

NEC Twin Oaks Valley Road & Village Drive San Marcos, CA 92078

Property Highlights

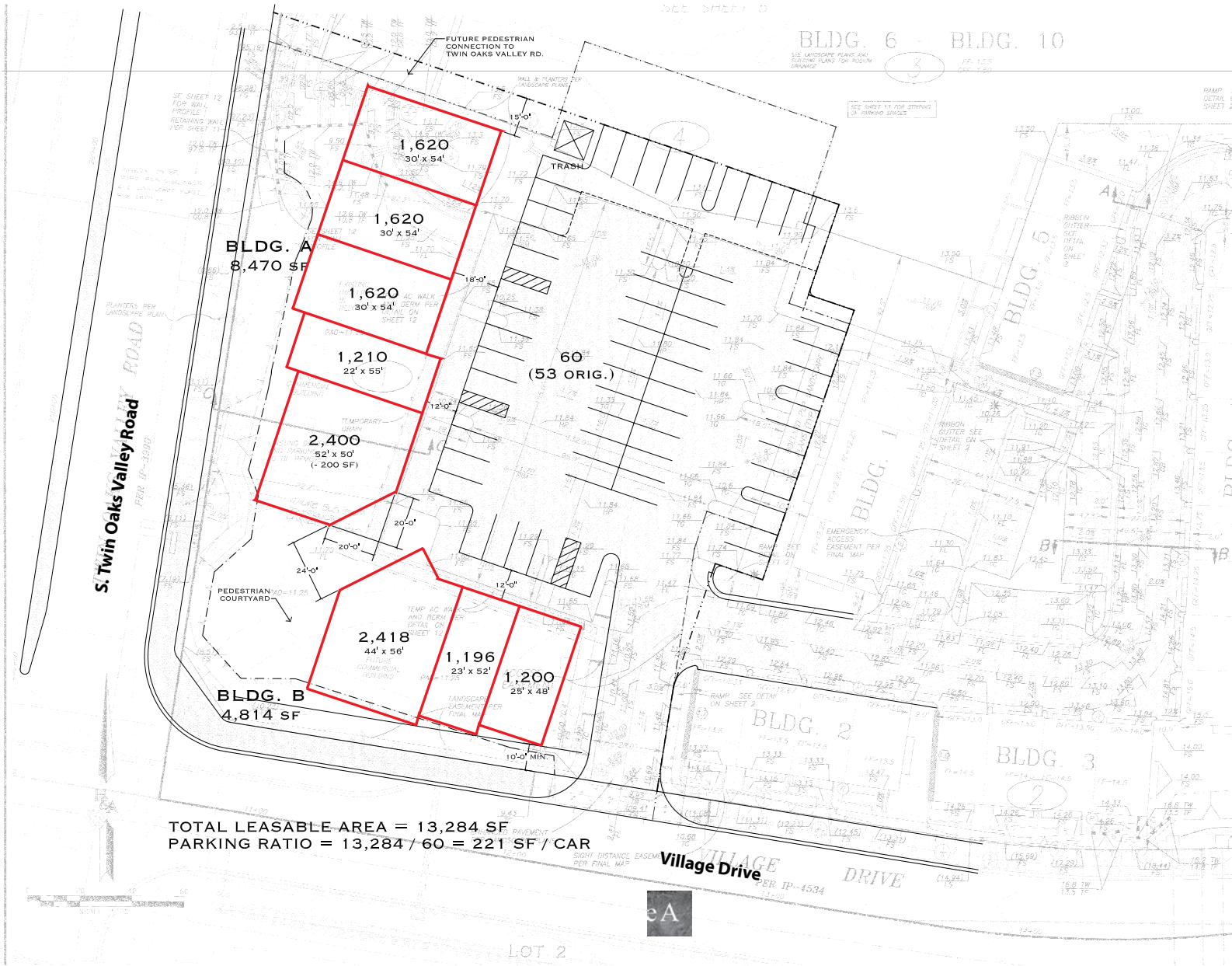
- 13,284 SF Retail Space in two buildings (divisible)
- 4.8 Acre Mixed-Use Community Center
- Adjacent to Cal State San Marcos (9,500 students/1,000 faculty-staff)
- Across from "Sprinter" Station (NCTD Commuter Train Service)
- Responsibly designed to address issues such as urban sprawl, traffic congestion and decreasing open spaces. "The Quorum provides residents access to necessary services while they themselves provide the support through shopping, riding and increased tax base."
- Open air, pedestrian friendly retail promenade
- 106 Lofts and Live/Work Housing Units in Project*
- Asking Rent (see agent)
- 60 Parking Spaces

For more information, contact:

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RYAN GONZALES
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Site Plan



 Retail Spaceplan

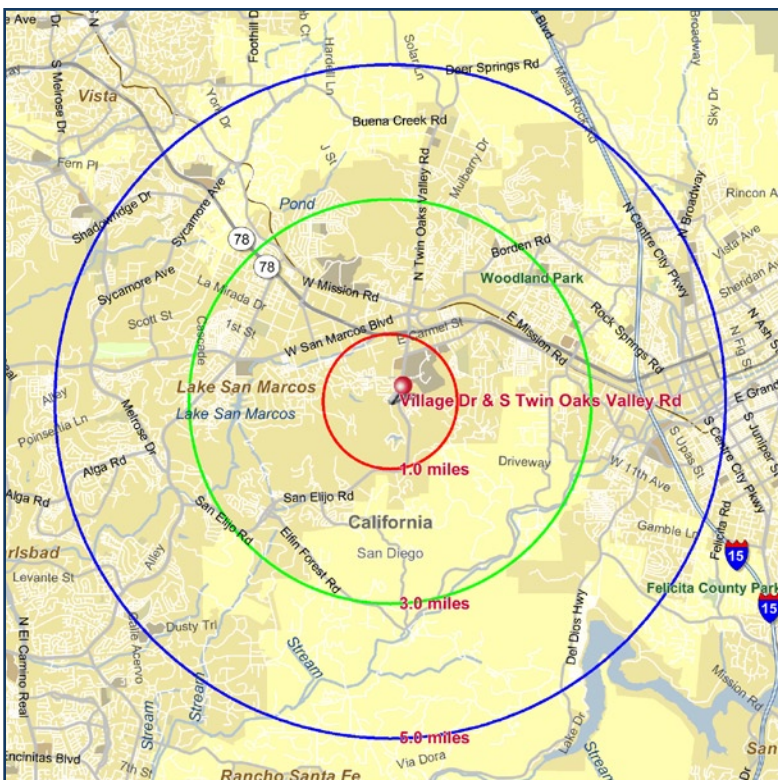
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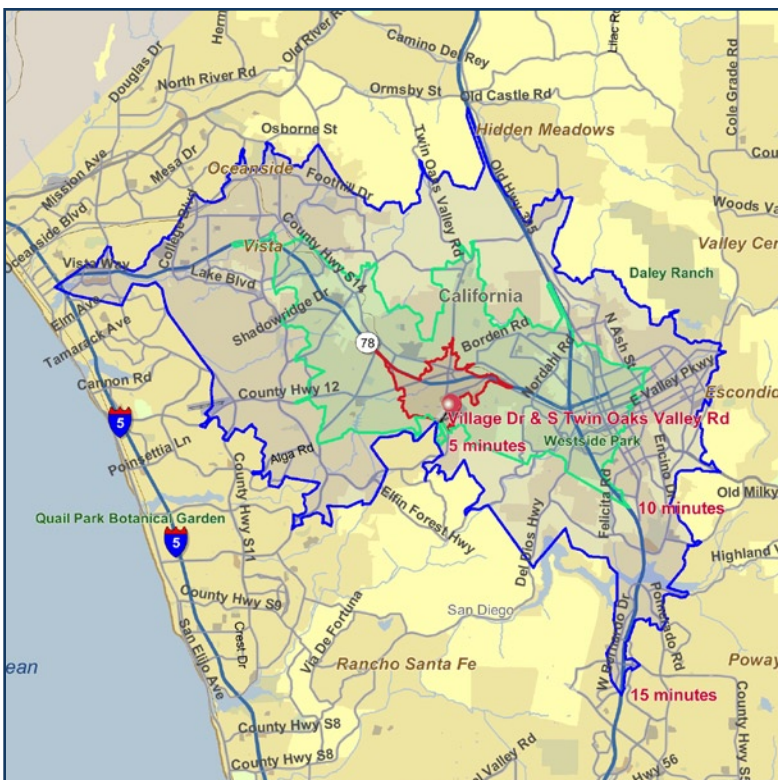
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San Marcos, CA Site Type: Radius	Village Dr & S Twin Oaks Valley Rd San Marcos, CA 92078 Radius: 1.0 mile	Village Dr & S Twin Oaks Valley Rd San Marcos, CA 92078 Radius: 3.0 mile	Village Dr & S Twin Oaks Valley Rd San Marcos, CA 92078 Radius: 5.0 mile
2008 Population			
Total Population	5,613	70,070	170,980
Male Population	48.3%	49.0%	48.8%
Female Population	51.7%	51.0%	51.2%
Median Age	46.4	36.9	36.3
2008 Income			
Median HH Income	\$58,783	\$60,595	\$62,479
Per Capita Income	\$34,550	\$26,155	\$28,920
Average HH Income	\$81,204	\$76,538	\$81,014
2008 Households			
Total Households	2,202	24,892	60,777
Average Household Size	2.55	2.81	2.79
1990-2000 Annual Rate	13%	2.33%	1.92%
2008 Housing			
Owner Occupied Housing Units	78.9%	67.0%	62.0%
Renter Occupied Housing Units	16.7%	26.8%	32.8%
Vacant Housing Units	4.4%	6.2%	5.2%
Population			
1990 Population	652	38,532	110,119
2000 Population	2,413	51,746	140,011
2008 Population	5,613	70,070	170,980
2013 Population	6,781	78,382	186,694
1990-2000 Annual Rate	13.98%	2.99%	2.43%
2000-2008 Annual Rate	10.77%	3.74%	2.45%
2008-2013 Annual Rate	3.85%	2.27%	1.77%



Drive Time Demos

San Marcos, CA Site Type: Drivetime	Village Dr & S Twin Oaks Valley Rd San Marcos, CA 92078 Drivetime: 5 minutes	Village Dr & S Twin Oaks Valley Rd San Marcos, CA 92078 Drivetime: 10 minutes	Village Dr & S Twin Oaks Valley Rd San Marcos, CA 92078 Drivetime: 15 minutes
2008 Population			
Total Population	12,614	142,982	386,814
Male Population	51.8%	49.3%	49.3%
Female Population	48.2%	50.7%	50.7%
Median Age	28.0	33.0	34.0
2008 Income			
Median HH Income	\$52,069	\$52,670	\$59,233
Per Capita Income	\$18,915	\$22,047	\$25,253
Average HH Income	\$68,351	\$65,140	\$74,648
2008 Households			
Total Households	3,247	47,736	129,693
Average Household Size	3.88	2.96	2.94
1990-2000 Annual Rate	4.62%	1.8%	1.26%
2008 Housing			
Owner Occupied Housing Units	41.1%	53.5%	58.6%
Renter Occupied Housing Units	54.4%	42.2%	37.2%
Vacant Housing Units	4.5%	4.3%	4.2%
Population			
1990 Population	6,737	98,526	286,792
2000 Population	11,434	128,550	346,954
2008 Population	12,614	142,982	386,814
2013 Population	13,486	151,902	407,288
1990-2000 Annual Rate	5.43%	2.7%	1.92%
2000-2008 Annual Rate	1.2%	1.3%	1.33%
2008-2013 Annual Rate	1.35%	1.22%	1.04%



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