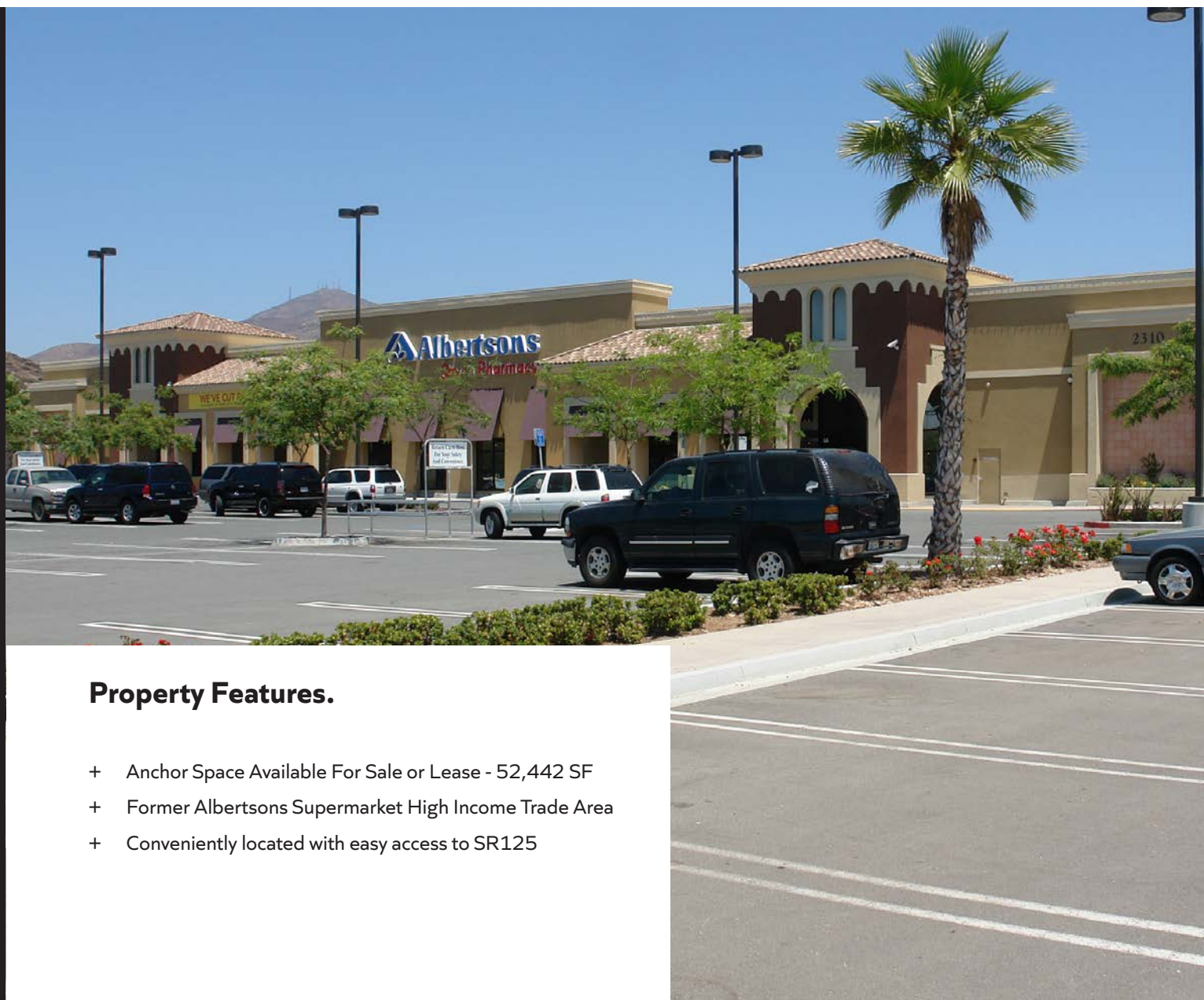


2310 Proctor Valley Rd

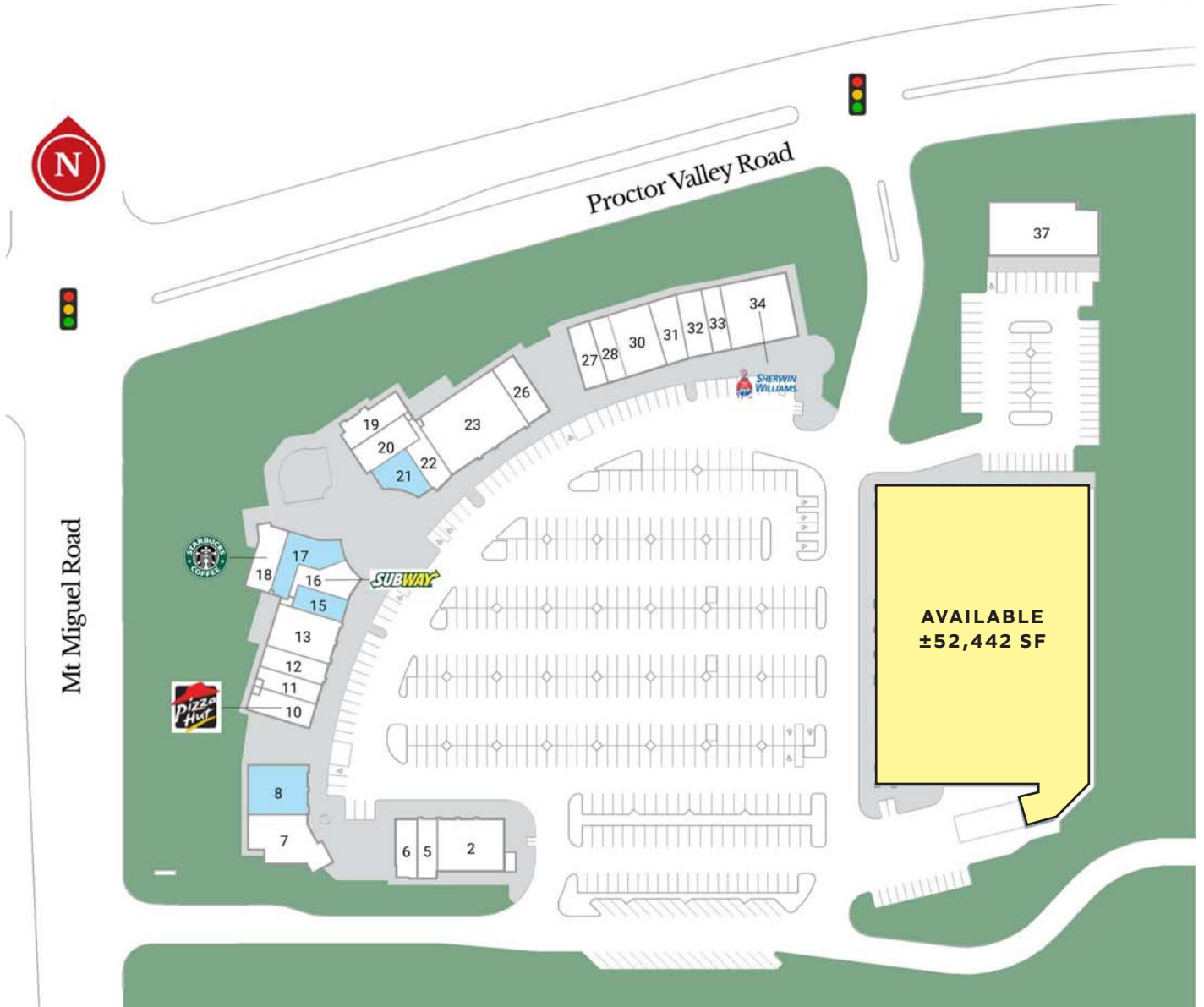
2310 Proctor Valley Rd, Chula Vista, CA

FOR SALE OR LEASE. 52,442 SF ANCHOR SPACE AVAILABLE



Property Features.

- + Anchor Space Available For Sale or Lease - 52,442 SF
- + Former Albertsons Supermarket High Income Trade Area
- + Conveniently located with easy access to SR125



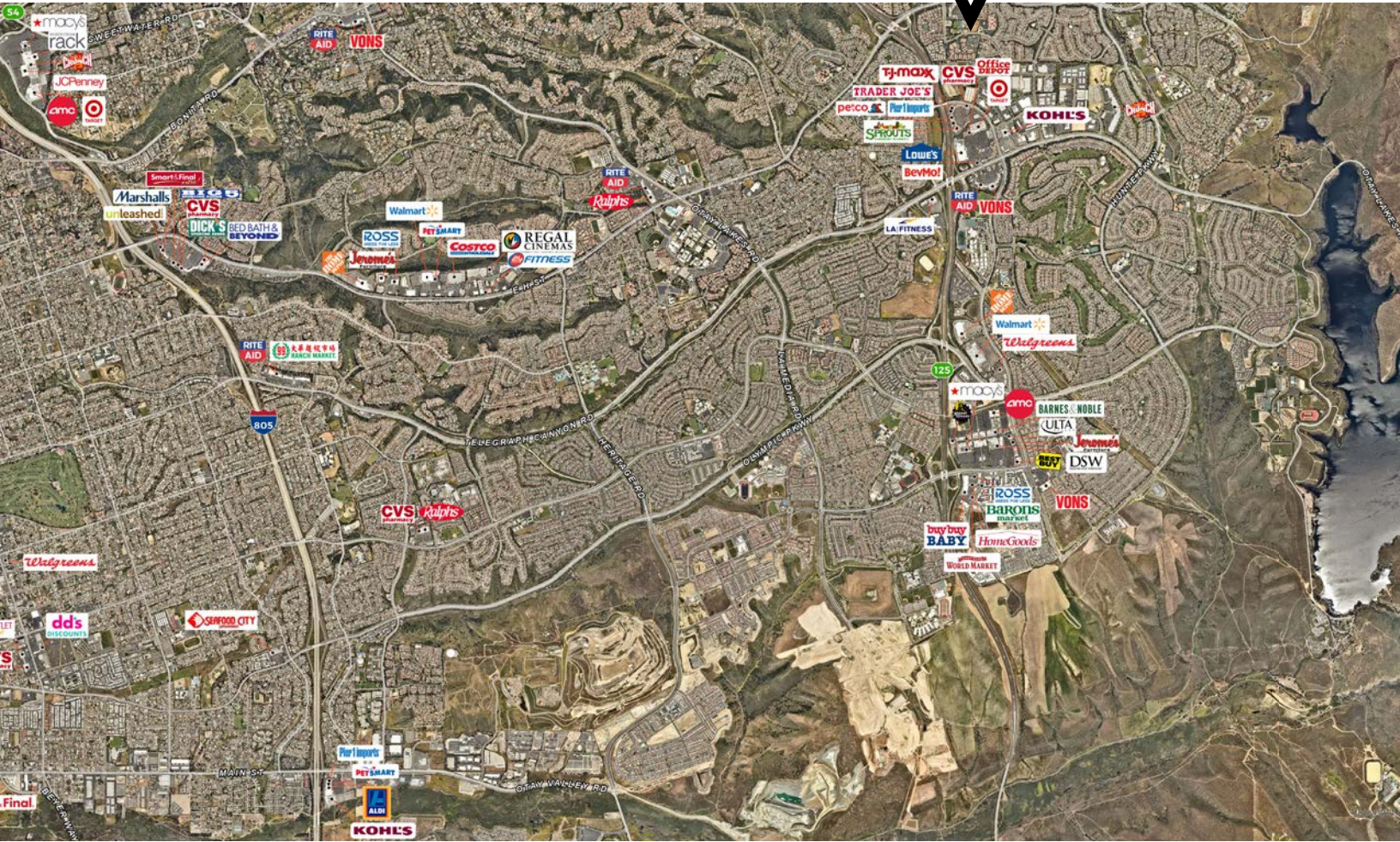
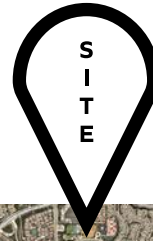


PROCTOR VALLEY RD 18,000ADT

MT MIGUEL RD 6,210ADT

SITE

125





2310 Proctor Valley Rd, Chula Vista, CA 91914



POPULATION

	1 mile	3 miles	5 miles
Total Population	15,756	96,880	242,609
Projected Population (2027)	15,439	96,569	244,206



HOUSING

	1 mile	3 miles	5 miles
Total Households	4,955	29,236	73,063
Projected Total Households (2027)	4,879	29,308	73,818



INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$120,165	\$124,209	\$110,512
Average Household Income	\$155,905	\$159,609	\$139,966
Per Capita Income	\$48,945	\$48,050	\$42,098
Median Disposable Income	\$100,614	\$102,213	\$90,496
Average Disposable Income	\$111,066	\$112,828	\$101,185



DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	14,530	69,772	171,632
Daytime Population Workers	6,640	20,720	44,997
Daytime Population Residents	7,890	49,052	126,635



RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	4,446 28.22%	25,840 26.67%	60,983 25.14%
Black or African American	698 4.43%	5,797 5.98%	19,669 8.11%
American Indian & Alaska Native Population	174 1.10%	925 0.95%	2,648 1.09%
Asian Population	3,240 20.56%	21,335 22.02%	55,334 22.81%
Pacific Islander Population	74 0.47%	473 0.49%	1,561 0.64%
Other Race Population	2,807 17.81%	16,917 17.46%	46,725 19.26%
Population of Two or More Races	4,318 27.40%	25,593 26.42%	55,688 22.95%
Hispanic Population	8,112 51.49%	47,916 49.46%	115,037 47.42%
Non-Hispanic Population	7,644 48.51%	48,964 50.54%	127,572 52.58%



EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	2,729 26.16%	20,457 32.02%	43,271 26.76%
Graduate/Professional Degree	1,526 14.63%	10,109 15.82%	19,991 12.36%



AGE

	1 mile	3 miles	5 miles
Median Age	36.5	35.6	35.9



2310 Proctor Valley Rd Chula Vista, CA

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