

For Lease · The Hub at Scripps Ranch

NEC 1-15 + CARROLL CANYON RD, SAN DIEGO, CA 92131



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
- This mixed-use project includes 225 upscale apartment units. Retail delivery January 2021.
- Approximately 12,360 students attend Miramar College & Scripps Ranch High School adjacent to the project

DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|----------------|-----------|-----------|-----------|
| Population: | 14,450 | 107,146 | 190,949 |
| Daytime Pop: | 23,331 | 113,562 | 225,305 |
| 2022 Proj Pop: | 14,756 | 111,062 | 197,639 |
| Avg HH Income: | \$105,796 | \$134,465 | \$144,875 |

TRAFFIC COUNTS

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



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CHAINLINKS
RETAIL ANALYTICS

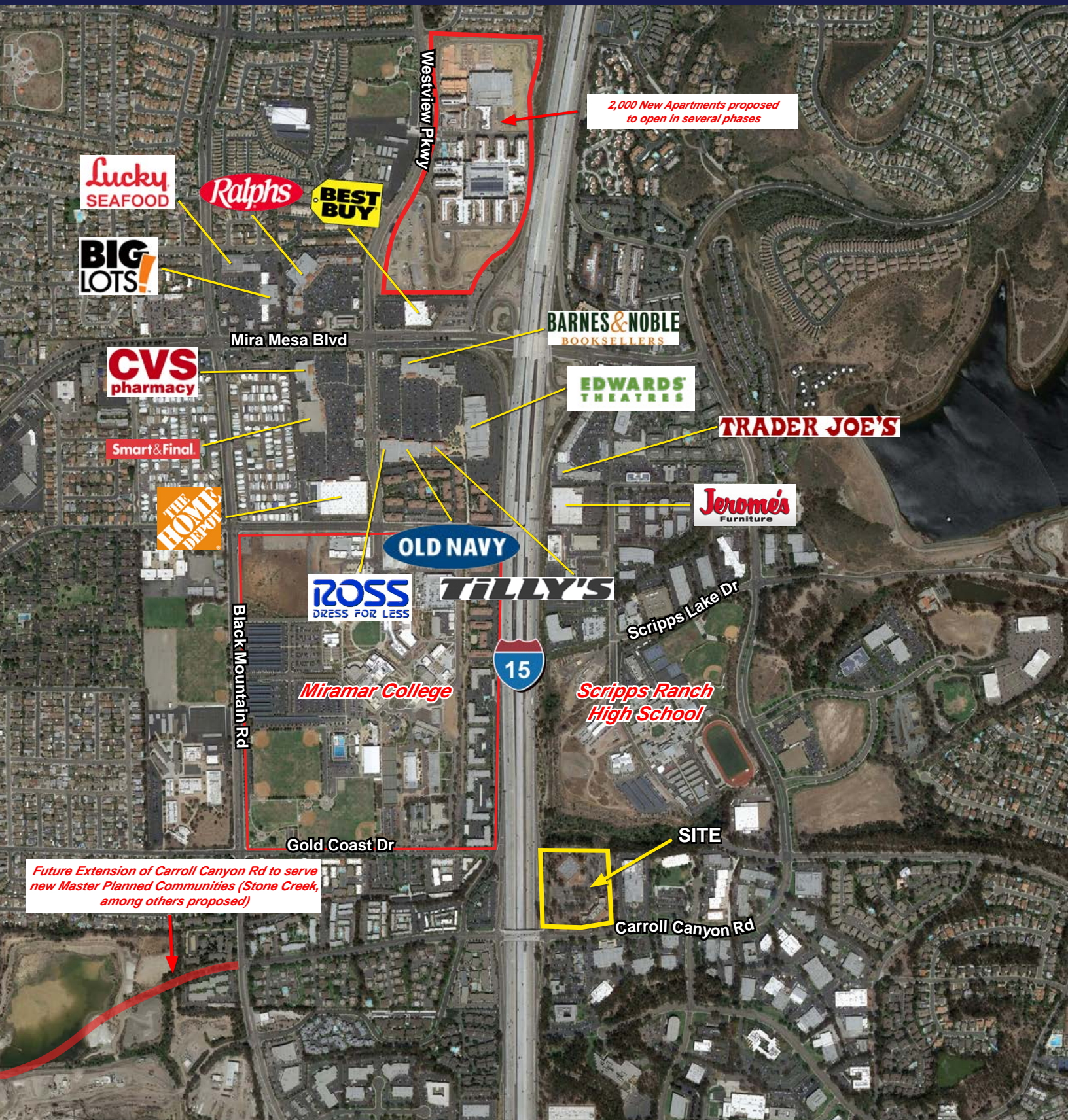
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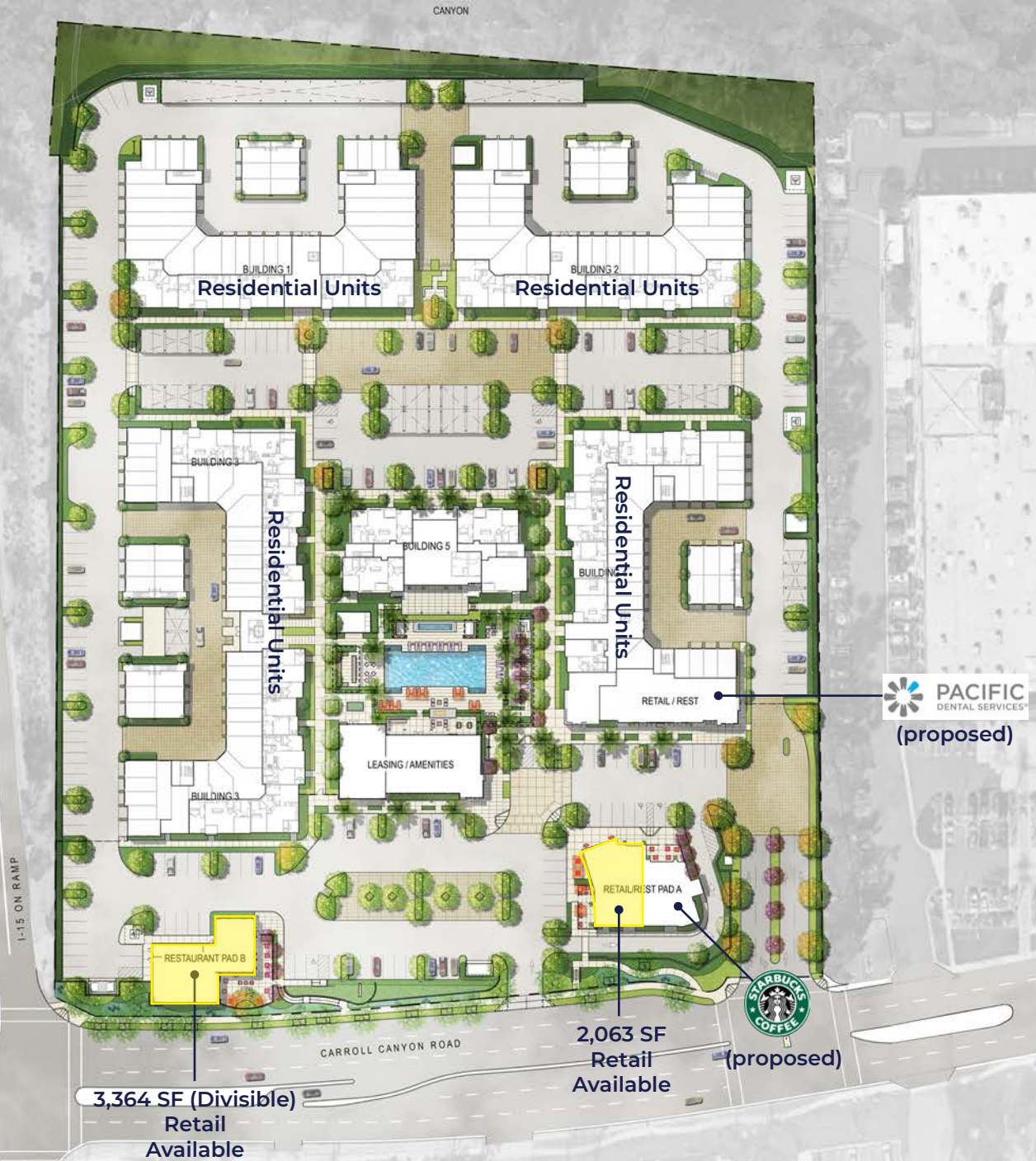
2,000 New Apartments proposed to open in several phases

Future Extension of Carroll Canyon Rd to serve new Master Planned Communities (Stone Creek, among others proposed)

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SITE PLAN

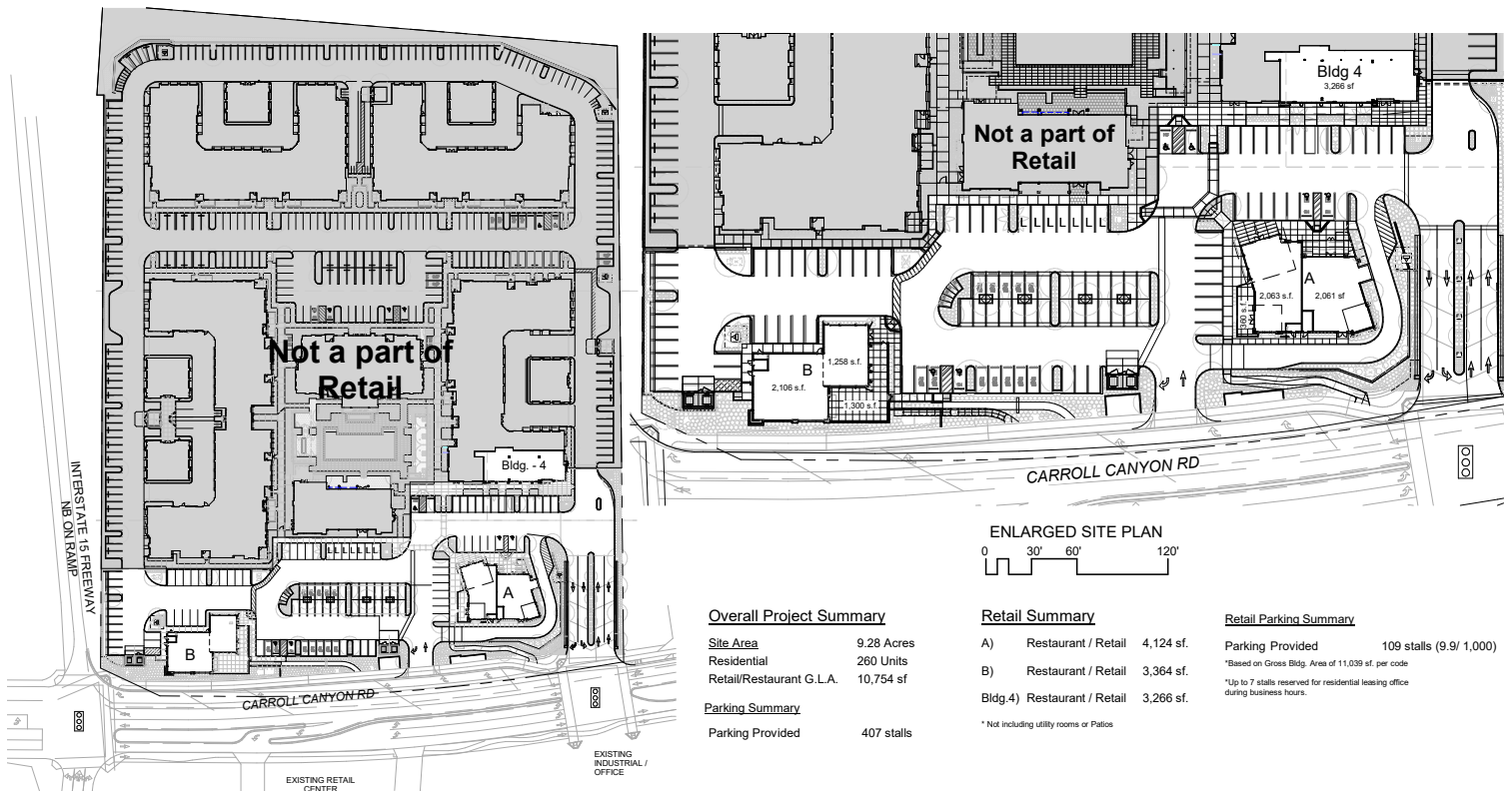


This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

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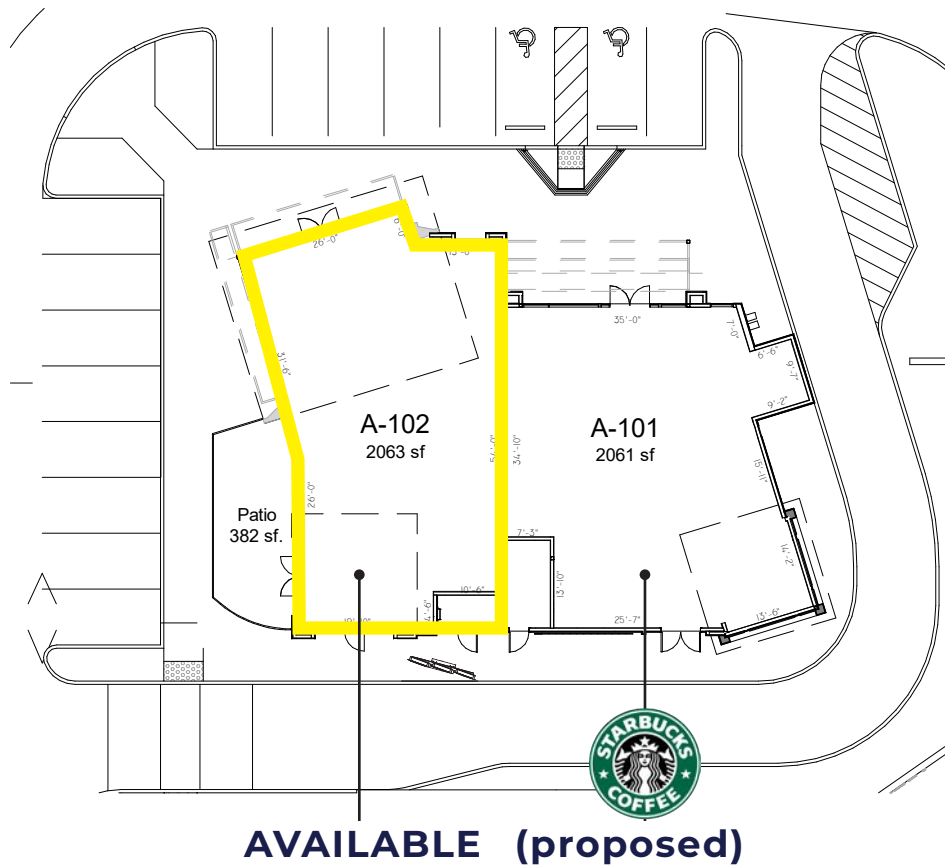


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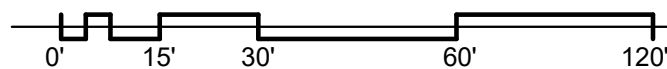
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SITE PLAN - ZOOMED

BUILDING A FLOOR PLAN



Building A Floor Plan

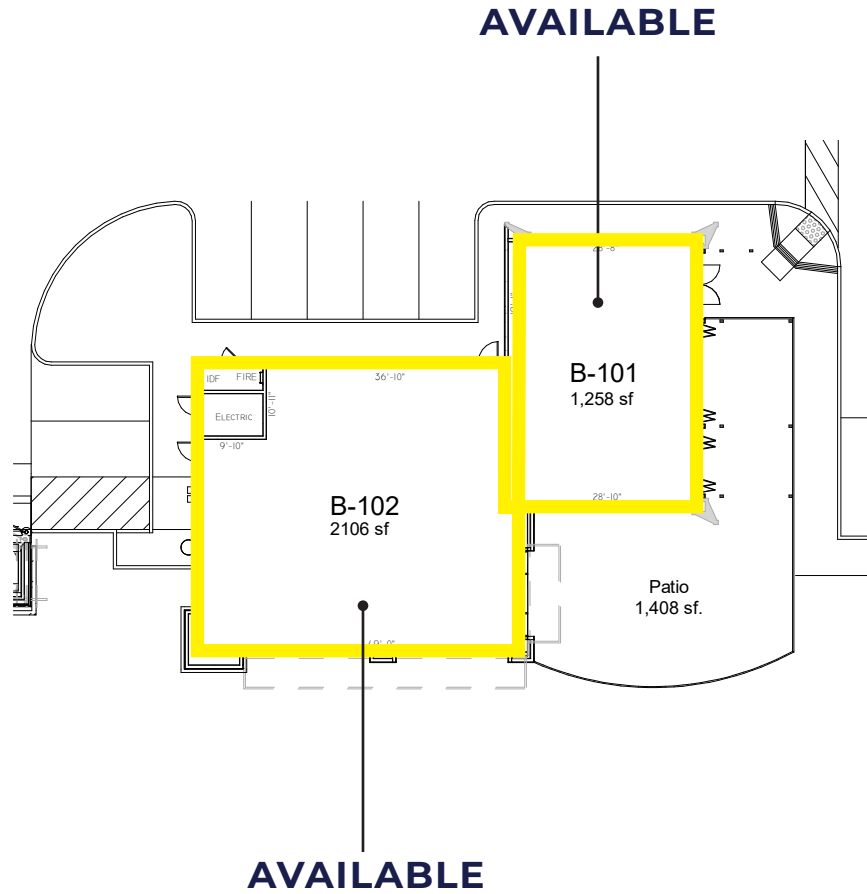


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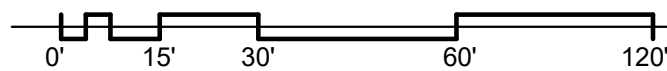
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SITE PLAN - ZOOMED

BUILDING B FLOOR PLAN



Building B Floor Plan



Expanded Demographic Profile

ESTIMATED 2019 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

I-15 Express Ln & Carroll Canyon Rd, San Diego, California, 92131



POPULATION

| | 1 mile | 3 miles | 5 miles |
|-----------------------------|--------|---------|---------|
| Total Population | 14,450 | 107,146 | 190,949 |
| Projected Population (2022) | 14,756 | 111,062 | 197,639 |



HOUSING

| | | | |
|-----------------------------------|-------|--------|--------|
| Total Households | 5,529 | 34,832 | 63,438 |
| Projected Total Households (2022) | 5,623 | 36,036 | 65,483 |



INCOME

| | | | |
|---------------------------|-----------|-----------|-----------|
| Median Household Income | \$82,636 | \$107,694 | \$114,351 |
| Average Household Income | \$105,796 | \$134,465 | \$144,875 |
| Per Capita Income | \$40,159 | \$43,973 | \$48,414 |
| Median Disposable Income | \$64,849 | \$84,058 | \$89,658 |
| Average Disposable Income | \$79,359 | \$96,993 | \$102,647 |



DAYTIME DEMOS

| | | | |
|------------------------------|--------|---------|---------|
| Total Daytime Population | 23,331 | 113,562 | 225,305 |
| Daytime Population Workers | 17,539 | 65,106 | 137,823 |
| Daytime Population Residents | 5,792 | 48,456 | 87,482 |



RACE & ETHNICITY

| | | | |
|--|----------------------|----------------------|-----------------------|
| White | 6,784 46.95% | 45,973 42.91% | 91,098 47.71% |
| Black or African American | 892 6.17% | 4,257 3.97% | 6,292 3.30% |
| American Indian & Alaska Native Population | 64 0.44% | 377 0.35% | 655 0.34% |
| Asian Population | 4,455 30.83% | 43,600 40.69% | 70,995 37.18% |
| Pacific Islander Population | 89 0.62% | 575 0.54% | 783 0.41% |
| Other Race Population | 1,161 8.04% | 5,383 5.02% | 8,699 4.56% |
| Population of Two or More Races | 1,004 6.95% | 6,982 6.52% | 12,427 6.51% |
| Hispanic Population | 2,765 19.13% | 14,493 13.53% | 24,775 12.97% |
| Non-Hispanic Population | 11,685 80.87% | 92,653 86.47% | 166,174 87.03% |



EDUCATION

| | | | |
|------------------------------|---------------------|----------------------|----------------------|
| Bachelor's Degree | 3,030 31.05% | 24,150 33.07% | 44,143 33.97% |
| Graduate/Professional Degree | 1,441 14.77% | 14,199 19.44% | 29,926 23.03% |



AGE

| | | | |
|------------|------|------|------|
| Median Age | 33.9 | 36.5 | 37.3 |
|------------|------|------|------|

Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.