



Long Term Ground Lease

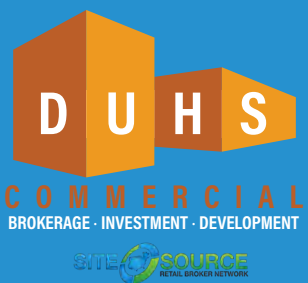
**2305, 2311 SWEETWATER ROAD &
3320, 3330, 3336 ORANGE STREET
NATIONAL CITY, CA 91950**

L. Thomas Morgan, CCIM

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Site Rendering

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Coffee Plus



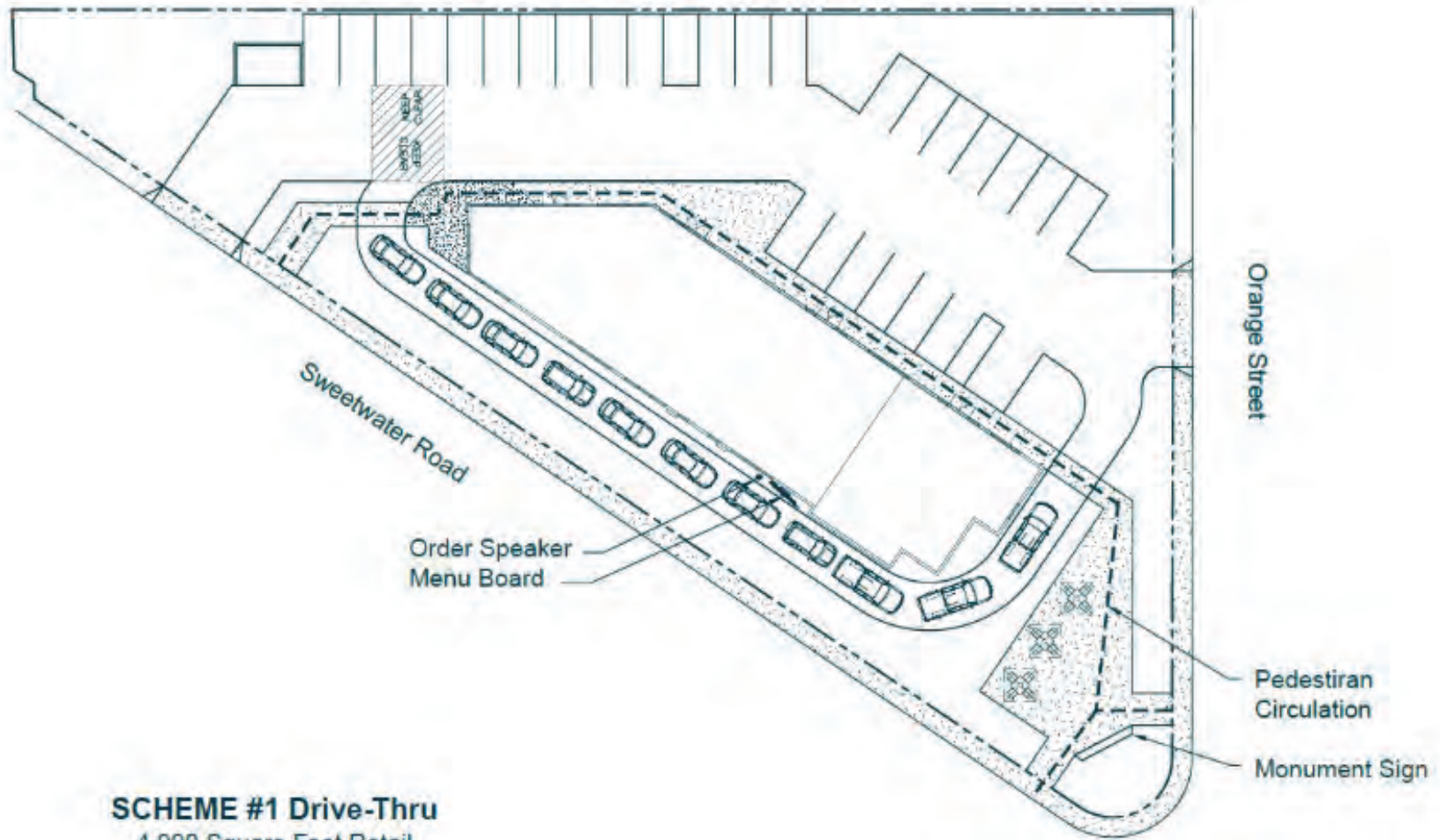
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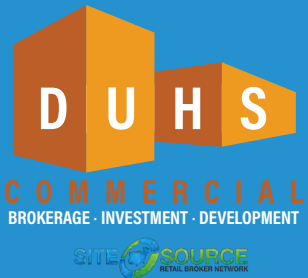
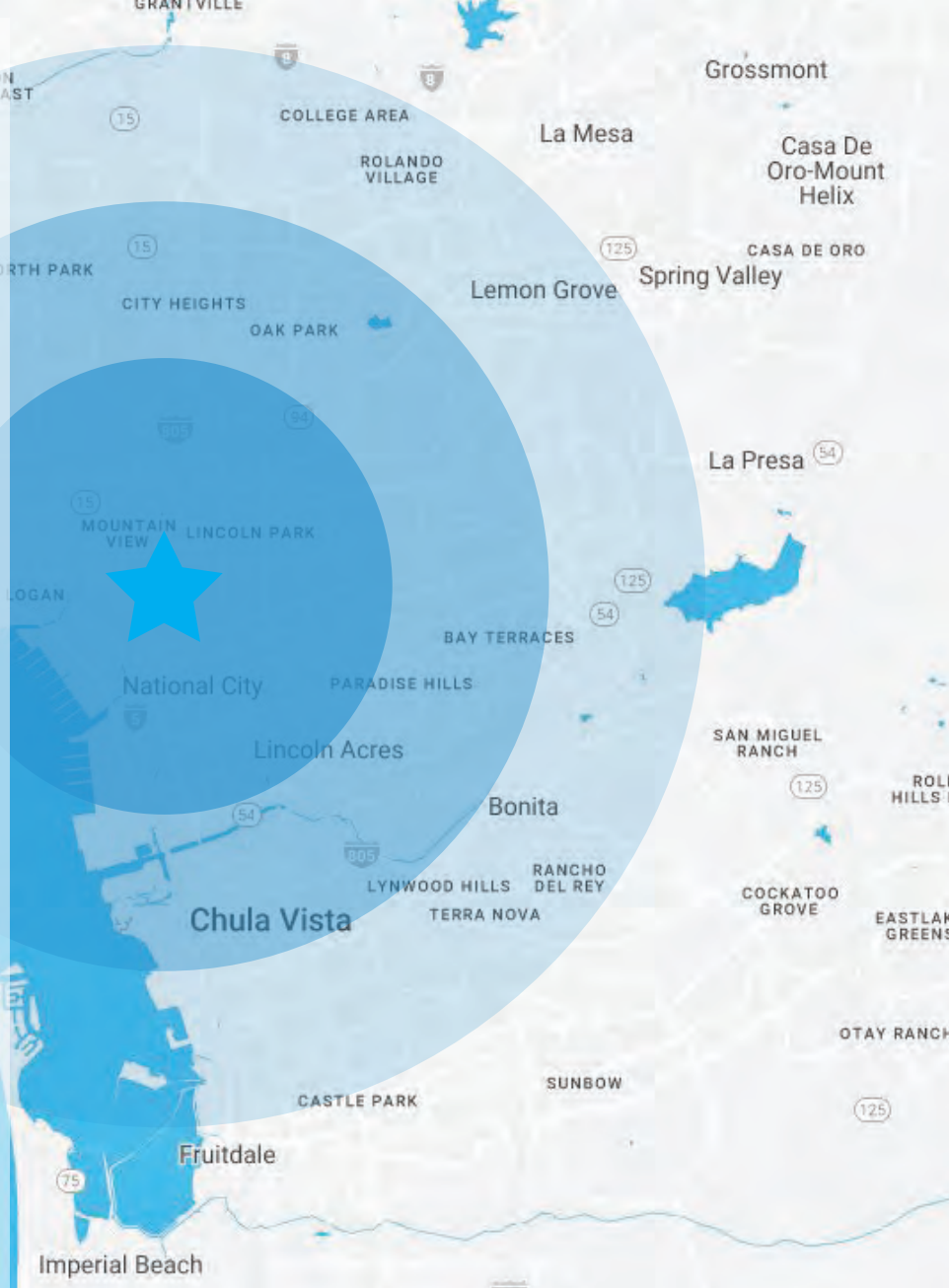
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SCHEME #1 Drive-Thru

4,990 Square Feet Retail
 26 Parking Spaces
 5.3 Spaces/1,000

	1 Mile	3 Miles	5 Miles
Population			
2023 Estimate	16,127	194,025	449,272
2028 Projection	15,648	189,641	439,916
Growth 2023-2028	-0.6%	-0.5%	-0.4%
Growth 2010-2023	-0.3%	0%	0%
Population By Race			
White	12,767	129,939	306,154
Black	675	16,309	45,475
Am. Indian & Alaskan	264	2,951	6,818
Asian	1,652	34,807	67,324
Hawaiian & Pacific Island	144	1,841	4,088
Hispanic	10,712	116,028	274,431
Other	625	8,178	19,413
Households			
2023 Estimate	5,058	57,916	127,681
2028 Projection	4,913	56,137	128,902
Growth 2023-2028	-0.6%	-0.4%	-0.4%
Growth 2010-2023	0%	0.2%	0.2%
2023 Avg Household Income			
	\$90,416	\$83,566	\$88,700
Occupied Housing			
Owner Occupied	2,607	25,821	63,956
Renter Occupied	2,306	31,050	62,269



Regional Map/Demographic

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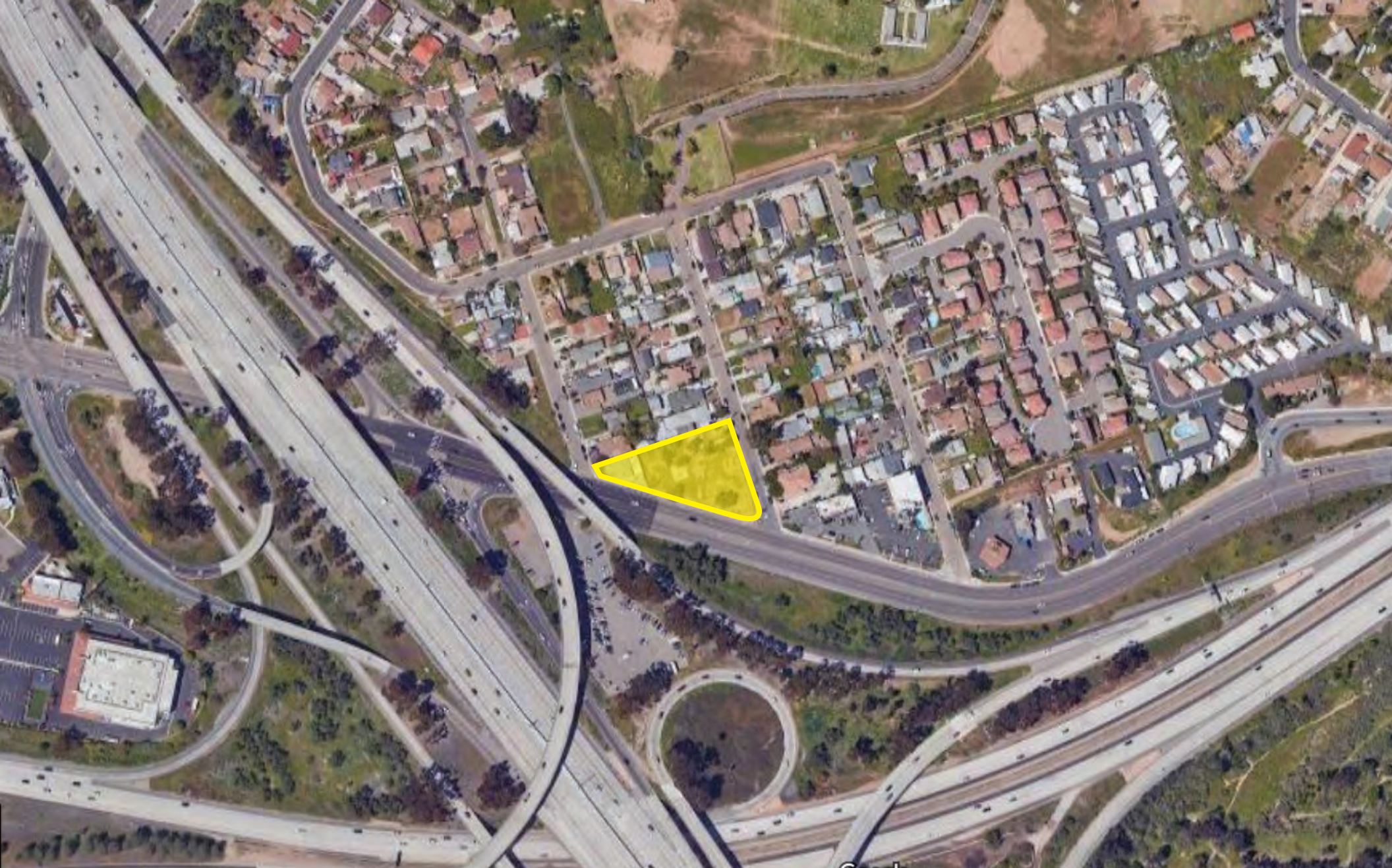
Aerial

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