

MOUNTAIN MEADOW VILLAGE CENTRE - ESCONDIDO

I-15 FWY/MTN MEADOW/DEER SPRINGS EXIT

CONVENIENT FOR FWY COMMUTERS & LOCAL RESIDENTS



**DEVELOPERS
RESOURCE
COMPANIES, INC.**
RETAIL CENTER DEVELOPMENT
AND ASSET MANAGEMENT



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MOUNTAIN MEADOW
— Village Centre —

NOW PRE-LEASING TO:

- Restaurant w/ Drive-Through
- Restaurants w Dining Patios
- Retail Shops & Professional Services
- Financial Services



LEASING

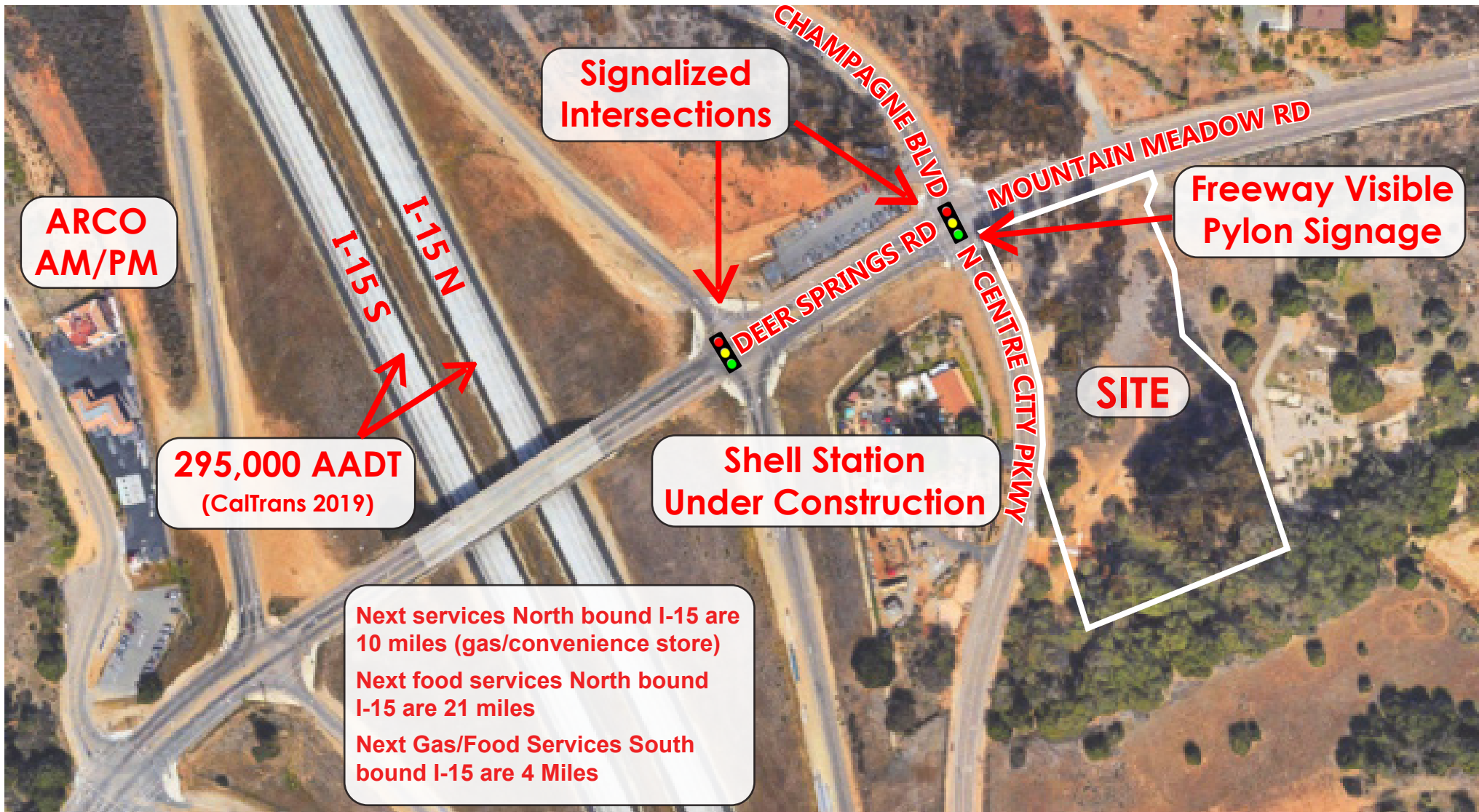
Shannon Faeh (858) 457-3235 x103 sfaeh@developers-resource.com License #01296640
 Chuck Yablon (858) 457-3235 x105 cyablon@developers-resource.com

FREEWAY VISIBLE PYLON SIGNAGE AT MOUNTAIN MEADOW VILLAGE CENTRE



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295,000 AADT ON I-15 AT MTN MEADOW/DEER SPRINGS



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STRATEGICALLY LOCATED AT THE ENTRANCE TO THIS UNDERSERVED COMMUNITY



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FUTURE LIKELY CONNECTOR BETWEEN VALLEY CENTER & I-15



MAJOR RESIDENTIAL COMMUNITIES

- Rimrock - Custom Mountainside View Homes
- Welk Resorts - Resort Hotel/Timeshares
- Champagne Villages - 55+ Community
- Hidden Meadows Golf Course Community (Boulder Oaks Golf Club) - Approx. 2,100 homes on 10,000 acres

ARCO-AM/PM

Merriam Mountain

Mountain Meadow Village Centre

LEASING

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MOUNTAIN MEADOW VILLAGE CENTRE NOW LEASING RESTAURANTS & RETAIL

NO EXISTING RETAIL AT THIS EXIT OTHER THAN AM/PM



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2021 Demographics (esri)

Drive Times:	6 Minutes	9 Minutes	12 Minutes
Population:	12,907	73,733	167,427
AHI:	\$115,414	\$99,163	\$97,604

2026 Demographics (esri)

Drive Times:	6 Minutes	9 Minutes	12 Minutes
Population:	13,133	75,226	172,583
AHI:	\$132,468	\$113,687	\$111,618

Retail Trade & Food/Drink Leakage -
\$140,222,371 (6 Minutes - esri)

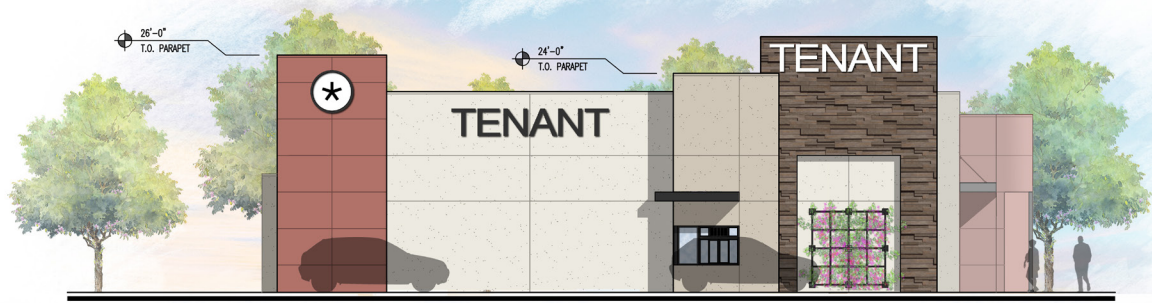


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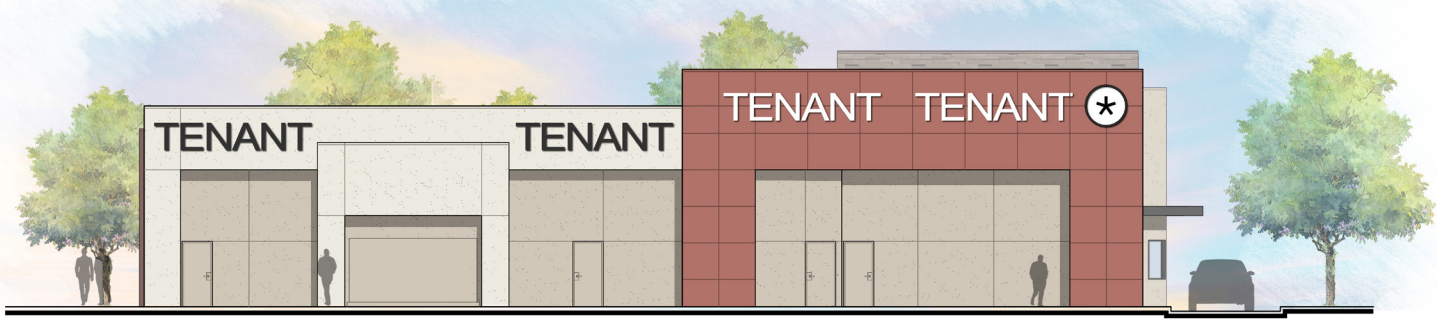
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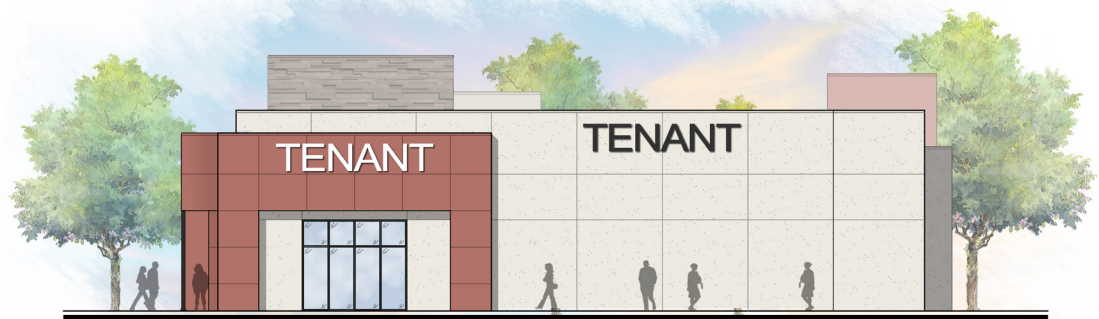
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

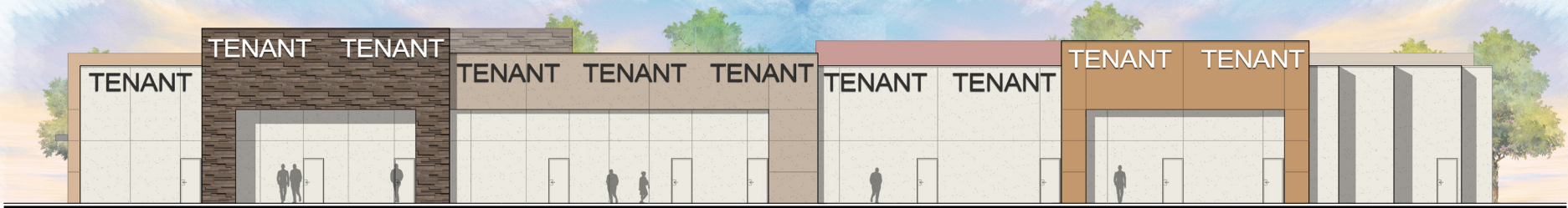
BUILDING ONE



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

BUILDING TWO