

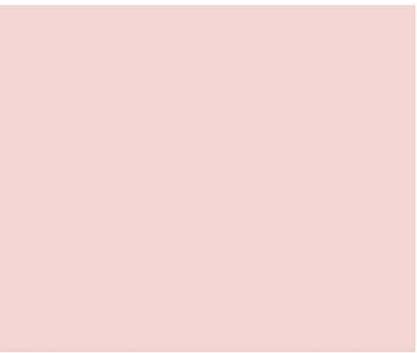


# DEL SUR

*town center*



Live  
Laugh





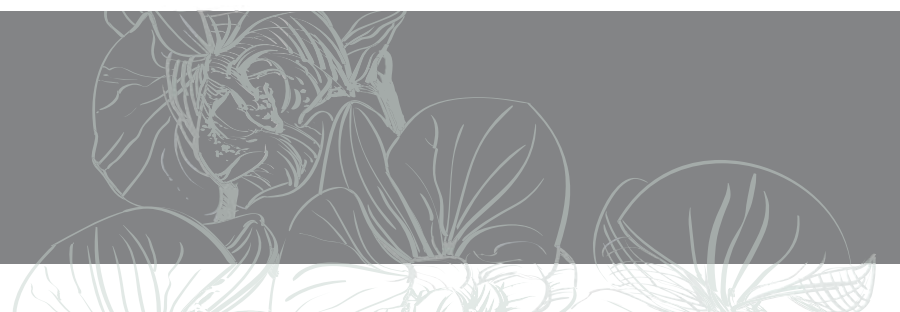
# LOCATION

NORTH COUNTY  
SAN DIEGO, CA

PACIFIC OCEAN



- Anchored by a 143,000 SF Target with 67,000 SF of retail
- Opens Fall 2015
- Established affluent community of more than 10,000 homes within 3 miles
- Average household income of \$142,289
- A daytime population of 57,197 within 5 miles





# LOCATION

**NORTH COUNTY  
SAN DIEGO, CA**

**DEL SUR RIDGE RD.**

RESIDENTIAL



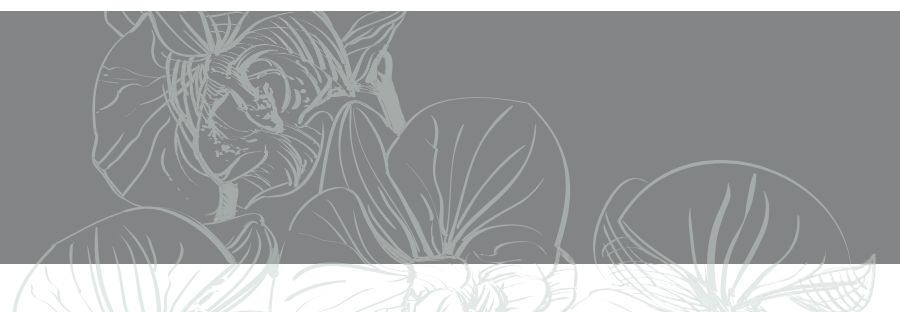
FUTURE OFFICE

 **DEL  
SUR**  
town center

**PASEO DEL SUR**

**CAMINO DEL SUR**

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CAMINO DEL SUR

CAMINO DEL SUR

GARRETSON STREET

PASEO DEL SUR

ZASLAVSKY STREET

**SPROUTS**  
FARMERS MARKET  
28,093 SF

TEMPLETON STREET



**TARGET**

143,000 SF

DEL SUR RIDGE ROAD

PASEO DEL SUR

**DEL  
SUR**  
*town center*



 SIT-DOWN RESTAURANT OPPORTUNITIES

CAMINO DEL SUR

CAMINO DEL SUR

**Building F**  
4,128 SF

**Building A**  
6,750 SF

**Building B**  
7,148 SF

**Building D**  
4,783 SF

**Building C**  
5,284 SF

**Building E**  
5,242 SF

PASEO DEL SUR

**DEL SUR**  
*town center*

TEMPLE STREET



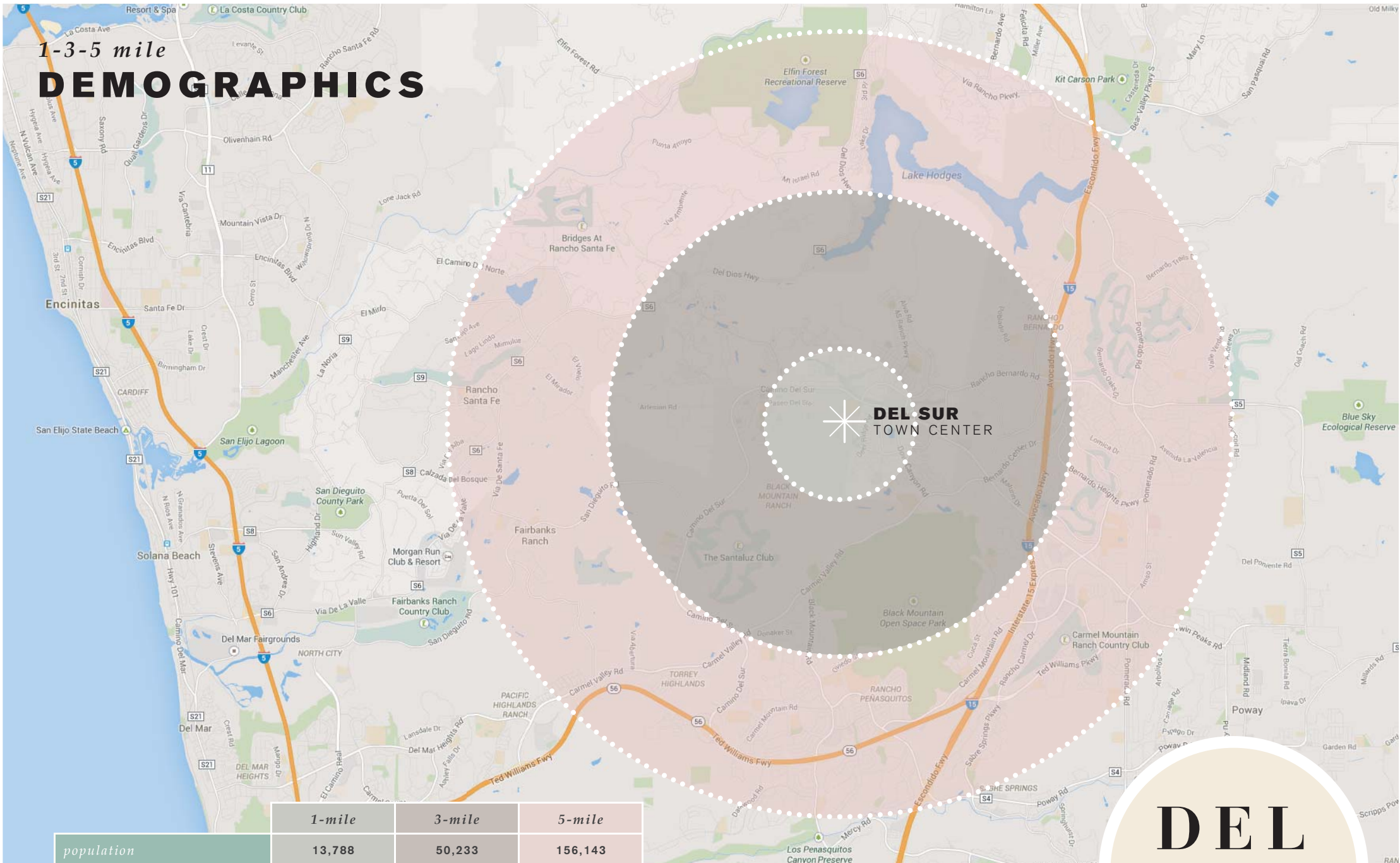


# RENDERINGS





# 1-3-5 mile DEMOGRAPHICS



**DEL SUR**  
TOWN CENTER

	<i>1-mile</i>	<i>3-mile</i>	<i>5-mile</i>
<i>population</i>	<b>13,788</b>	<b>50,233</b>	<b>156,143</b>
<i>median age</i>	<b>33.3</b>	<b>36.1</b>	<b>40.9</b>
<i>households</i>	<b>4,364</b>	<b>17,005</b>	<b>57,221</b>
<i>average hh income</i>	<b>\$149,595</b>	<b>\$140,005</b>	<b>\$137,448</b>
<i>daytime population</i>	<b>8,818</b>	<b>27,632</b>	<b>57,337</b>



Source: Alteryx, Inc. 2015A





area

## COMPETITION

- 1 **4S COMMONS TOWN CENTER**  
*Ralph's, CVS, Bed Bath & Beyond, Cost Plus, Jimbo's, ULTA*
- 2 **4S RANCH VILLAGE CENTER**  
*Formerly Fresh & Easy, Carl's Jr., Starbucks*

- 3 **RANCHO BERNARDO TOWN CENTER/  
THE PLAZA**  
*Vons, Big 5 Sporting Goods, CVS, Starbucks*
- 4 **CARMEL MOUNTAIN PLAZA**  
*Costco, Islands Restaurant, Claim Jumper, SD County Credit Union, Reading Cinemas, Sears, Sprouts, Ross, Marshalls, Sports Authority, Nordstrom Rack, Saks Off 5th*

- 5 **CMR HOME CENTER**  
*The Home Depot*
- 6 **CMR TOWN CENTER**  
*Ralph's, Trader Joe's, Rite Aid*
- 7 **THE COURTYARD**  
*Best Buy, TJ Maxx, Petco*



**DEL  
SUR**  
*town center*





surrounding  
**RESIDENTIAL**

**DEL  
SUR**  
town center

- 1 | **CROSBY ESTATES, 450 HOMES**  
From \$900,000 to \$2 million
- 2 | **THE LAKES, 248 HOMES TODAY  
387 AT COMPLETION**  
From \$850,000 to \$2 million
- 3 | **DEL SUR, 2,030 HOMES TODAY  
3,570 AT COMPLETION**  
From \$550,000 to \$2.5 million

- 4 | **VERRAZZANO, 218 HOMES**  
From \$700,000 to \$1 million
- 5 | **SANTA LUZ, 1,121 HOMES**  
From \$950,000 to \$5 million
- 6 | **4S RANCH, 4,500 HOMES/APARTMENTS**  
From \$450,000 to \$1.2 million

- 7 | **BEL ETAGE, 97 HOMES**  
From \$1.2 to \$1.5 million







**FLOCKE & AVOYER**

*Bill Thaxton (CaBRE 00955809) • 858.875.4675 • bthaxton@flockeavoyer.com*

*Stewart Keith (CaBRE 00407899) • 858.875.4669 • skeith@flockeavoyer.com*

**LOCATION MATTERS  
(Restaurant Inquiries)**

*Mike Spilky (CaBRE 01469032) • 858.792.5521 • Mike.Spilky@LocationMattersInc.com*

**SHEA PROPERTIES**

*(CA BL BRE 01382566)*

858.526.6650