

# For Lease • New Shopping Center

NEC 1-15 + CARROLL CANYON RD, SAN DIEGO, CA 92173



## FEATURES

- Freeway exposure to the heavily trafficked I-15 corridor
- New development located on the I-15 freeway with strong residential populations surrounding it
- Strong daytime population: 108,224 in 5 miles
- The proposed center will service the high income Scripps Ranch community via Carroll Canyon Road, which provides strong access to the project
- Retail/Restaurant/Financial pads available
- Proposed anchor tenant in negotiation
- Approximately 12,360 students attend Miramar College & Scripps Ranch High School adjacent to the project

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2011 Population:	12,576	92,896	177,546
2011 Daytime Pop:	11,240	41,653	108,224
2016 Proj Pop:	13,284	96,365	183,872
Avg HH Income:	\$83,159	\$105,555	\$115,393

## TRAFFIC COUNTS

I-15 at Carroll Canyon Rd:	284,350 ADT
Carroll Canyon Rd:	25,677 ADT



RETAIL INSITE

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CHAINLINKS  
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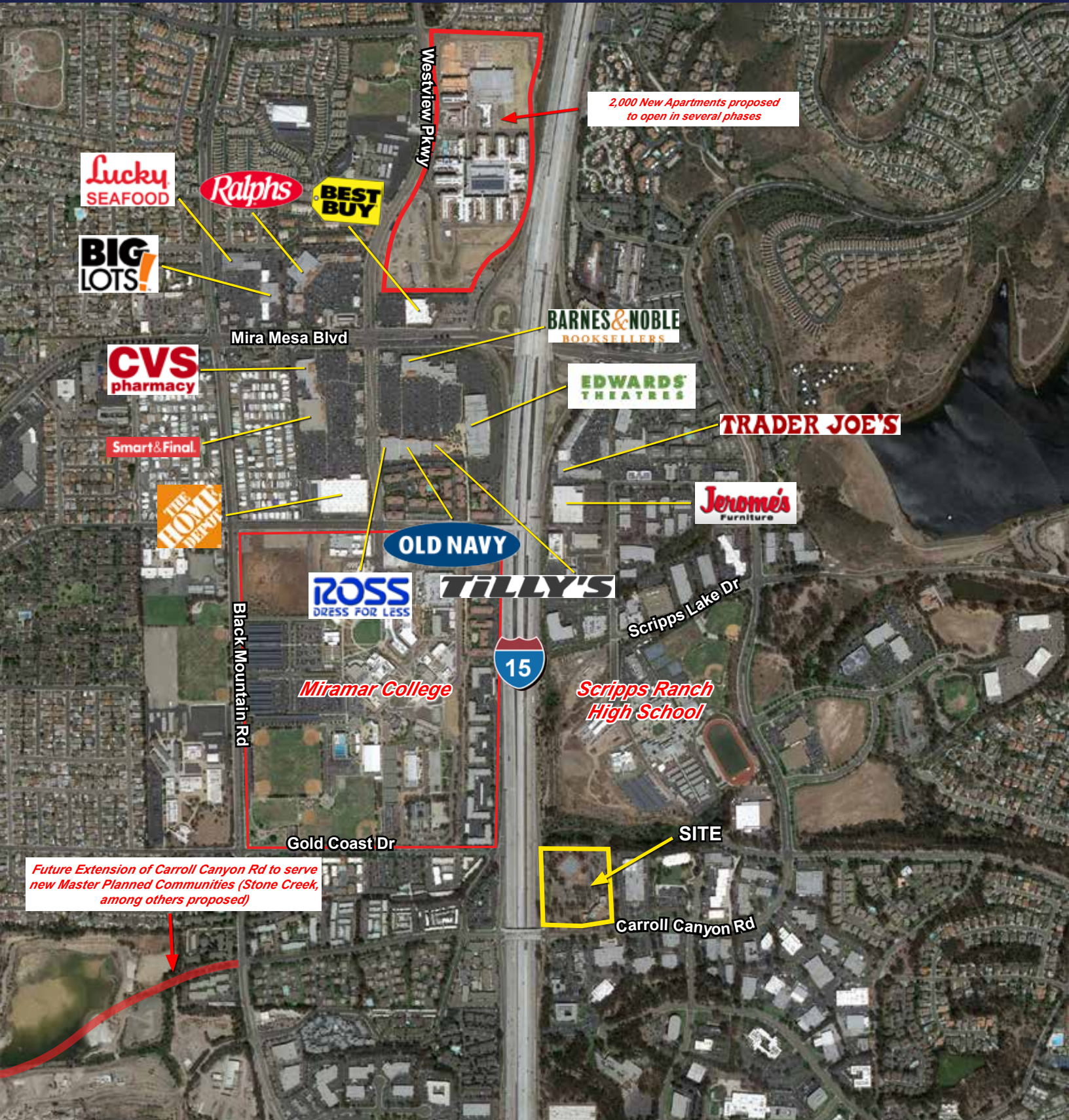
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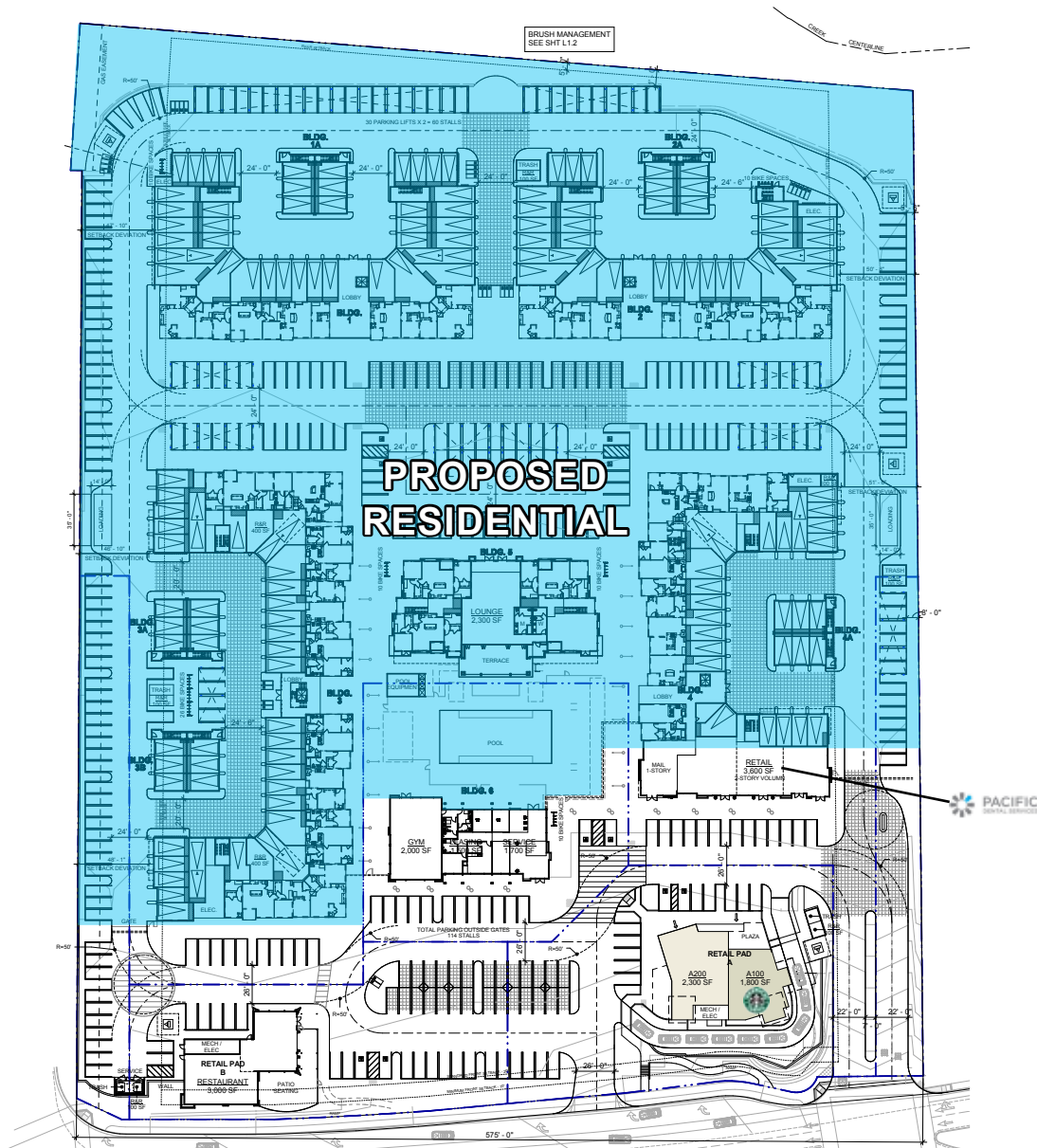




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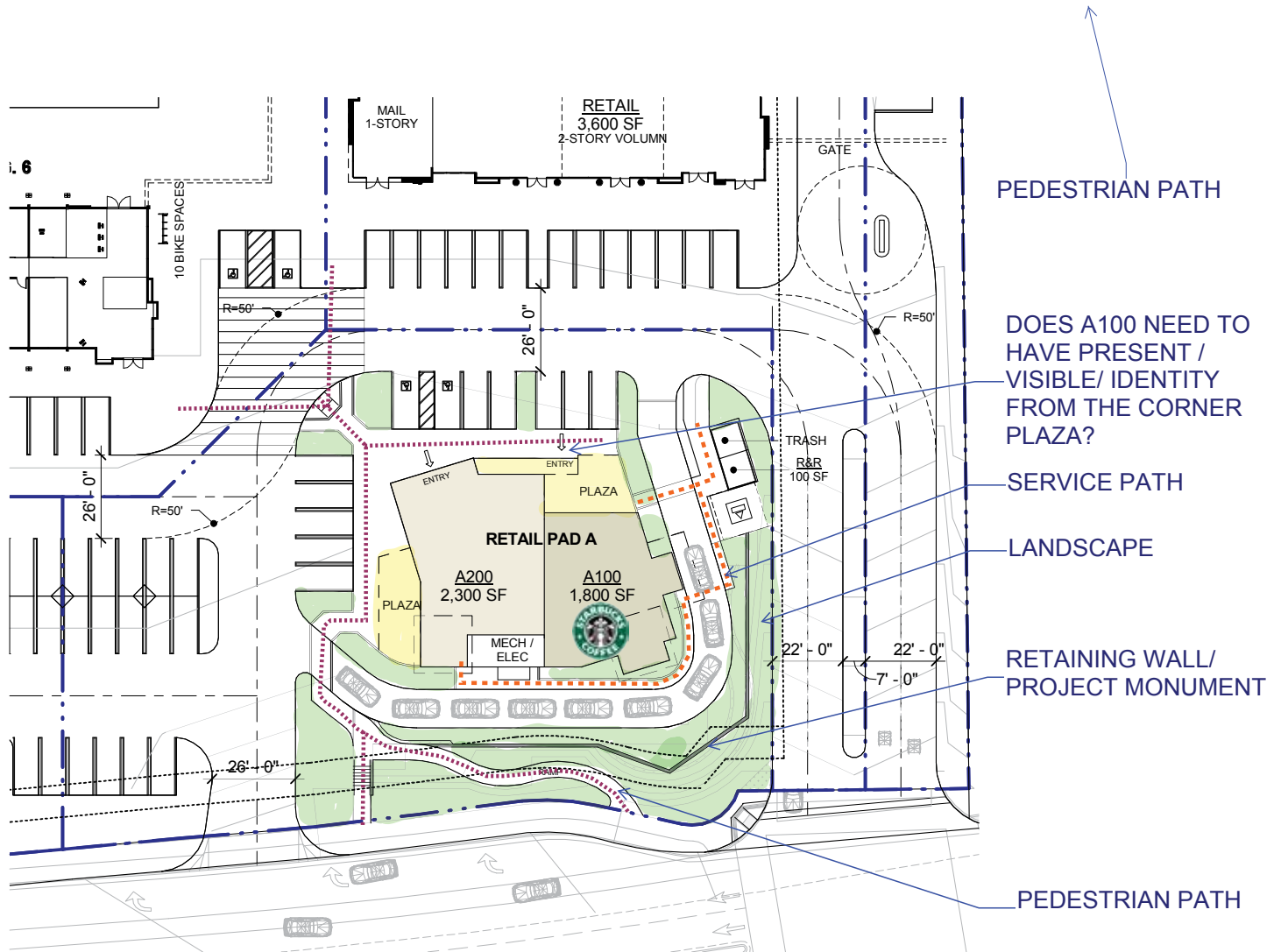
## SITE PLAN



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## SITE PLAN - ZOOMED



CARROLL CANYON - PAD A SCHEME B

# Expanded Demographic Profile

ESTIMATED 2017 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

CARROLL CANYON RD + I-15 | SAN DIEGO, CA



## POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	13,231	96,284	183,818
Forecasted Population (2021)	14,474	100,768	194,475



## HOUSEHOLDS

Households	5,203	31,695	60,325
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## AVG HHD INCOME

Estimated Avg Household Income	\$95,710	\$121,695	\$132,915
Avg Family Income	\$96,936	\$114,879	\$126,739



## MEDIAN HH INCOME

Estimated Median Household Income	\$85,906	\$102,444	\$109,241
Median Family Income	\$94,444	\$105,138	\$112,940



## PER CAPITA INCOME

Est. Proj. Per Capita Income	\$37,868	\$40,796	\$44,496
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## OTHER INCOME

Est. Proj. Median Disposable Income	\$67,901	\$79,846	\$85,025
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## DAYTIME DEMOS

Total Number of Businesses	1,003	3,501	7,940
Total Number of Employees	11,228	41,546	108,217



## RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	6,923 50.2%	43,405 46.8%	193,091 52.4%
Black or African American	715 5.7%	3,587 3.9%	5,828 3.3%
American Indian & Alaskan Native	50 0.4%	338 0.4%	649 0.4%
Asian	3,711 29.6%	35,145 37.9%	59,547 33.5%
Hawaiian & Pacific Islander	77 0.6%	519 0.6%	755 0.4%
Other Race	704 5.6%	3,932 4.2%	7,223 4.1%
Two or More Races	975 7.8%	5,891 6.3%	10,399 5.9%



## AGE DISTRIBUTION

Median Age	37.25 yrs	34.49 yrs	34.12 yrs
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## HOUSING

Total Housing Units	5,211	31,898	60,818
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