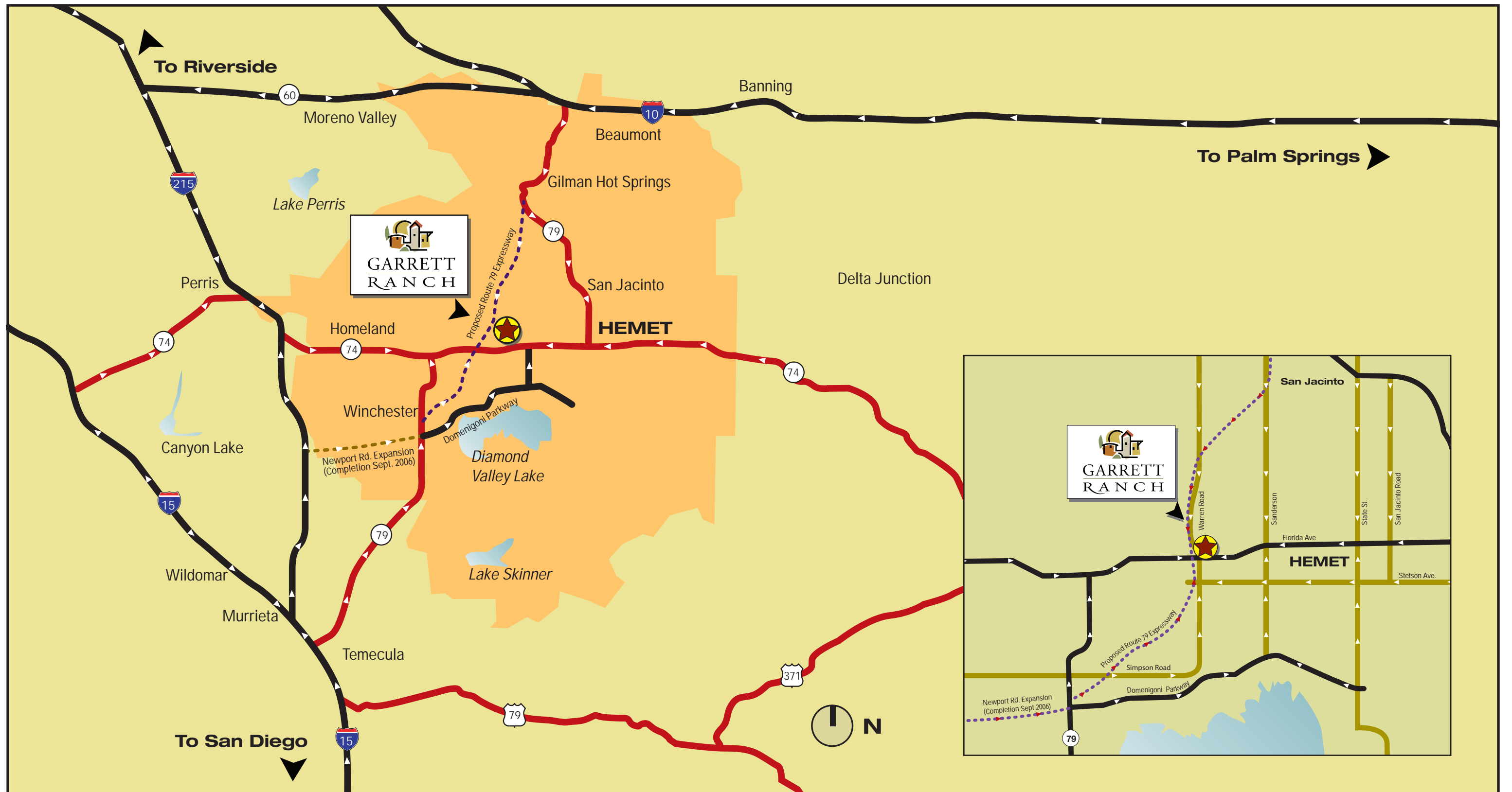
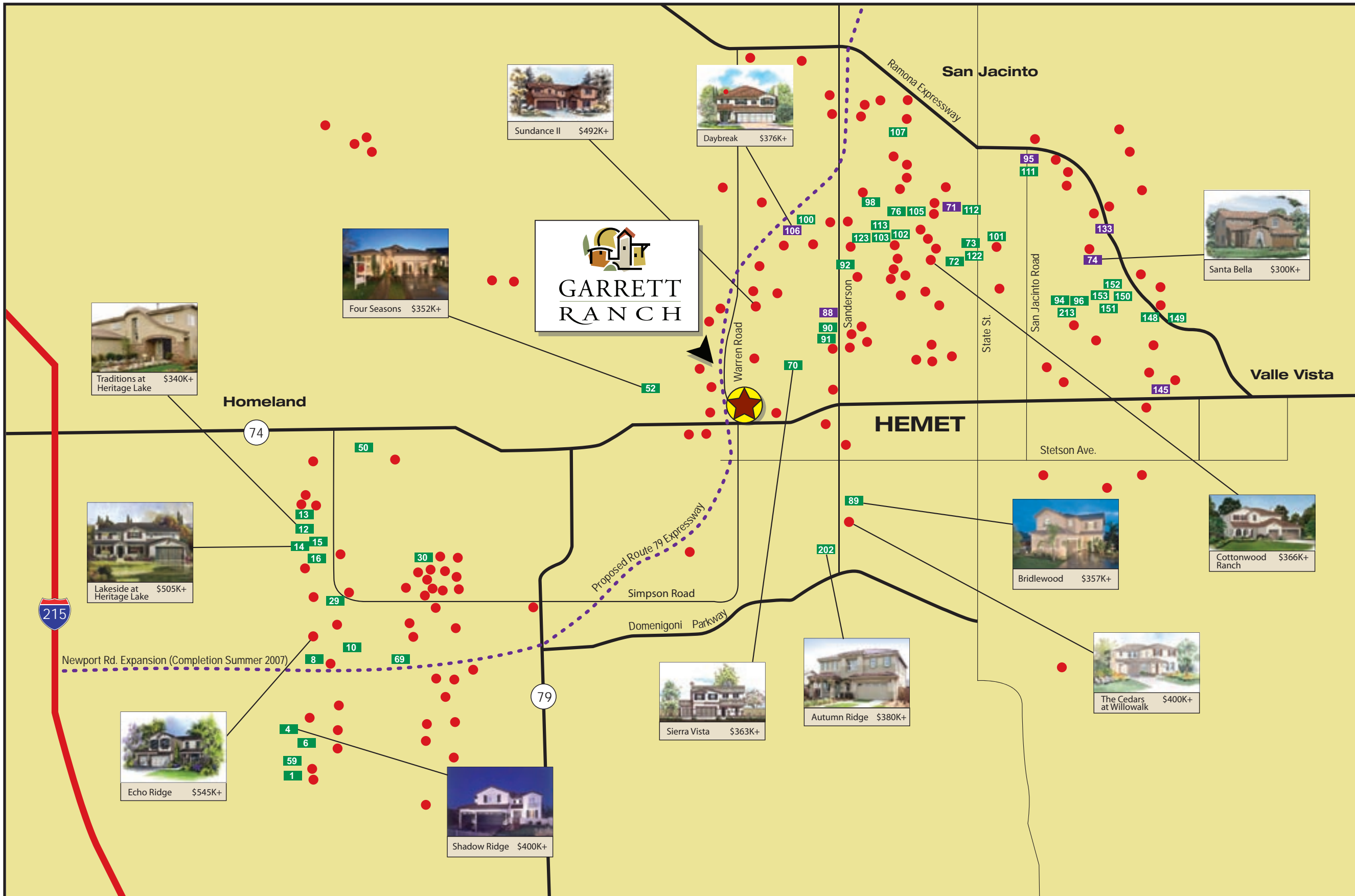


• RETAIL COMPETITION MAP •
GARRETT RANCH



Shopping Center	Sq. Ft	Anchors	Type	Status
1. Canyon Crossings/ Canyon Springs Plaza	740,000	Target Sam's Club Wal-Mart	Power	Existing
2. Moreno Valley Mall	1,036,680	JCPenney Macy's Sears Harkins Cinemas	Regional	Existing
3. Moreno Valley Plaza	341,000	Kohl's Super Target	Power	Existing
4. The Venue at Perris	700,000	Target	Community	Proposed
5. Perris Crossing	500,000	Winco Foods Home Depot	Community	Proposed
6. Ethanac Village	143,000	N/A	Community	Proposed
7. Menifee Valley Crossings	270,000	Albertson's 24 Hour Fitness	Neighborhood	Proposed
8. Menifee Lakes Plaza	140,000	N/A	Promotional	Proposed
9. Countryside Marketplace	700,000	Lowe's Super Target	Power	Proposed
10. Murrieta Town Center	375,000	Ralph's Toys 'R Us	Community	Existing
11. Commons at Temecula	293,276	Circuit City Linen's 'N Things Cost Plus	Power	Existing
12. Palm Plaza	342,336	K-Mart Food-4-Less	Community	Existing
13. Promenade in Temecula	1,047,752	JCPenney Macy's Sears Edwards Cinemas	Regional	Existing
14. Vail Ranch Center	233,134	Stater Bros	Neighborhood	Existing
15. Lake Elsinore Outlets	368,785	Various	Outlet	Existing
16. The Marketplace at Harvest Glen	243,565	Super Wal-Mart	Neighborhood	Proposed
17. Towne Center	593,000	N/A	Power	Proposed
18. Heritage Square	154,000	Stater Bros	Neighborhood	Proposed
19. French Valley Town Center	280,000	Home Depot	Community	Proposed
20. Target Center	450,000	Target	Community	Proposed
21. Benton/Leon	150,000	N/A	Neighborhood	Proposed
22. French Valley Plaza/Super Wal-Mart	425,100	Super Wal-Mart	Community	Proposed
23. Garrett Ranch	1,300,000	N/A	Power/Lifestyle	Proposed
24. Hemet Valley Mall	250,420	JCPenney Gottchalks Sears	Regional	Existing
25. Park Central	844,006	Target	Power	Proposed
26. Page Community Plaza	412,299	Wal-Mart	Community	Existing
27. Sanderson Square	243,600	N/A	Promotional	Proposed





LEGEND

Recently Built

- 71 Canaday & Company - 73 units
- 74 Kalpesh Hamds - 30 units
- 88 C & H Homes - 174 units
- 95 Vantage Development - 148 units
- 106 JD Pierce Company - 210 / Daybreak
- 133 Osborne Development - 133 units
- 145 SV Investments - 8 units

Under Construction

- 1 Allard Engineering - 95 units
- 4 Griffin Homes - 100 units
- 6 Forecast Homes - 193 units
- 8 Richmond American Homes - 488 units
- 10 D.R. Horton - 310 units
- 12 Woodside Homes - 135 units
- 13 Woodside Homes - 136 units
- 14 Standard Pacific - 141 units
- 15 Standard Pacific - 173 units
- 16 Woodside Homes - 179 units
- 29 Forecast Homes - 115 units
- 30 Hunsaker & Associates - 212 units
- 50 Lansing & Associates - 566 units
- 52 K. Hovnanian - 1070 units
- 59 Sake Engineers, Inc. - 189 units
- 69 Pulte Homes - 566 units
- 70 Corman Leigh Comm. - 583 units
- 72 Greystone Homes - 203 units
- 73 Groove Construction - 82 units
- 76 Century Vintage - 69 units
- 89 D.R. Horton - 427 units
- 90 KB Home - 237 units
- 91 John Cren Homes - 70 units
- 92 Greystone Homes - 211 units
- 94 Rancho San Jacinto - 64 units
- 96 Rancho San Jacinto - 84 units
- 98 JD Pierce Company - 249 units
- 100 D.R. Horton - 297 units
- 101 Pacific Trades - 19 units
- 102 Griffin Communities - 172 units
- 103 GKH Partners - 77 units
- 105 Gateway - 102 units
- 107 Steve Slagter - 263 units
- 111 Empire Homes - 77 units
- 112 The Rogers Group - 128 units
- 113 Cottonwood Partners - 55 units
- 122 Buie Communities - 146 units
- 123 Cleveland Development - 14 units
- 148 Ignacio Cordero - 39 units
- 149 Richard Borevitz - 17 units
- 150 Rancho San Jacinto - 92 units
- 151 Rancho San Jacinto - 73 units
- 152 Rancho San Jacinto - 103 units
- 153 Rancho San Jacinto - 47 units
- 202 Lennar Communities - 372 units
- 213 Osborne Development - 135 units

Future Developments 58,886 units

Area Residential Development

Recently Built	566 units
Under Construction	9,672 units
Future Developments	58,886 units
Total New Units	69,124 units

Area Population: 10 mile radius of Hemet¹

2000 Census	129,129
2006 Census	152,735 18% growth

At build out, based on current plans: **291,239² 126% growth**

¹ Claritas 2006 Estimates
² City of Hemet Estimate



• NEW SUBDIVISIONS •
GARRETT RANCH

