

2001 CAMINO DEL RIO S

MISSION VALLEY, CA

MISSION
VALLEY W

THE VALLEY
REGIONAL
CENTER

COMING
SOON



SITE

FASHION
VALLEY
REGIONAL
CENTER



Food 4 Less

PARK VALLEY

239,000 ADT
INTERSTATE
8

AVAILABLE: ±10,286 SF EXISTING BUILDING / 0.96 ACRE LAND PARCEL

RI RETAIL INSITE

MISSION VALLEY

SITE

COMING
SOON



THE VALLEY REGIONAL CENTER

AMC
THEATRES



Michael's
★ macy's

NORDSTROM
Rack



MISSION VALLEY WEST

TRADER JOE'S

OLD NAVY

Marshall's

BevMo!

DSW
DESIGNER SHOE WAREHOUSE

ULTA
BEAUTY

FASHION VALLEY
REGIONAL CENTER

★ macy's JCPenney

Neiman Marcus NORDSTROM

bloomingdales AMC
THEATRES

PARK VALLEY



PET SMART

John's Fifth Avenue
OFF 5TH

FREEWAY INTERCHANGES



FASHION VALLEY
REGIONAL CENTER

THE VALLEY
REGIONAL CENTER

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THE SITE

2001 CAMINO DEL RIO S

- Freeway Visible-Traffic count on Interstate 8 Freeway: 239,000 ADT
- Adjacent to Brand new Home Depot (to be built)
- Across the freeway from The Valley Regional Center
- Highly desired trade area with rapid population growth
- High day time population
- Close to 1-8 Freeway on/off ramps

THE VALLEY
REGIONAL CENTER



239,000 ADT

SITE

COMING
SOON



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

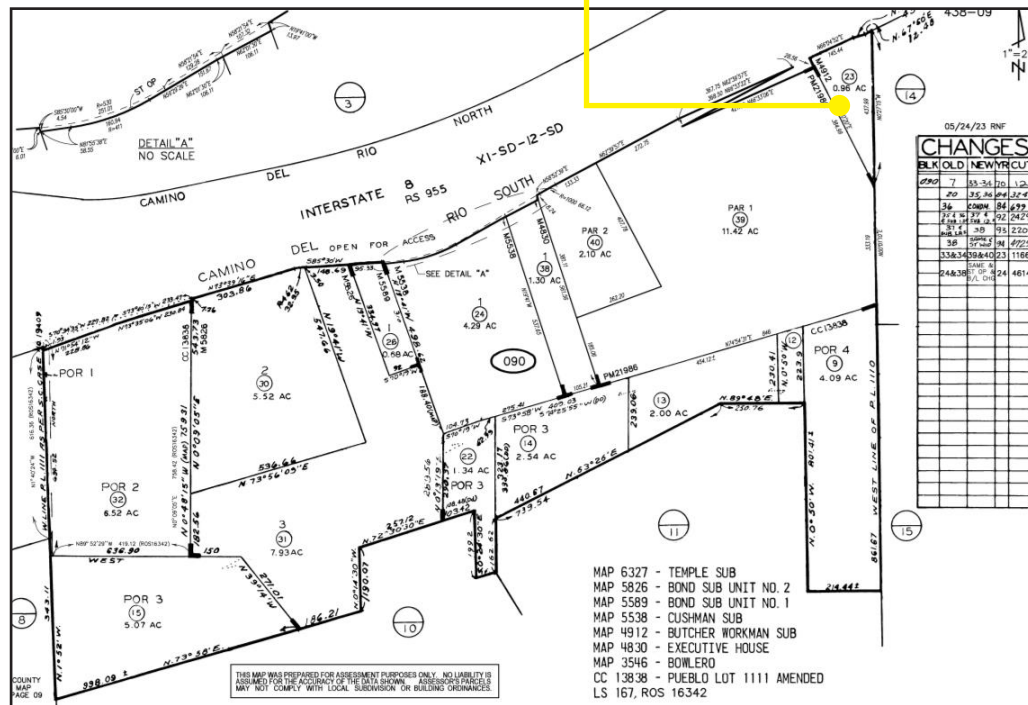
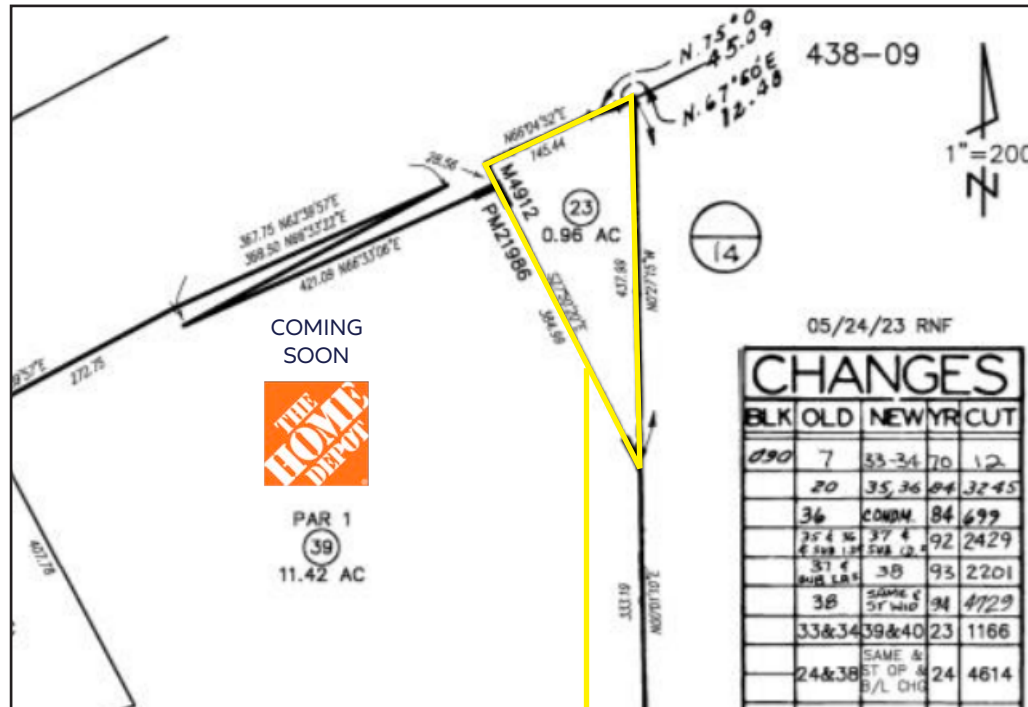
PARCEL MAP

2001 CAMINO DEL RIO S
SAN DIEGO, CA 92108

Land Parcel: 0.96 Acres

Existing Building: ±10,286 SF

APN-438-090-23-00



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DEMOGRAPHICS

2001 CAMINO DEL RIO S, SAN DIEGO, CA

POPULATION

	1 mile	3 miles	5 miles
Total Population	26,873	236,653	537,968
Projected Population (2029)	27,323	240,599	550,657

HOUSING

Total Households	14,759	109,149	228,263
Projected Total Households (2029)	15,302	113,749	240,443

INCOME

Median Household Income	\$94,007	\$92,283	\$89,008
Average Household Income	\$126,005	\$125,679	\$123,613
Per Capita Income	\$69,021	\$58,005	\$52,968
Median Disposable Income	\$75,097	\$74,000	\$71,411
Average Disposable Income	\$89,491	\$89,208	\$87,712

DAYTIME DEMOS

Total Daytime Population	36,267	258,200	696,164
Daytime Population Workers	27,835	163,925	458,768
Daytime Population Residents	8,432	94,275	237,396

RACE & ETHNICITY

White	14,922	55.53%	116,925	49.41%	252,755	46.98%
Black or African American	1,760	6.55%	15,846	6.70%	41,044	7.63%
American Indian& Alaska Native Population	246	0.92%	2,620	1.11%	6,377	1.19%
Asian Population	2,916	10.85%	30,258	12.79%	64,579	12.00%
Pacific Islander Population	107	0.40%	955	0.40%	2,127	0.40%
Other Race Population	2,564	9.54%	34,541	14.60%	90,472	16.82%
Population of Two or More Races	4,358	16.22%	35,507	15.00%	80,614	14.98%
Hispanic Population	6,754	25.13%	72,450	30.61%	180,662	33.58%
Non-Hispanic Population	20,119	74.87%	164,203	69.39%	357,306	66.42%

EDUCATION

Bachelor's Degree	8,581	38.63%	59,814	33.02%	118,506	30.09%
Graduate/Professional Degree	4,885	21.99%	37,451	20.67%	73,584	18.69%

AGE

Median Age	35.5	35.9	35.7
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RETAIL INSITE

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