

NEW RETAIL COMING SOON
SAN DIEGO INTERNATIONAL BORDER CROSSING



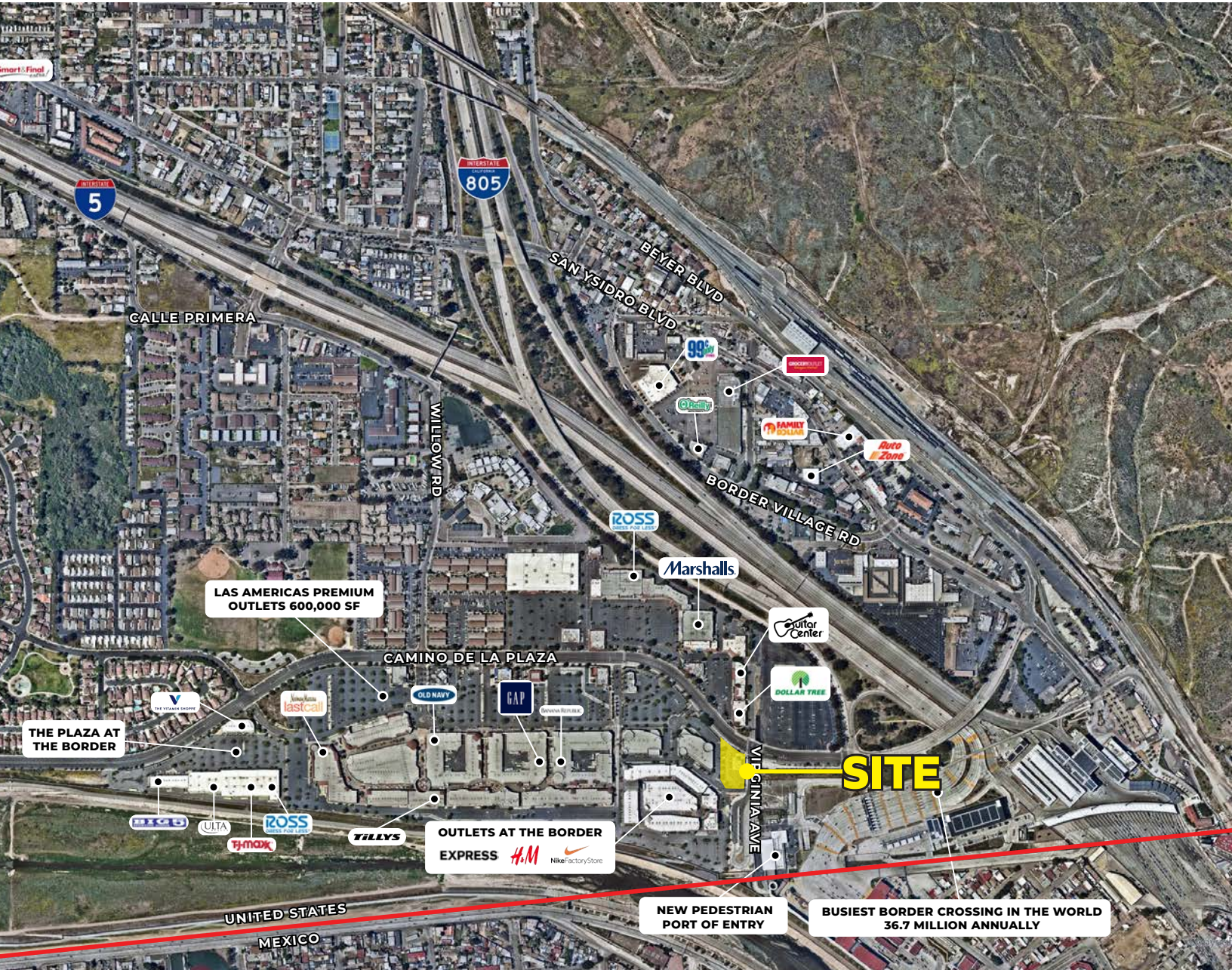
4575 Camino De La Plaza San Diego, CA

FOR LEASE.
THE BUSIEST LAND PORT OF ENTRY IN THE WESTERN HEMISPHERE

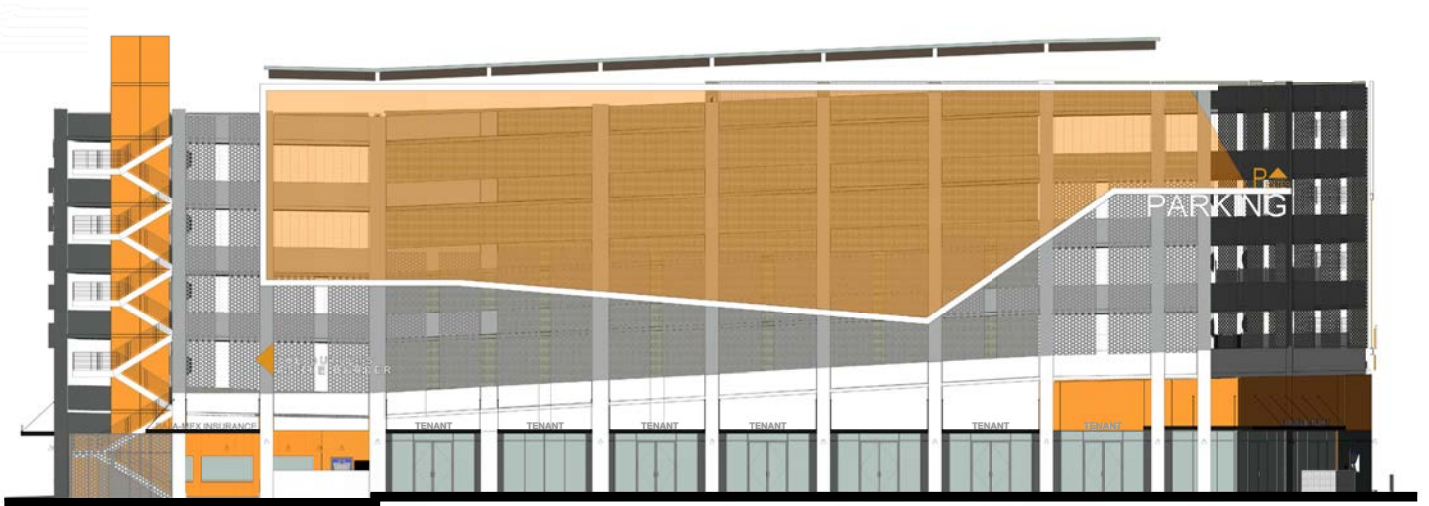


Property Features.

- + Total Retail SF ± 7600 SF = (divisible for smaller suites)
- + Highly visible - Corner of Camino De La Plaza and Virginia Ave
- + Adjacent to Las Americas Premium Outlets
- + Walking path from new pedestrian border crossing
- + First highly visible corner for all major shopping









LAS AMERICAS OUTLETS & MAJOR RETAIL SHOPPING HUB

+ 125 stores, Las Americas Premium Outlet is the area's largest Outlet center. Stores include J.Crew, Nike Factory store, Michael Kors, and more! Retailers such as Ross, Marshall's, Guitar Center, T.J. Maxx and others experiencing tremendous sales in the area.



NEW BUS STOP/ PEDESTRIAN BORDER CROSSING

+ Approximately 30,000 pedestrians crossing daily.
+ Over 36.7 million total crossing the border each year.

4575 Camino De La Plaza, San Diego, CA 92173



POPULATION

	1 mile	3 miles	5 miles
Total Population	8,636	72,556	172,338
Projected Population (2022)	8,943	74,604	176,455



HOUSING

Total Households	2,094	18,942	47,494
Projected Total Households (2022)	2,155	19,424	48,455



INCOME

Median Household Income	\$49,829	\$65,241	\$60,912
Average Household Income	\$70,577	\$79,871	\$76,090
Per Capita Income	\$17,253	\$20,710	\$21,198
Median Disposable Income	\$43,150	\$53,647	\$51,437
Average Disposable Income	\$56,725	\$64,167	\$61,609



DAYTIME DEMOS

Total Daytime Population	9,076	58,616	145,376
Daytime Population Workers	4,215	17,714	48,875
Daytime Population Residents	4,861	40,902	96,501



RACE & ETHNICITY

White	4,813 55.74%	36,863 50.81%	88,668 51.45%
Black or African American	191 2.21%	2,188 3.02%	5,731 3.33%
American Indian & Alaska Native Population	70 0.81%	434 0.60%	1,192 0.69%
Asian Population	297 3.44%	7,735 10.66%	17,963 10.42%
Pacific Islander Population	16 0.19%	265 0.37%	764 0.44%
Other Race Population	2,944 34.09%	21,685 29.89%	49,012 28.44%
Population of Two or More Races	304 3.52%	3,387 4.67%	9,007 5.23%
Hispanic Population	7,955 92.11%	57,486 79.23%	129,325 75.04%
Non-Hispanic Population	680 7.87%	15,070 20.77%	43,013 24.96%



EDUCATION

Bachelor's Degree	499 9.62%	6,240 13.32%	14,760 13.20%
Graduate/Professional Degree	176 3.39%	1,648 3.52%	4,481 4.01%



AGE

Median Age	30.1	33.0	33.5
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