

SAN DIEGO COUNTY RETAIL

2016 Big Box Report Year-End Summary



BIG BOX INVENTORY

CENTER NAME	CENTER ADDRESS	CENTER CITY	SF	PRIOR TENANT	SUBMARKET NAME
Westfield Mission Valley	1640 Camino Del Rio N	San Diego	320,000	Macy's	Mission Valley
Former K Mart	443 College Blvd	Oceanside	86,668	K Mart	Oceanside
Freeway Center @ San Marcos	1760 Descanso Ave	San Marcos	73,460	Ashley Furniture	San Marcos
Mira Mesa Mall	8140 Mira Mesa Blvd	San Diego	70,685	Kohl's	Miramar/M Mesa/ S Ranch
Third & Moss Shopping Center	1030 3rd Ave	Chula Vista	66,000	K Mart	Chula Vista
The Sops at San Miguel Ranch	2310 Proctor Valley Rd	Chula Vista	53,963	Albertsons	Eastlake
Palm Tree Plaza	3501-3555 Cannon Rd	Oceanside	45,750	Ralphs	Oceanside
Escondido Valley Center	1346-1358 W Valley Pkwy	Escondido	44,504	Sports Authority	Escondido
Best Plaza	1702-1706 Oceanside Blvd	Oceanside	42,861	Ralphs	Oceanside
Point Loma Plaza	3633-3695 Midway Dr	San Diego	42,799	Sports Chalet	Pt Loma/Sports Arena
Oceanside Plaza	2007-2041 Mission Ave	Oceanside	40,000	Oceanside Marketplace	Oceanside
Vista Centre Shopping Center	960 S Santa Fe Ave	Vista	28,000	Trendy Department Store	Vista
Flags on Mission	1527 Mission Ave	Oceanside	24,300	Show Palace	Oceanside
Counry Club Shopping Center	880 3rd Ave	Chula Vista	23,760	CVS	Chula Vista
Shadowridge Plaza	760 Sycamore Ave	Vista	22,234	Big Lots	Vista
College Grove Center	3414-3420 College Ave	San Diego	20,017	Big Lots/Staples	Mid City/SE San Diego
San Marcos DMV	1706 Descanso Ave	San Marcos	19,592	DMV	San Marcos
Mira Mesa Marketplace	10740 Westview Pkwy	San Diego	18,461	Excess Space	Miramar/M Mesa/ S Ranch
Poway Crossings*	12666 Poway Rd	Poway	18,160	Rite Aid*	Poway/Ranch Penasquitos
3rd Avenue Center*	1340-1380 3rd Ave	Chula Vista	17,500	CVS*	Chula Vista
5379-5399 54th St	5379-5399 54th St	San Diego	16,000	County Services Space	Mid City/SE San Diego
East County Square	13439 Camino Canada	El Cajon	15,678	Excess Space	El Cajon
Plaza Sorrento	6755 Mira Mesa Blvd	San Diego	15,094	Fresh & Easy	Miramar/M Mesa/ S Ranch
North County Square	1740 University Ave	Vista	15,000	Anna's Linens	Vista

*Will vacate later in 2017

BIG BOX VACANCY

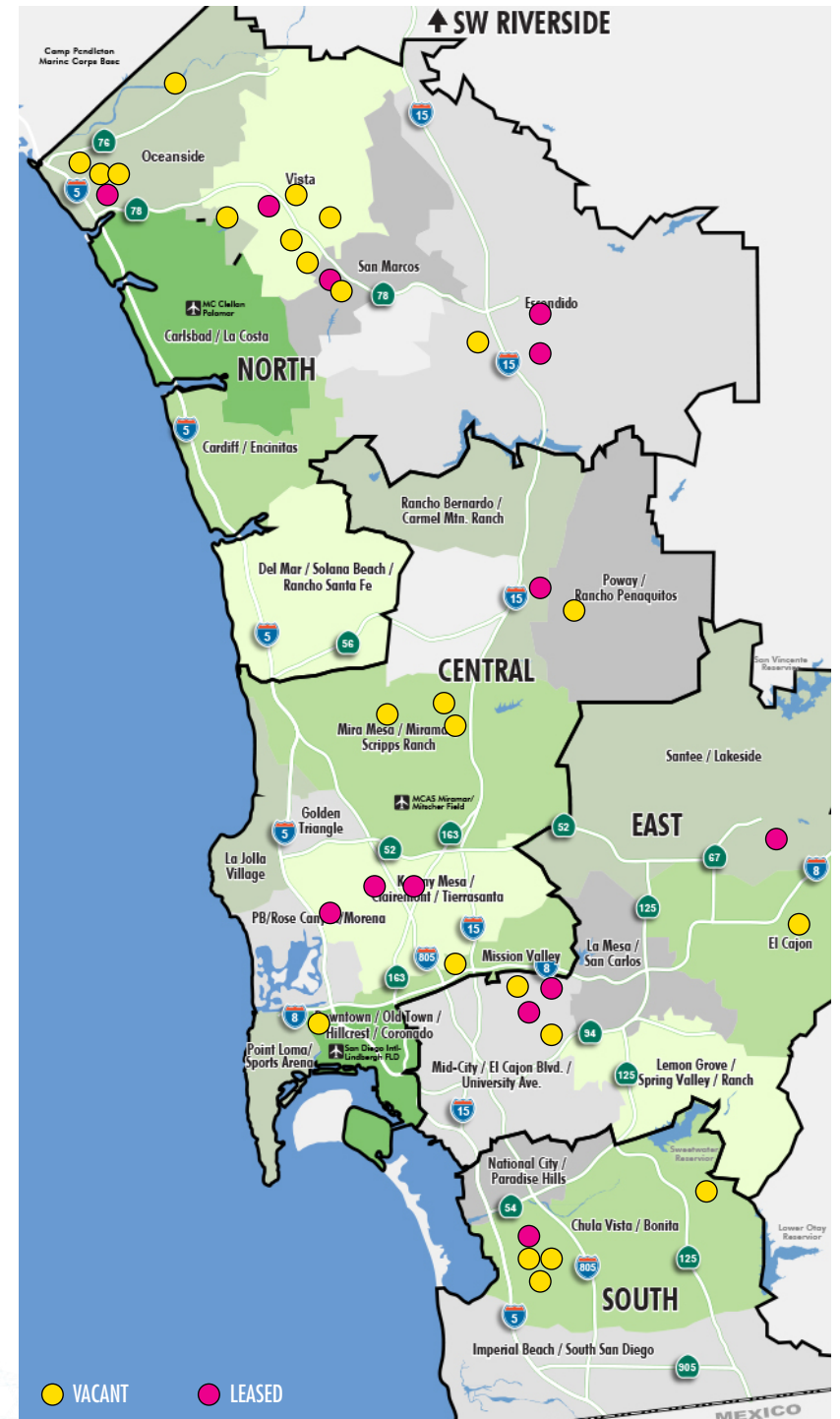
SUBMARKET	NUMBER OF VACANCIES	TOTAL SF
North San Diego	11	442,369
Central San Diego	6	485,199
East County	3	51,695
South San Diego	3	143,723

Vacant Big Box Retail Spaces

23

Vacant Square Feet

1,125,486



BIG BOX ABSORPTION

TENANT	SQUARE FEET	ADDRESS
99 Ranch Market	47,000	5950 Balboa
Dick's Sporting Goods	40,672	11640 Carmel Mountain Rd
Orchard Supply Hardware	40,193	153-197 Las Posas Rd
H Mart	38,359	7715 Balboa Ave
Sprouts Farmers Market	33,688	3007 Clairemont Dr
Altitude Trampoline Park	24,032	1928-1932 Hacienda Dr
Crunch Fitness	23,800	1729 S Oceanside Blvd
Planet Fitness	22,500	12403 Woodside Ave
Grocery Outlet	20,150	5379 54th St
Crunch Fitness	19,886	5821 University Ave
Harbor Freight Tools	16,680	316 W Mission Ave
Party City	16,306	1109 W Valley Pkwy
Biomat USA	15,967	687 Palmar St

FUTURE MARKET TRENDS

2016 is a year in which a considerable amount of box space was brought to the market. This was due in larger part to the Sports Authority and Sports Chalet bankruptcies. Fortunately, all but two of the 12 stores in San Diego County were absorbed by a variety of big box tenants that include Dick's Sporting Goods and TJ Maxx.

- » Grocery stores availability has slowed down because many of the availabilities from the Haggen and Fresh & Easy closures have been absorbed by various tenants including Albertsons, Smart & Final and Gelson's.
- » The vacant Macy's in Mission Valley sets a record as the largest vacant space ever in San Diego County.



Number of Stores Absorbed

13

Total Square Feet Absorbed

359,233



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