

2310 Proctor Valley Rd

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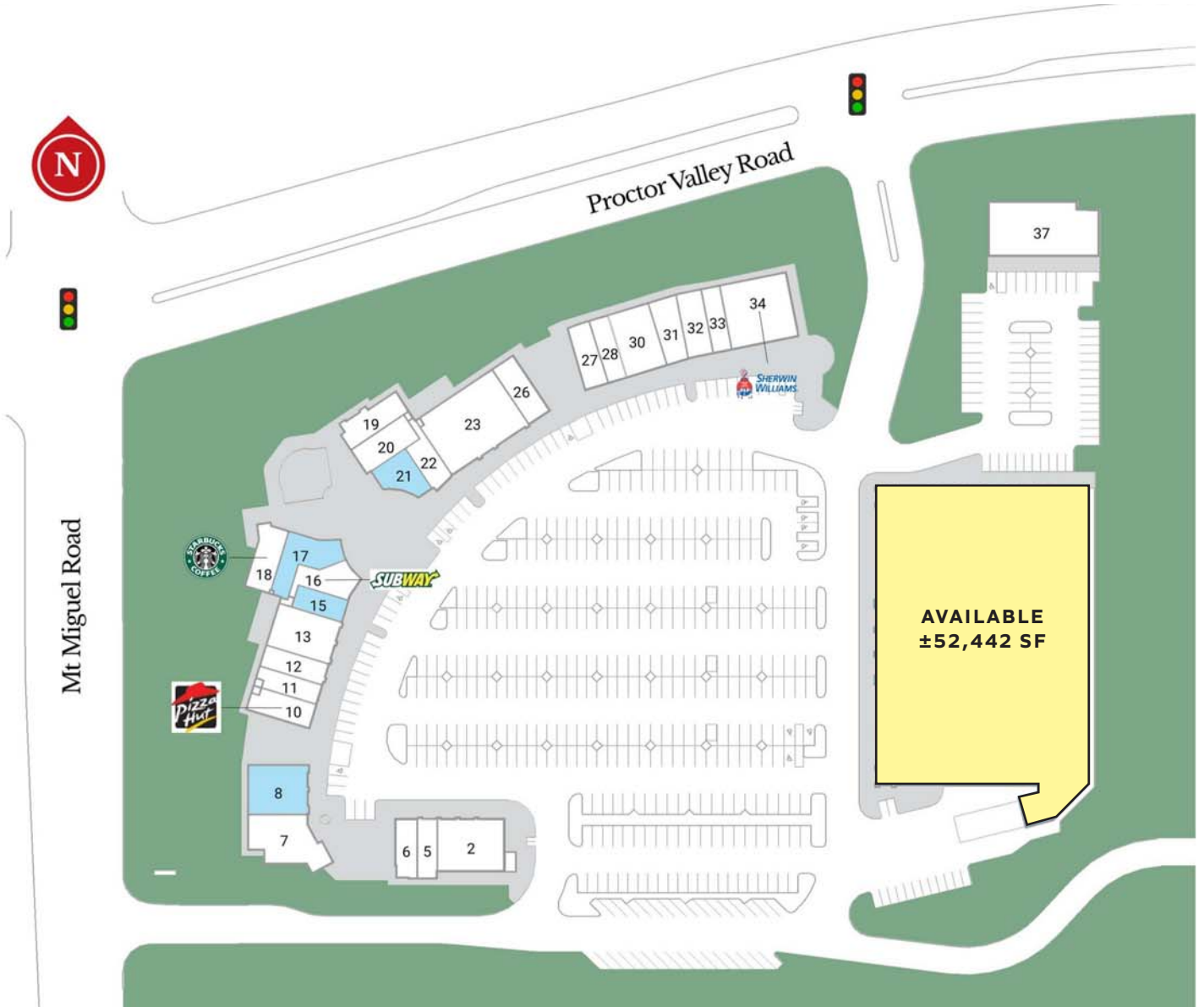
FOR LEASE. 52,442 SF ANCHOR SPACE AVAILABLE



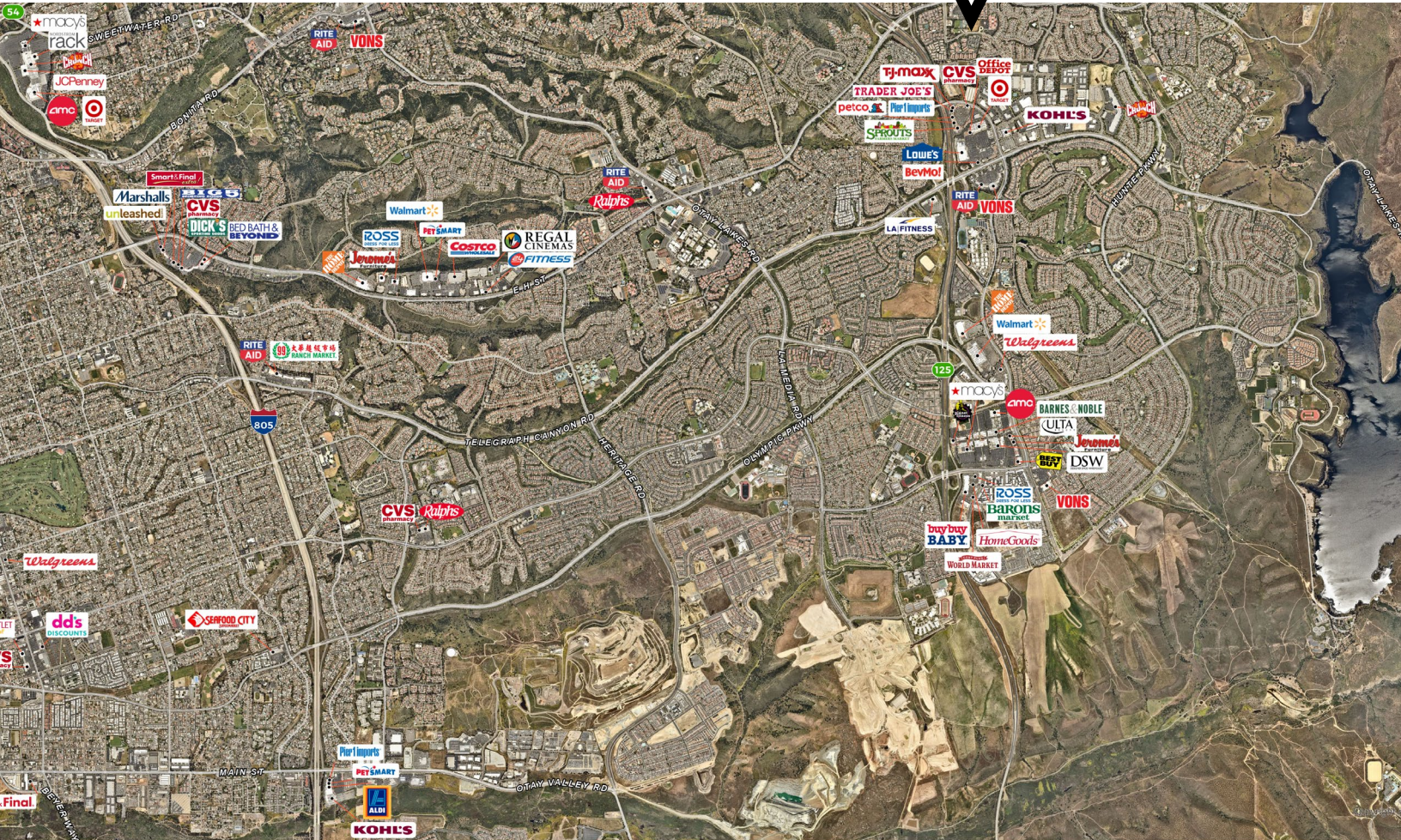
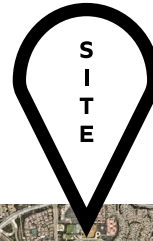
Property Features.

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











2310 Proctor Valley Rd, Chula Vista, CA 91914

POPULATION

	1 mile	3 miles	5 miles
Total Population	16,673	98,917	241,912
Projected Population (2022)	17,063	102,913	248,859

HOUSING

	1 mile	3 miles	5 miles
Total Households	4,989	29,011	71,083
Projected Total Households (2022)	5,075	30,008	72,780

INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$114,718	\$110,592	\$97,536
Average Household Income	\$138,701	\$131,522	\$114,435
Per Capita Income	\$41,361	\$38,756	\$33,612
Median Disposable Income	\$90,622	\$86,673	\$76,556
Average Disposable Income	\$100,894	\$96,583	\$86,004

DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	16,086	84,533	201,822
Daytime Population Workers	7,202	28,615	63,371
Daytime Population Residents	8,884	55,918	138,451

RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	8,715 52.27%	48,620 49.15%	106,078 43.85%
Black or African American	773 4.64%	4,982 5.04%	18,852 7.79%
American Indian & Alaska Native Population	85 0.51%	520 0.53%	1,337 0.55%
Asian Population	3,289 19.73%	23,811 24.07%	57,810 23.90%
Pacific Islander Population	83 0.50%	493 0.50%	1,724 0.71%
Other Race Population	2,556 15.33%	13,562 13.71%	39,178 16.20%
Population of Two or More Races	1,173 7.03%	6,928 7.00%	16,933 7.00%
Hispanic Population	8,522 51.11%	46,437 46.95%	110,157 45.54%
Non-Hispanic Population	8,151 48.89%	52,480 53.05%	131,755 54.46%

EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	2,850 26.01%	18,619 28.71%	38,363 23.90%
Graduate/Professional Degree	1,735 15.83%	9,262 14.28%	17,470 10.89%

AGE

	1 mile	3 miles	5 miles
Median Age	36.2	35.3	35.5



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