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**FOR LEASE**

**3760 GAINES STREET | SAN DIEGO, CA 92110**





## PROPERTY HIGHLIGHTS

- 1,700 SF automotive retail building
- Located within existing automotive retail center offering strong visibility to the street
- Adjacent Starbucks drive-thru coming soon
- Located along the heavily trafficked corridor of Camino Del Rio West just blocks from Interstate-8 and 5 Freeway





54102 ADT

Camino Del Rio

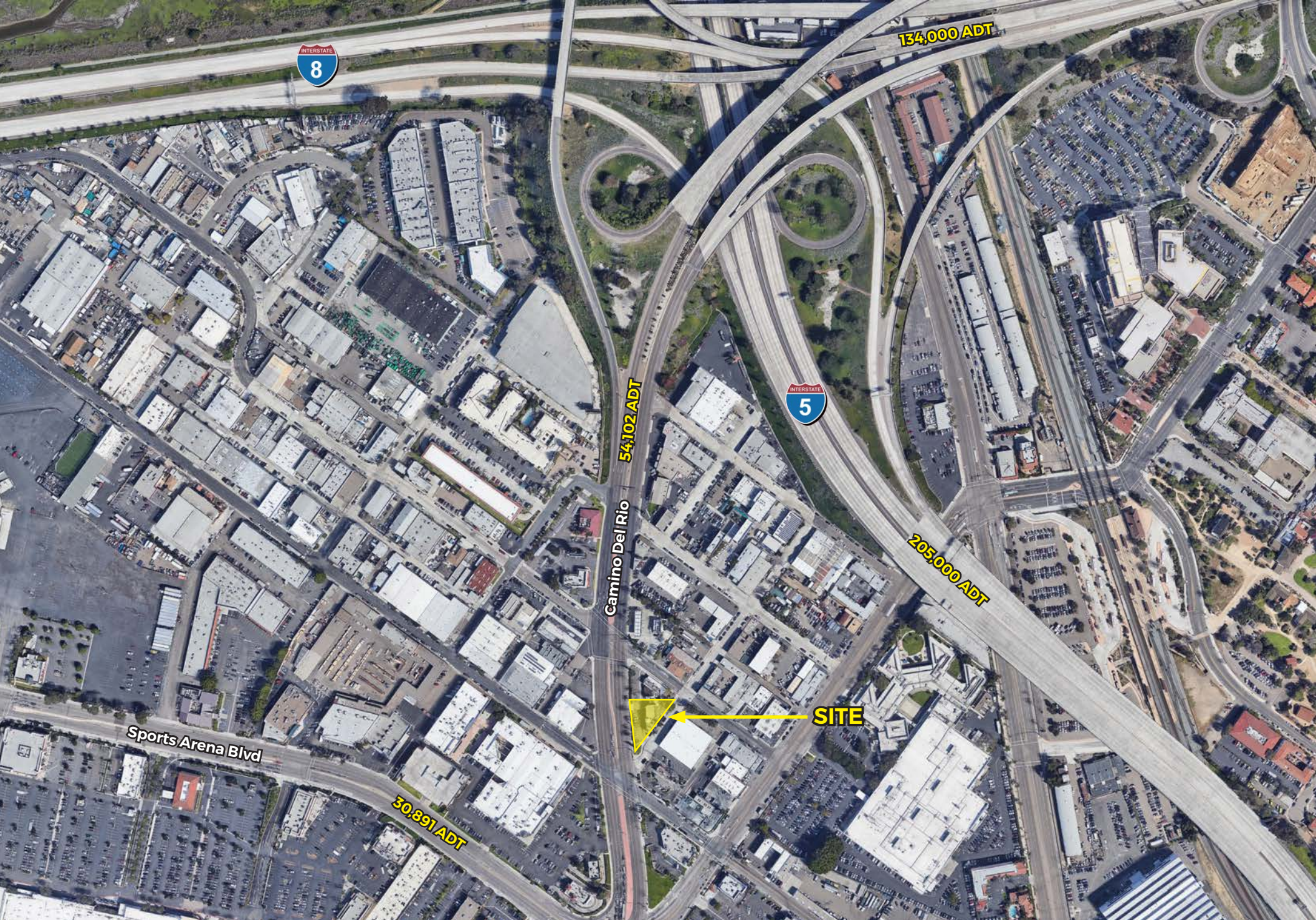


Gains Street

Hancock Street

SITE





INTERSTATE  
8

134,000 ADT

INTERSTATE  
5

54,102 ADT

Camino Del Rio

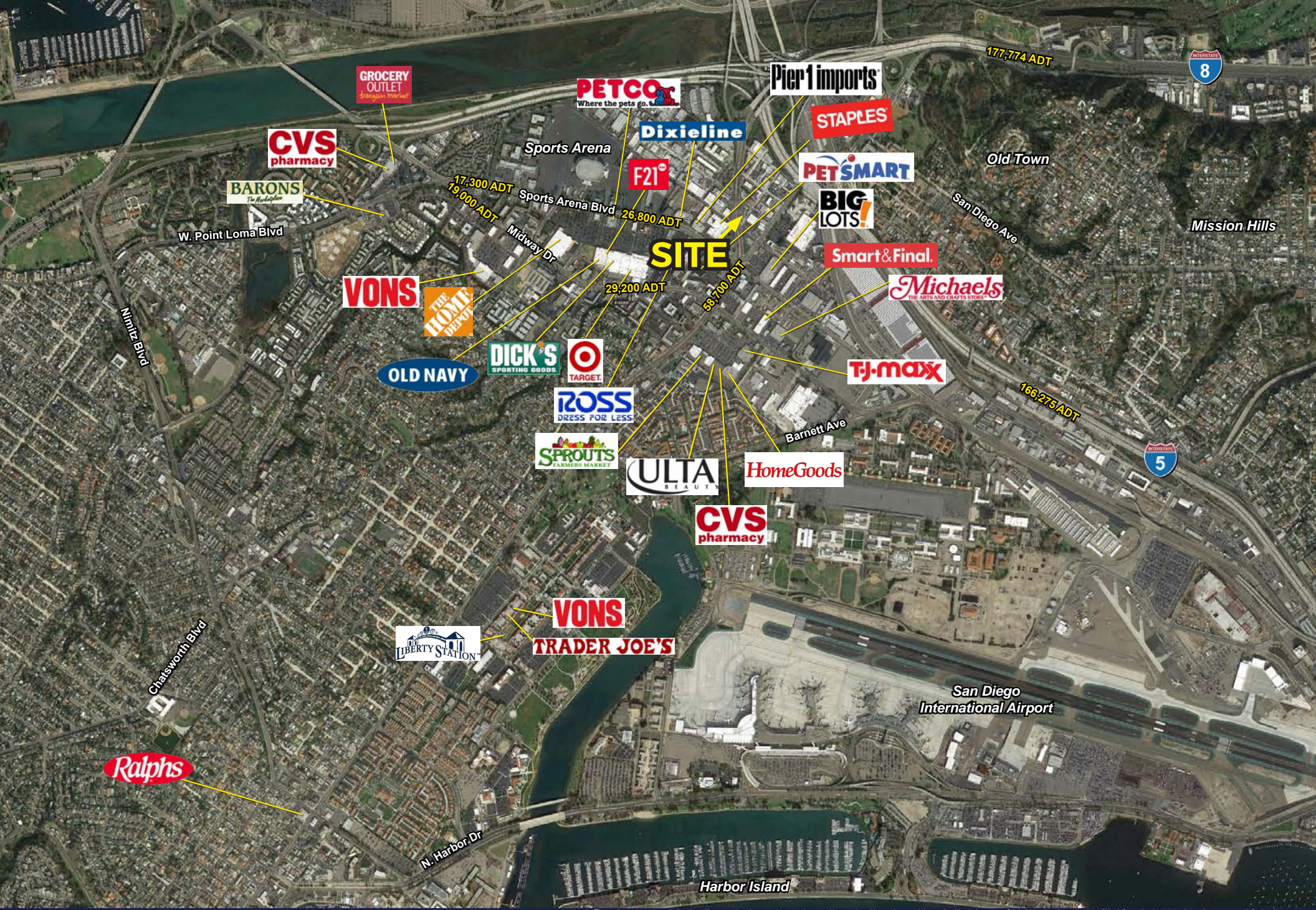
205,000 ADT

Sports Arena Blvd

30,891 ADT

SITE





The projects, tenants and site plans illustrated herein are subject to change without notice. You and your advisors should conduct a careful, independent investigation of the information herein to determine to your satisfaction the accuracy.





# Expanded Demographic Profile

ESTIMATED 2018 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

3760 Gaines St, San Diego, California, 92110

## POPULATION

	1 mile	3 miles	5 miles
Total Population	12,060	133,211	400,977
Projected Population (2022)	12,489	138,871	423,365

## HOUSING

Total Households	4,377	58,207	184,781
Projected Total Households (2022)	4,520	60,909	196,118

## INCOME

Median Household Income	\$50,758	\$68,671	\$65,437
Average Household Income	\$81,944	\$99,129	\$94,457
Per Capita Income	\$34,748	\$46,102	\$45,302
Median Disposable Income	\$43,056	\$55,536	\$53,686
Average Disposable Income	\$61,043	\$72,537	\$69,680

## DAYTIME DEMOS

Total Daytime Population	48,111	196,846	493,819
Daytime Population Workers	42,471	144,918	331,110
Daytime Population Residents	5,640	51,928	162,709

## RACE & ETHNICITY

White	8,202 <b>68.02%</b>	100,151 <b>75.18%</b>	283,835 <b>70.79%</b>
Black or African American	1,096 <b>9.09%</b>	5,980 <b>4.49%</b>	22,380 <b>5.58%</b>
American Indian & Alaska Native Population	100 <b>0.83%</b>	878 <b>0.66%</b>	2,881 <b>0.72%</b>
Asian Population	720 <b>5.97%</b>	9,882 <b>7.42%</b>	31,195 <b>7.78%</b>
Pacific Islander Population	63 <b>0.52%</b>	522 <b>0.39%</b>	1,552 <b>0.39%</b>
Other Race Population	1,063 <b>8.82%</b>	8,766 <b>6.58%</b>	37,016 <b>9.23%</b>
Population of Two or More Races	814 <b>6.75%</b>	7,034 <b>5.28%</b>	22,118 <b>5.52%</b>
Hispanic Population	2,851 <b>23.64%</b>	25,239 <b>18.95%</b>	93,313 <b>23.27%</b>
Non-Hispanic Population	9,210 <b>76.37%</b>	107,972 <b>81.05%</b>	307,664 <b>76.73%</b>

## EDUCATION

Bachelor's Degree	2,086 <b>27.14%</b>	29,949 <b>31.21%</b>	95,691 <b>32.04%</b>
Graduate/Professional Degree	1,223 <b>15.91%</b>	20,521 <b>21.39%</b>	59,636 <b>19.97%</b>

## AGE

Median Age	31.4	35.2	35.9
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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.

**RI** RETAIL INSITE



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