

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

Marshalls

BevMo!

DSW
DESIGNER SHOE WAREHOUSE

ULTA
BEAUTY

FASHION VALLEY
REGIONAL CENTER

★ macy's JCPenney

Neiman Marcus NORDSTROM

bloomingdale's AMC
THEATRES

PARK VALLEY



PET SMART

Johns Fifth Avenue
OFF 5TH

FREEWAY INTERCHANGES



FASHION VALLEY
REGIONAL CENTER

THE VALLEY
REGIONAL CENTER

PARK VALLEY

MISSION
VALLEY W

SITE

COMING
SOON

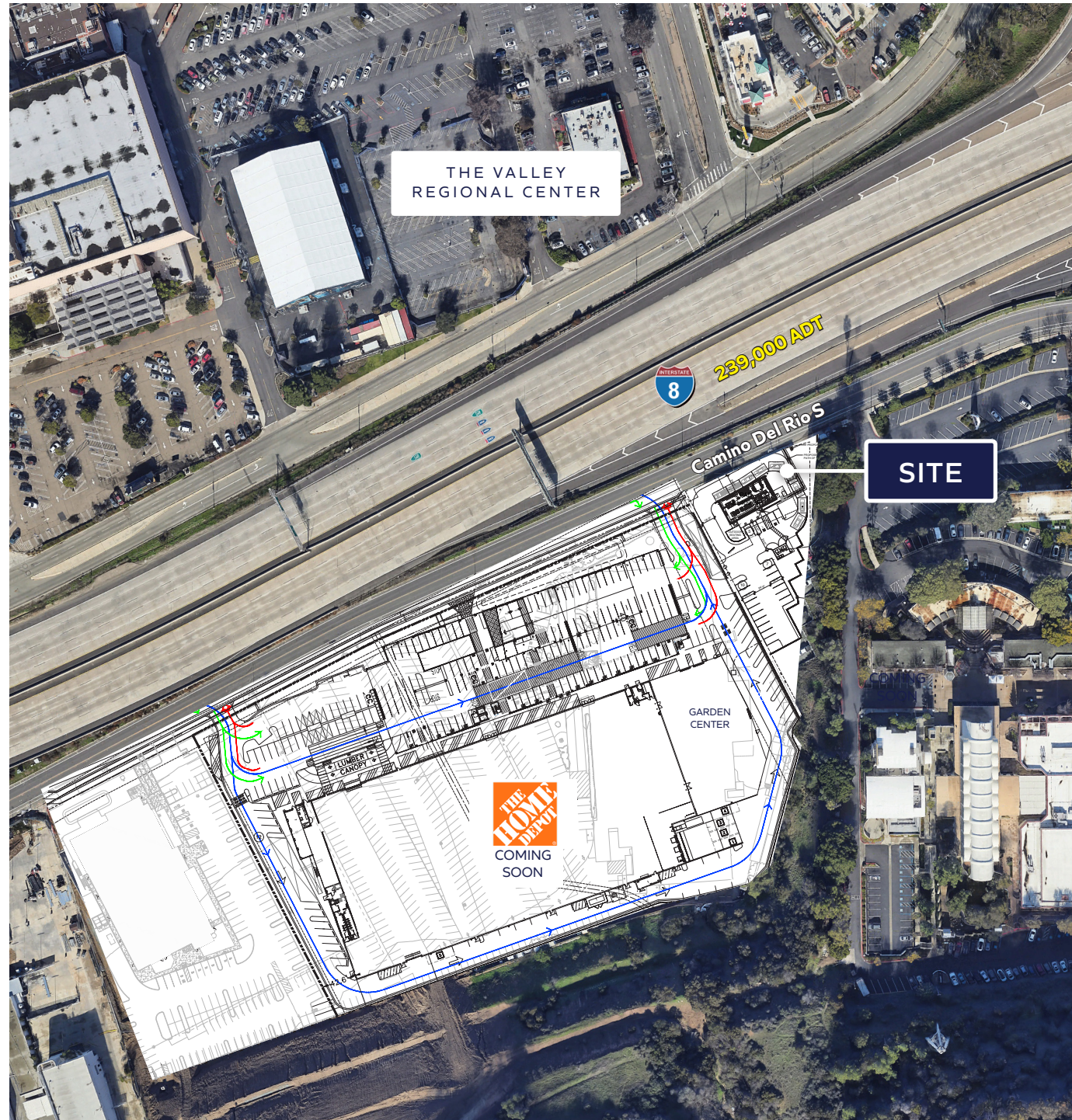


THE SITE

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 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.



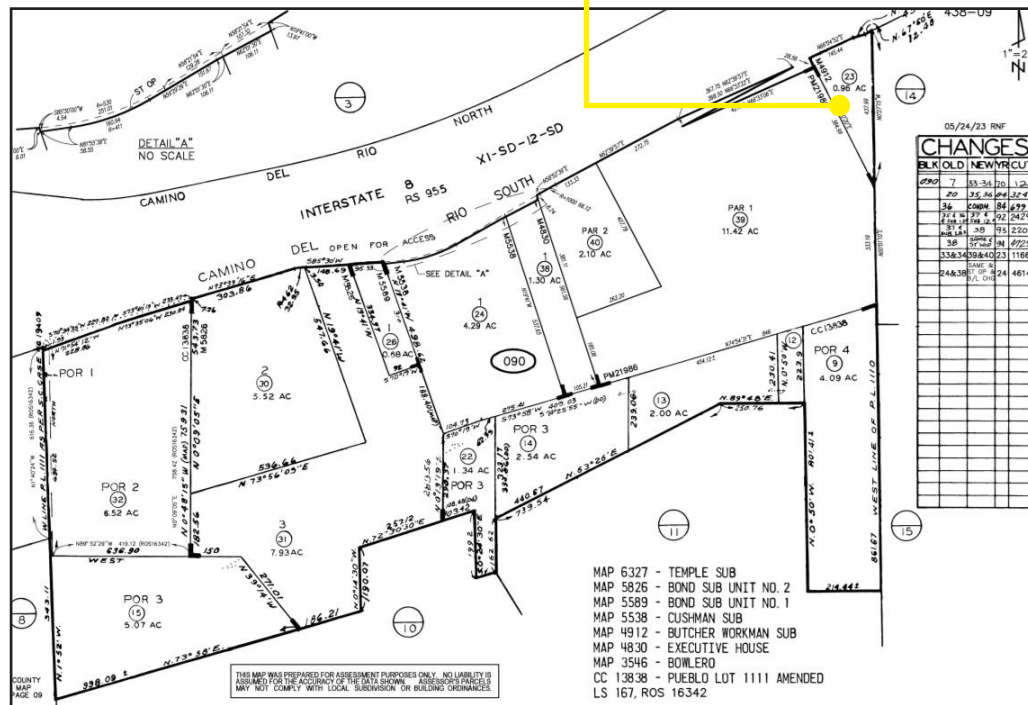
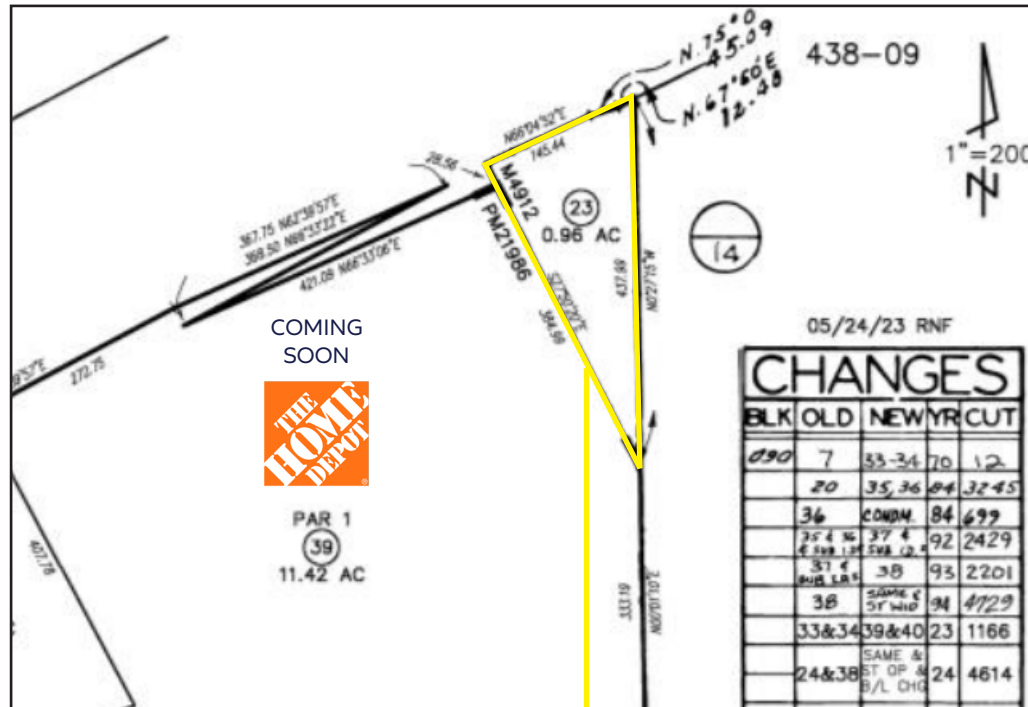
PARCEL MAP

2001 CAMINO DEL RIO S
SAN DIEGO, CA 92108

Land Parcel: 0.96 Acres

Existing Building: ±10,286 SF

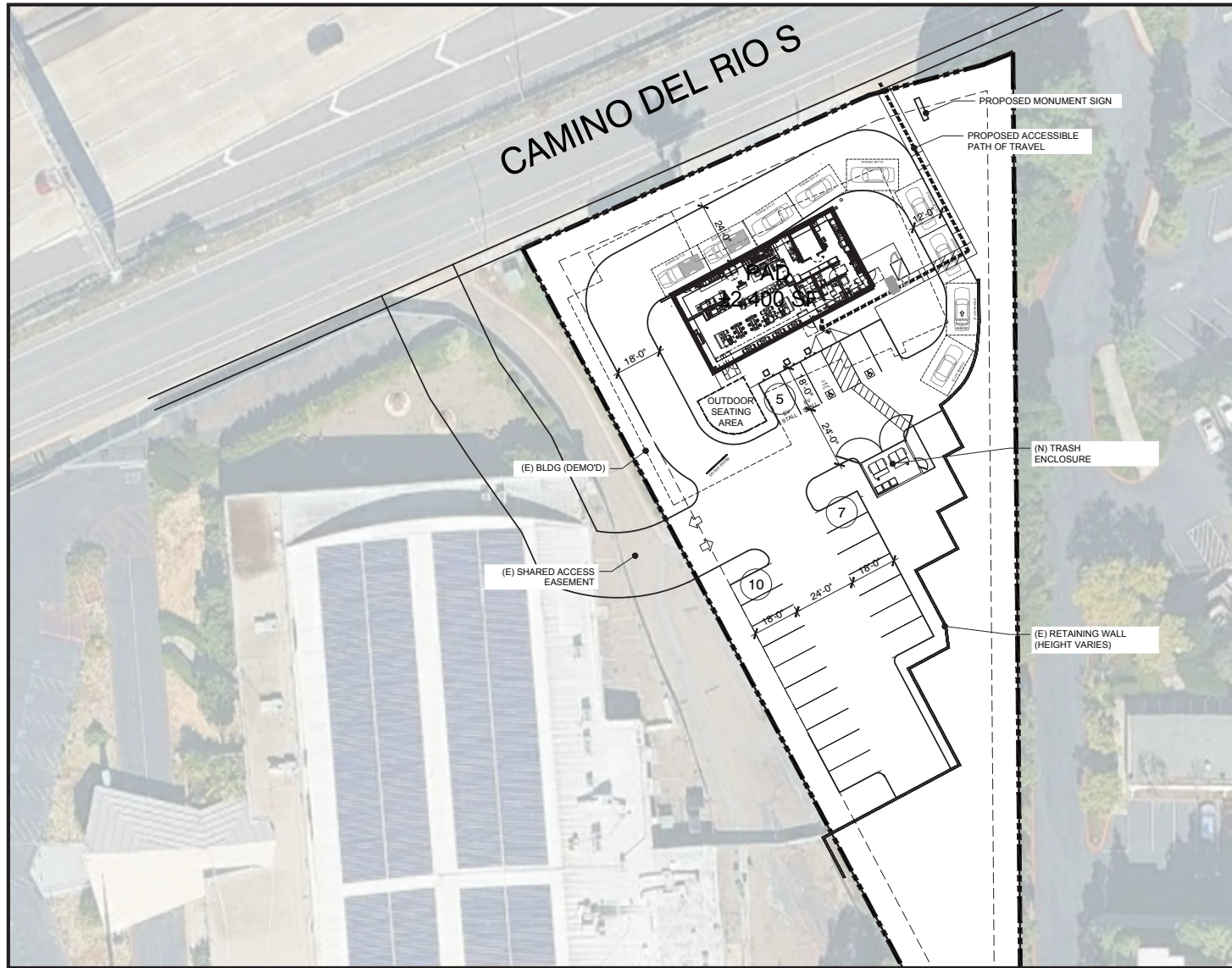
APN-438-090-23-00



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CONCEPTUAL DRIVE THRU SITE PLAN

2001 CAMINO DEL RIO S
SAN DIEGO, CA 92108



This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

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

	1 mile	3 miles	5 miles
Total Households	14,759	109,149	228,263
Projected Total Households (2029)	15,302	113,749	240,443

INCOME

	1 mile	3 miles	5 miles
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

	1 mile	3 miles	5 miles
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

	1 mile	3 miles	5 miles
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

	1 mile	3 miles	5 miles
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

	1 mile	3 miles	5 miles
Median Age	35.5	35.9	35.7

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RETAIL INSITE

COMMERCIAL REAL ESTATE

MIKE MOSER

858.523.2089

mikemoser@retailinsite.net

LIC #00977876

405 S HWY 101, STE 150, SOLANA BEACH, CA 92075 | LIC #01206760 | retailinsite.net

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