FOR LEASE

THE PLAZA AT THE BORDER

3951 Camino de la Plaza, San Diego, CA 92173

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HIGHLIGHTS

Camino de la Plaza Trade Area

- Over 1,000,000 SF of Retail Space
- $500M Estimated Sales Volume
- 2.5 Million Residents Live within 15 miles of the Center
- Only Outlet Center Conveniently Located within 25 miles of Downtown San Diego
- Retailers Include: Armani, Banana Republic, Gap, Nike, Polo, Under Armor, H & M, PacSun, A'Gaci, Express, Forever 21, Old Navy, Aeropostale, Tommy Hilfiger, and more.
- Tourism:
  - ◊ San Diego is one of the top destinations in the US with more than 33 million visitors annually. The outlets in San Ysidro are a top retail tourist destination
  - ◊ For Hispanic customers, shopping is communal and a family-oriented experience. Shopping and retail tourism is the #1 reason for crossing the border (more than crossing for work/ business).

Plaza at the Border

- ± 100,000 SF Retail Center Located Directly Adjacent to Las Americas Premium Outlets
- New Construction: Built in 2012
- Anchored by a High Volume Ross Dress for Less and TJ Maxx
- Ideally Situated with Extensive Frontage along Camino de la Plaza
- Can Accommodate a Variety of Uses: Entertainment, Retail, Restaurant, Office/Services

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HIGHLIGHTS

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San Diego-Tijuana Border Crossing

- Busiest Land Border Crossing in the World
  - ±25,000 Pedestrians Daily
  - ±40,000 Vehicles Daily
- Population of Tijuana metro area is ±1.78 Million

New PedWest Crossing

- New 22,000 SF state-of-the-art pedestrian crossing facility provides quicker processing and more convenient access to Plaza at the Border and the Camino de la Plaza retail centers on the west side of I-5.
- ± 60% of northbound pedestrians now use PedWest —resulting in a dramatic shift in traveling patterns away from the older crossing at San Ysidro Blvd.
- Avg. retail sales are up 20% since the opening of PedWest in July 2016 (Outlets at the Border).
- The Virginia Avenue Transit Center at PedWest provides convenient access for bus, taxi, and private vehicle pick-up and drop off. Additionally, the new pedestrian bridge on Camino de la Plaza provides easy access to the trolley stop.

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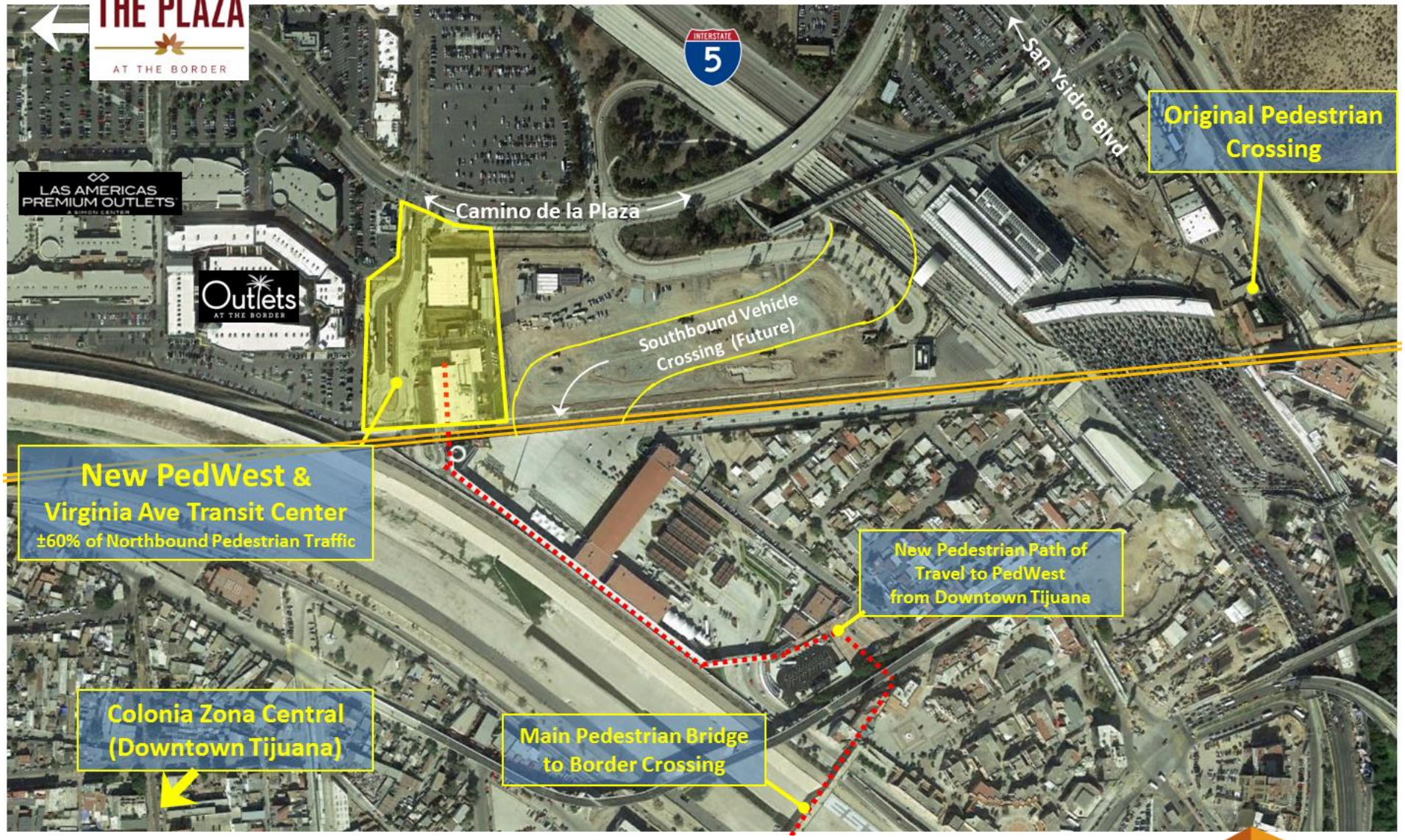

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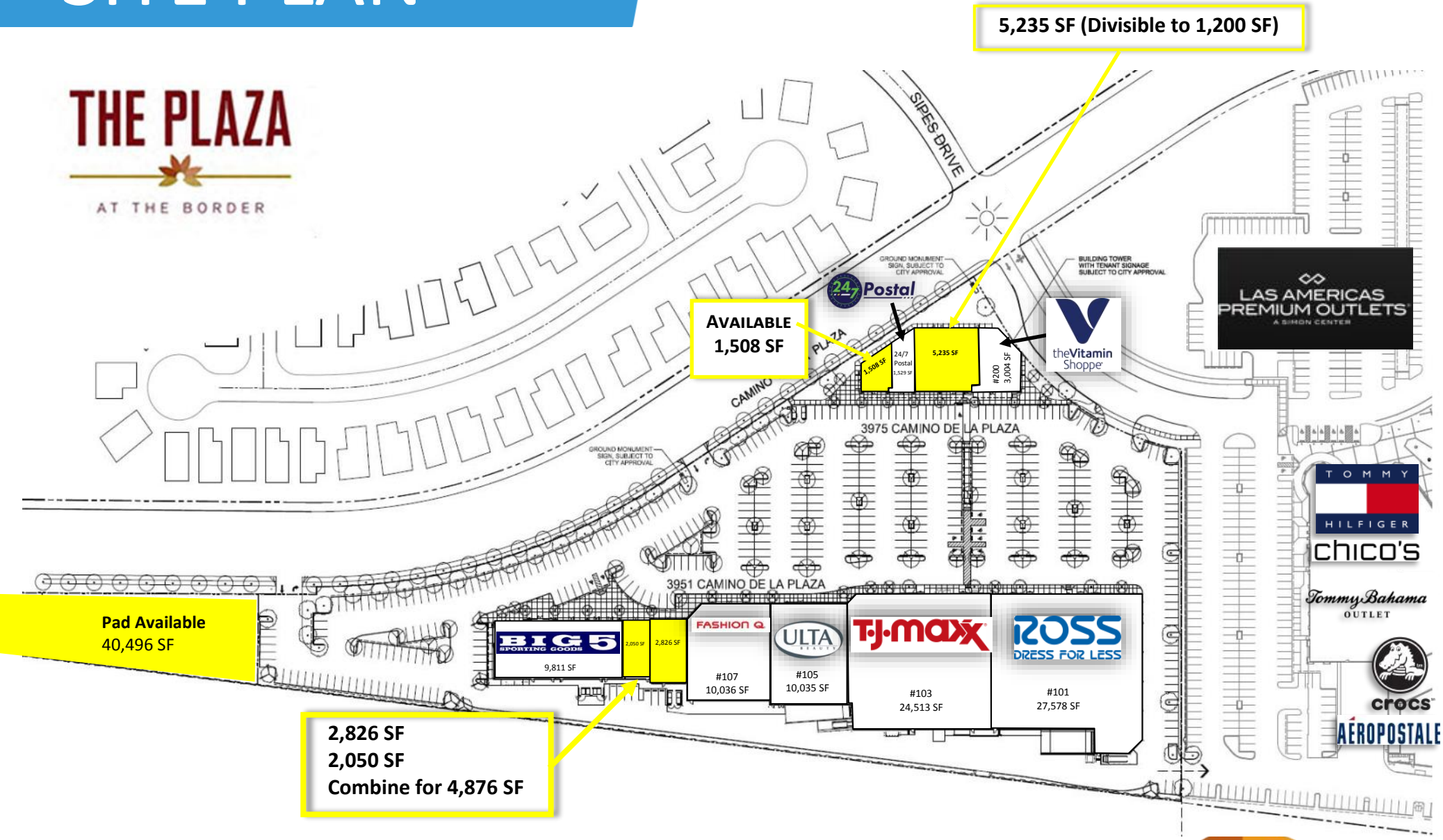
SITE PLAN

THE PLAZA AT THE BORDER



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FLOOR PLAN

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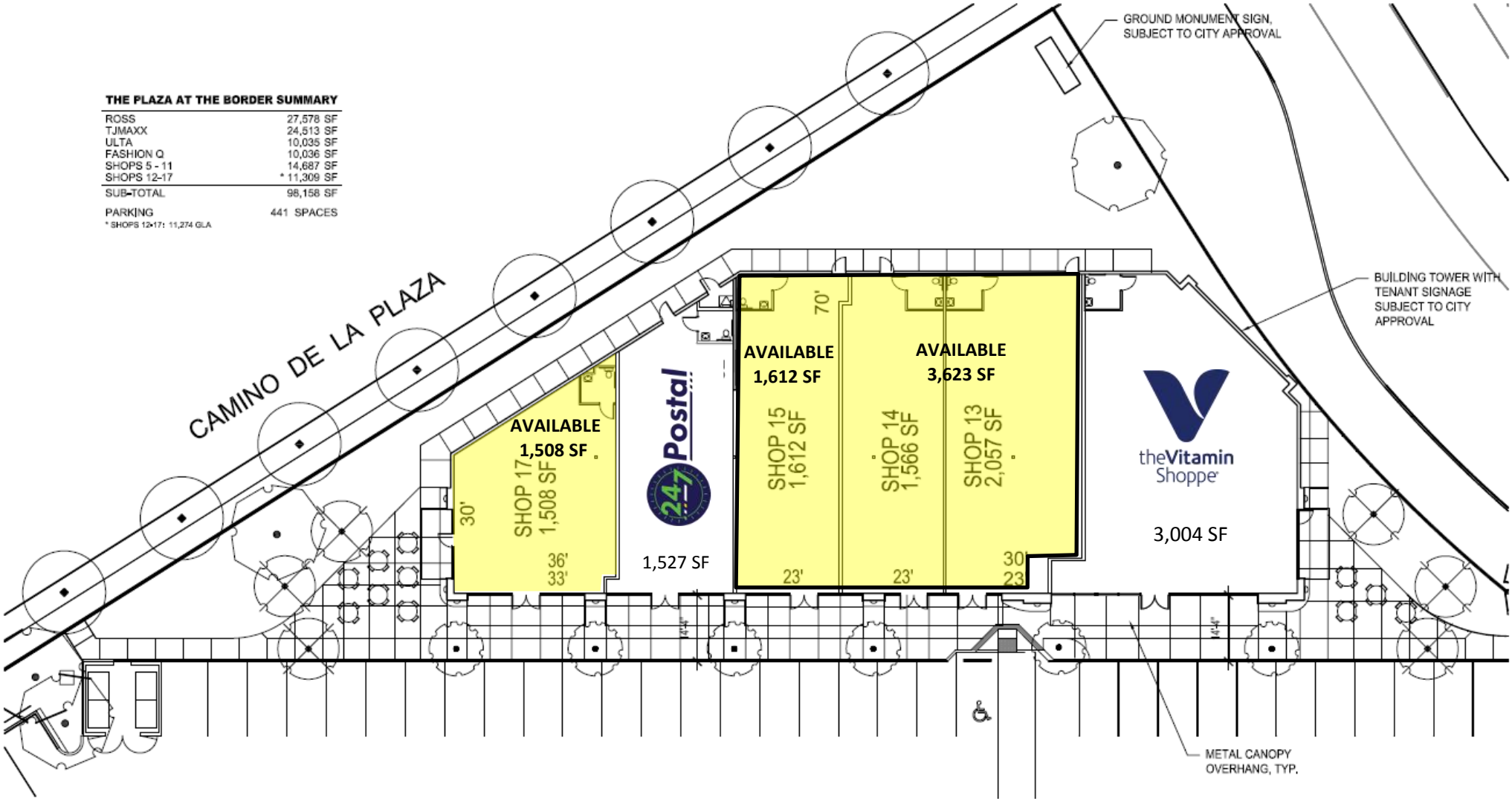
THE PLAZA AT THE BORDER SUMMARY

ROSS	27,578 SF
TJMAXX	24,513 SF
ULTA	10,035 SF
FASHION Q	10,036 SF
SHOPS 5 - 11	14,687 SF
SHOPS 12-17	* 11,309 SF
SUB-TOTAL	98,158 SF
PARKING	441 SPACES

* SHOPS 12-17: 11,274 GLA



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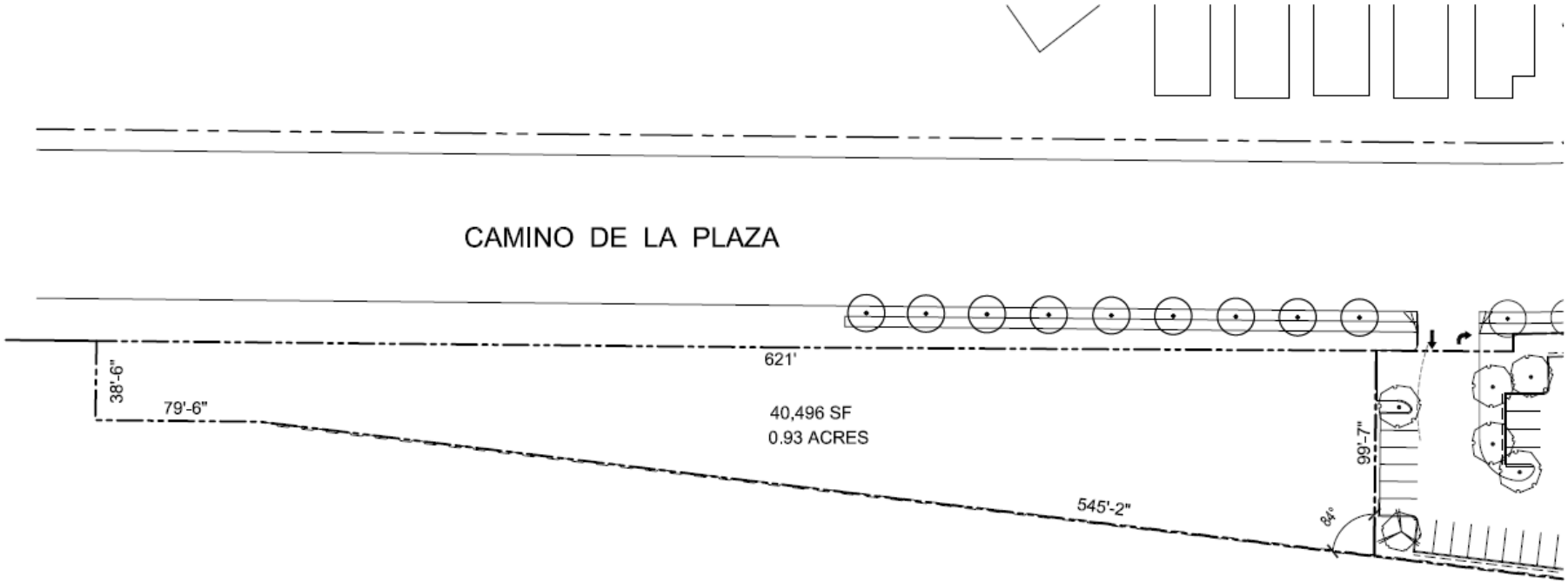
PAD OPTION



THE PLAZA AT THE BORDER - SITE PLAN

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