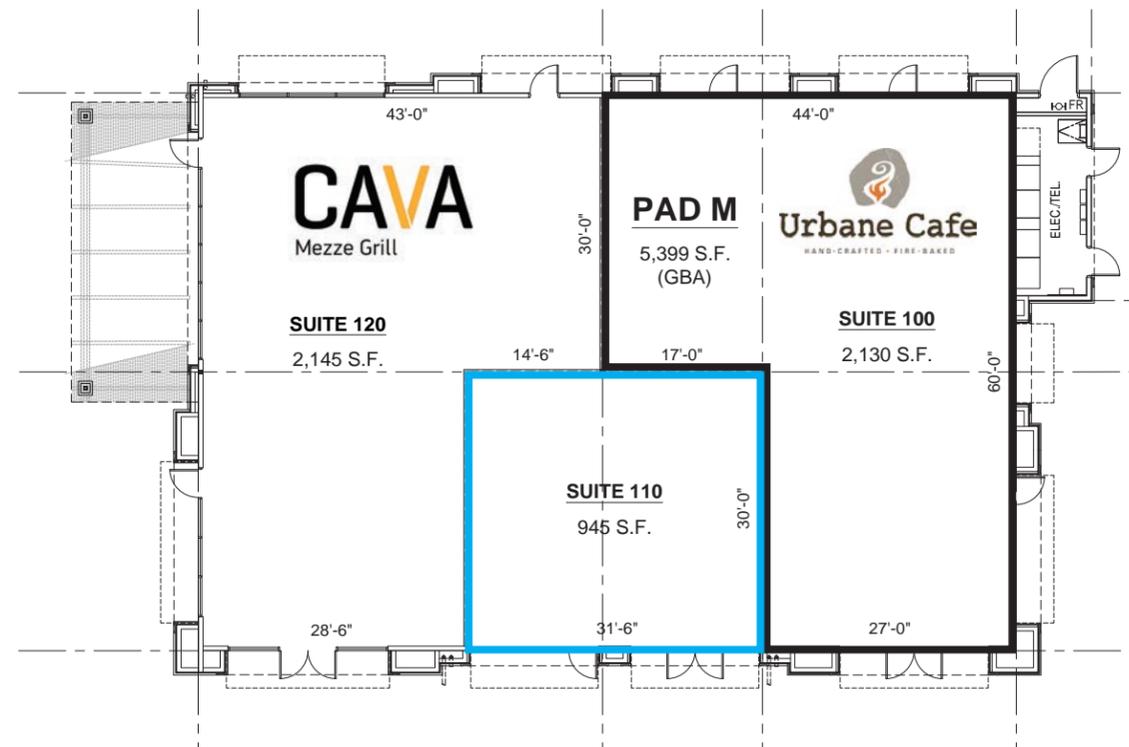
- 285,000 SF Regional Center anchored by Winco, Hobby Lobby, and Best Buy
- Incredible line-up of national retailers and restaurants
- Fixturized restaurant and redevelopment pad opportunities available
- Very strong sales volumes across the existing tenant/restaurant pool
- One of the most-frequented regional centers along the 78 FWY at 4.4M annual visits
- Surrounded by heavy daytime population, student/commuter traffic, medical facilities, and dense residential neighborhoods





Tenant	SF
Chick-Fil-A	±4,000
In-N-Out	±3,220
The Mining Co. Steakhouse and Saloon	±6,842
Shabu Works	±4,340
Chipotle	±1,970
CAVA	±2,145
Urbane Cafe	±2,130
Bldg M Suite 110 - Available	±945
Best Buy	±46,122
Finely Home	±2,571
Discovery Valley Animal Hospital	±3,003
Leslie's Pool Supplies	±2,575
Crate & Barrel	±16,880
Total Wine & More	±20,388
Winco Foods	±91,554
Hobby Lobby	±58,000
T-Mobile	±2,294
Nothing Bundt Cakes	±1,776
GNC	±1,061
Jersey Mike's	±1,354
Hydration Room	±1,325
VOQOZO	±2,183
Hooked on Sushi	±2,406
Two Brothers From Italy	±1,361
Bldg G Suite 100 - Available	±1,509

Site Plan.



Availability.

Building M
Suite 110: ±945 SF

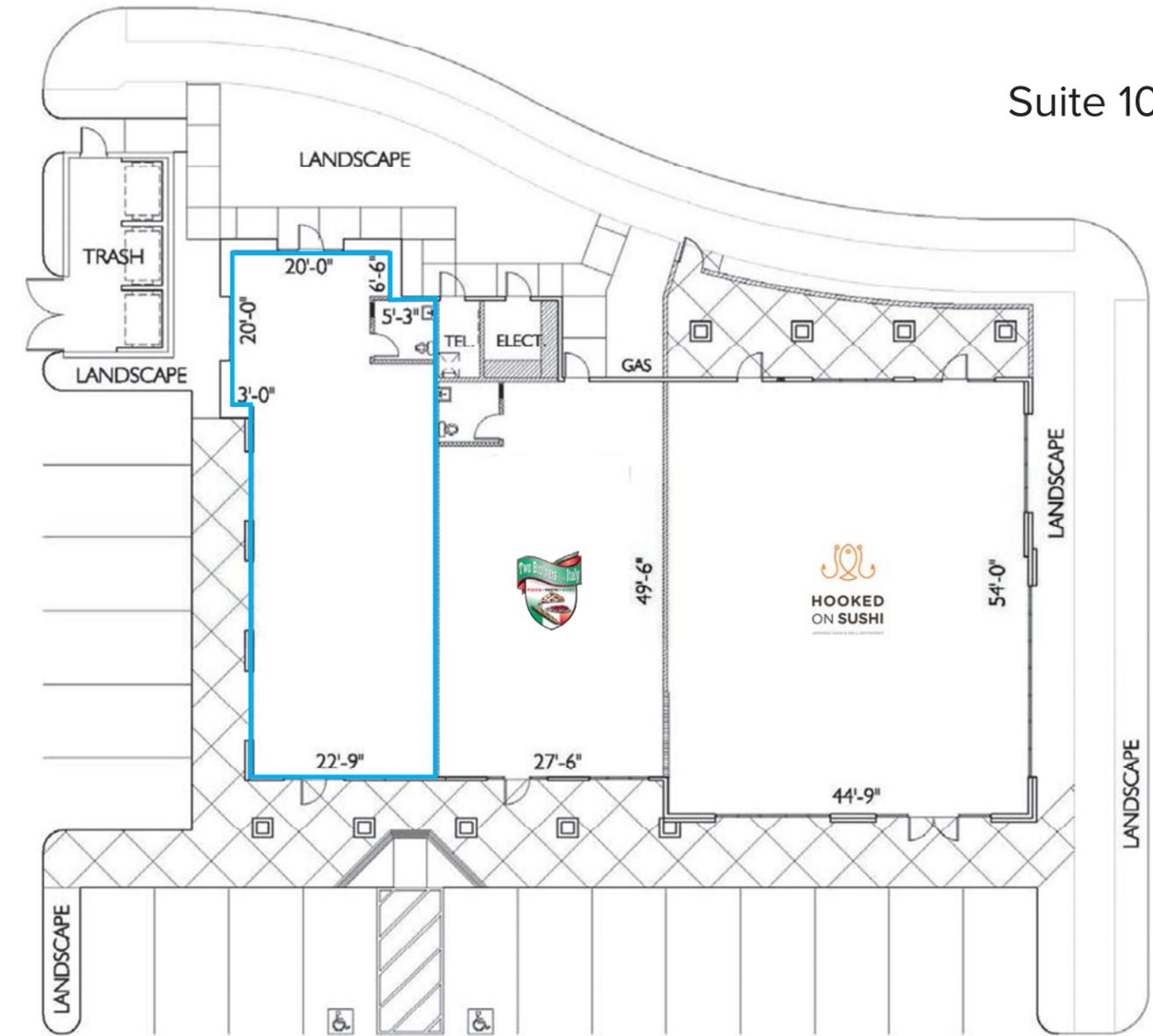




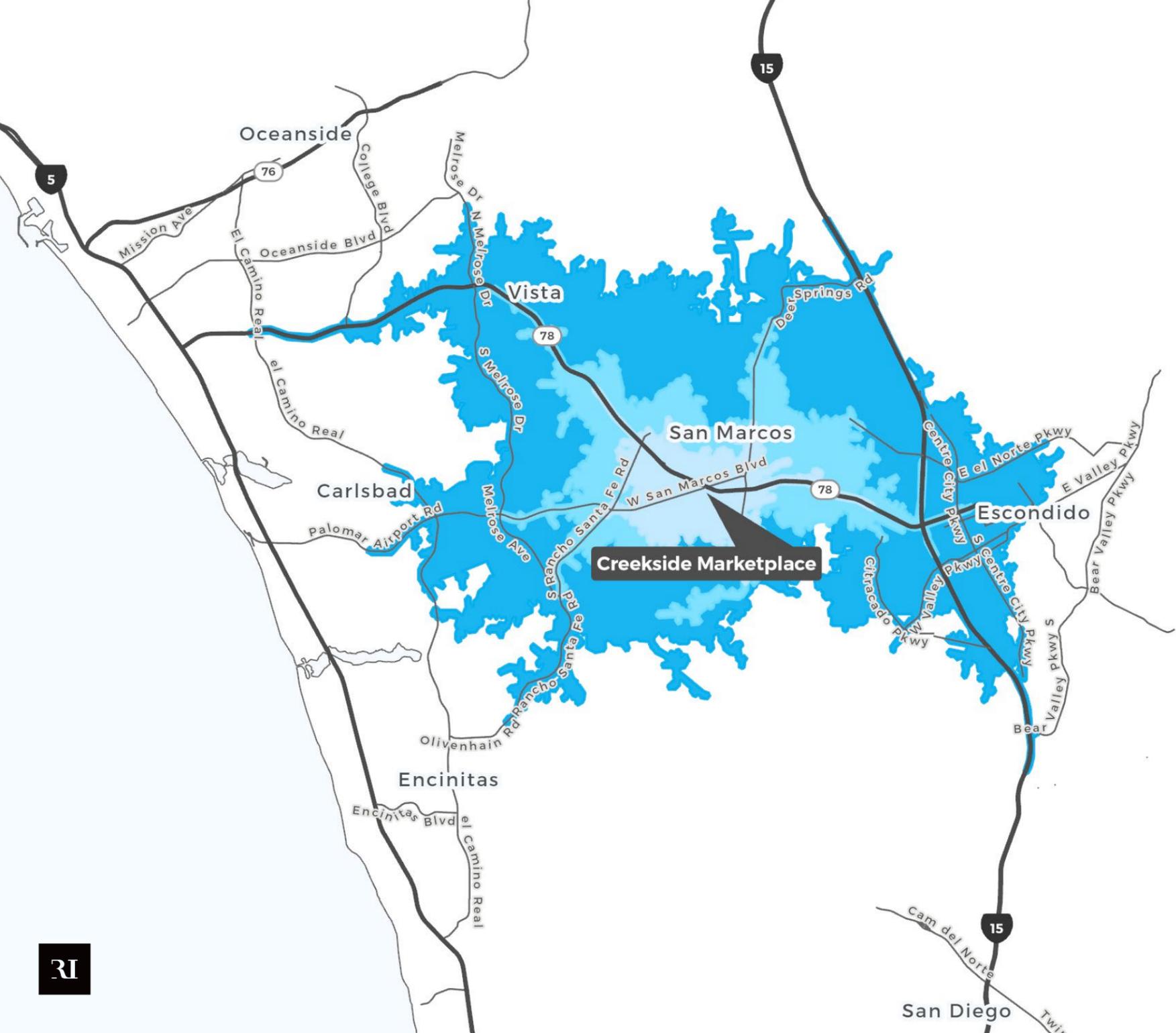
Availability.

Building G

Suite 100: ±1,509 SF



Area Demographics.



4.4M

annual visits to the center, making Creekside Marketplace one of the **busiest centers** in North County

270K

people in the primary trade area with **over 88,000** households making over **\$94,628** per year

297K

daytime employees within five minute drive time

168K

incredible auto traffic with 75,000 ADTs at the intersection and 168,000 ADTs along Hwy 78

78 Corridor

wide-ranged regional pull because of food & grocery options

Analytics

mobile data shows consistent traffic at the center throughout the day

	7 MINUTES	10 MINUTES	15 MINUTES
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Total Population

20,812 78,796 270,037

Average Household Income

\$80,449 \$85,795 \$94,628

Total Households

6,406 26,087 88,658

Daytime Population

30,724 81,234 296,927

Median Age

30.8 34.5 34.8

Creekside MARKET PLACE

SAN MARCOS, CALIFORNIA



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