

# Grosvenor Square

FOR LEASE. SPORTS ARENA BLVD & ROSECRANS ST.  
SAN DIEGO, CALIFORNIA



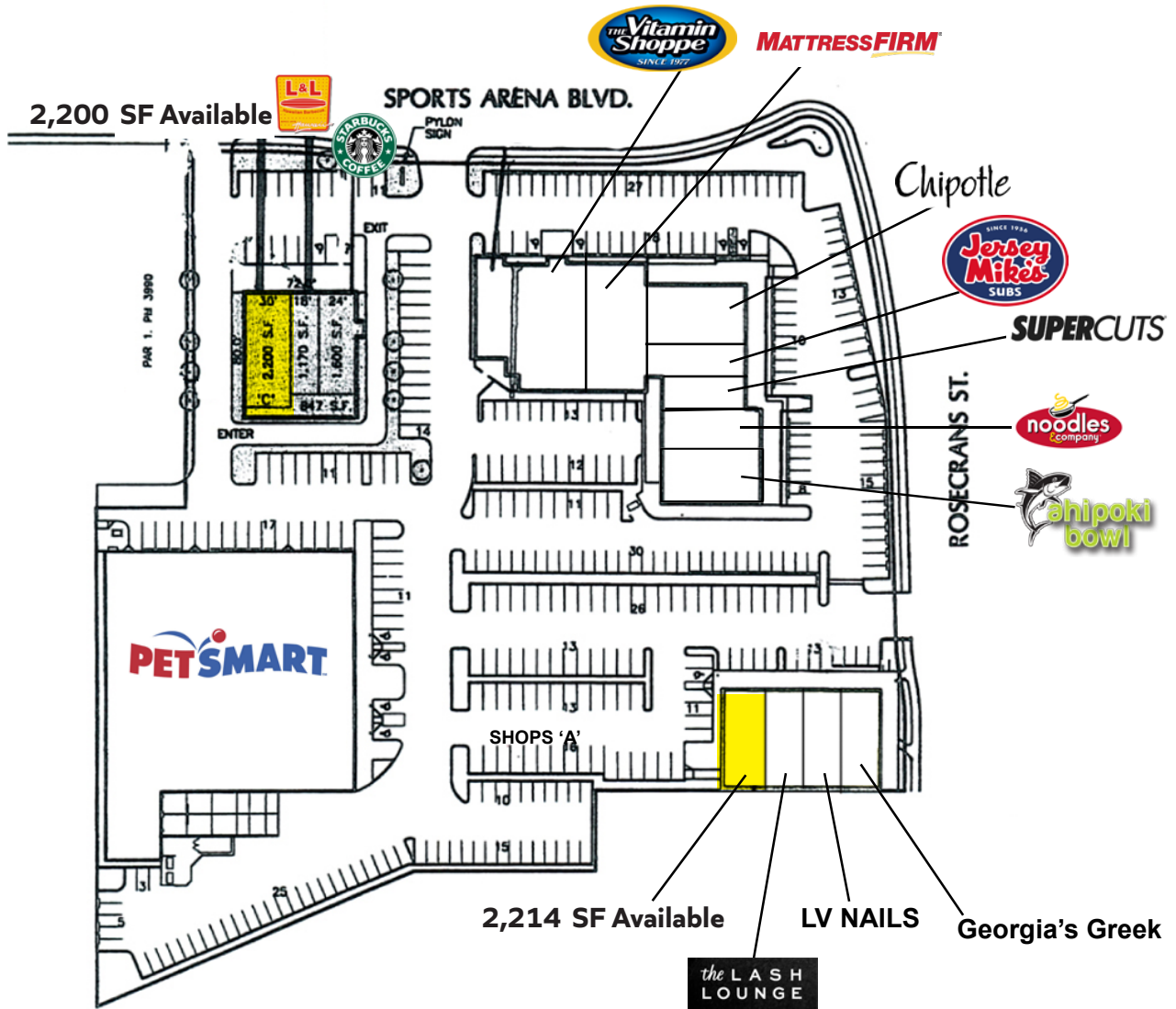
## Property Features.

- + Located in the heart of the Sports Arena area, at one of the busiest intersections in San Diego County
- + Anchored by PetSmart, Jennifer Convertibles, Mattress Discounters, Chipotle and Starbucks
- + Close Proximity to TJMaxx, Ross, The Home Depot, Ralphs and Target
- + Population exceeding 392,000 people in a 5-Mile radius
- + Average Household Income over \$112,000 in 3-Mile radius
- + Minutes away from San Diego International Airport
- + Close proximity to Interstate 8 freeway with 177,774 cars per day
- + Great visibility from Sports Arena Blvd. and Rosecrans St. with over 92,000 cars per day combined









# Sports Arena Blvd & Rosecrans St, San Diego, California, 92110



## POPULATION

	1 mile	3 miles	5 miles
Total Population	14,373	131,513	392,241
Projected Population (2022)	14,619	137,075	410,034



## HOUSING

Total Households	4,375	57,937	181,069
Projected Total Households (2022)	4,416	60,823	190,720



## INCOME

Median Household Income	\$66,075	\$83,644	\$77,566
Average Household Income	\$99,509	\$112,860	\$106,609
Per Capita Income	\$35,257	\$51,862	\$50,094
Median Disposable Income	\$53,847	\$66,095	\$61,317
Average Disposable Income	\$72,300	\$82,217	\$77,956



## DAYTIME DEMOS

Total Daytime Population	33,306	169,812	452,321
Daytime Population Workers	27,439	113,491	276,782
Daytime Population Residents	5,867	56,321	175,539



## RACE & ETHNICITY

White	10,019	<b>69.71%</b>	99,903	<b>75.96%</b>	275,648	<b>70.28%</b>
Black or African American	1,171	<b>8.15%</b>	5,858	<b>4.45%</b>	21,975	<b>5.60%</b>
American Indian & Alaska Native Population	136	<b>0.95%</b>	853	<b>0.65%</b>	2,804	<b>0.71%</b>
Asian Population	791	<b>5.50%</b>	9,036	<b>6.87%</b>	31,103	<b>7.93%</b>
Pacific Islander Population	75	<b>0.52%</b>	501	<b>0.38%</b>	1,466	<b>0.37%</b>
Other Race Population	1,249	<b>8.69%</b>	8,278	<b>6.29%</b>	37,195	<b>9.48%</b>
Population of Two or More Races	931	<b>6.48%</b>	7,084	<b>5.39%</b>	22,050	<b>5.62%</b>
Hispanic Population	3,392	<b>23.60%</b>	24,537	<b>18.66%</b>	93,352	<b>23.80%</b>
Non-Hispanic Population	10,981	<b>76.40%</b>	106,977	<b>81.34%</b>	298,889	<b>76.20%</b>



## EDUCATION

Bachelor's Degree	2,120	<b>27.04%</b>	31,726	<b>33.42%</b>	97,701	<b>33.31%</b>
Graduate/Professional Degree	1,359	<b>17.34%</b>	21,861	<b>23.02%</b>	62,230	<b>21.22%</b>



## AGE

Median Age	27.5	35.7	36.2
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# Grosvenor Square

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