

FOR LEASE

Sports Arena Blvd & Rosecrans St.
San Diego, California



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 403,000 people in a 5-Mile radius
- Average Household Income over \$100,000 in 1 and 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



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The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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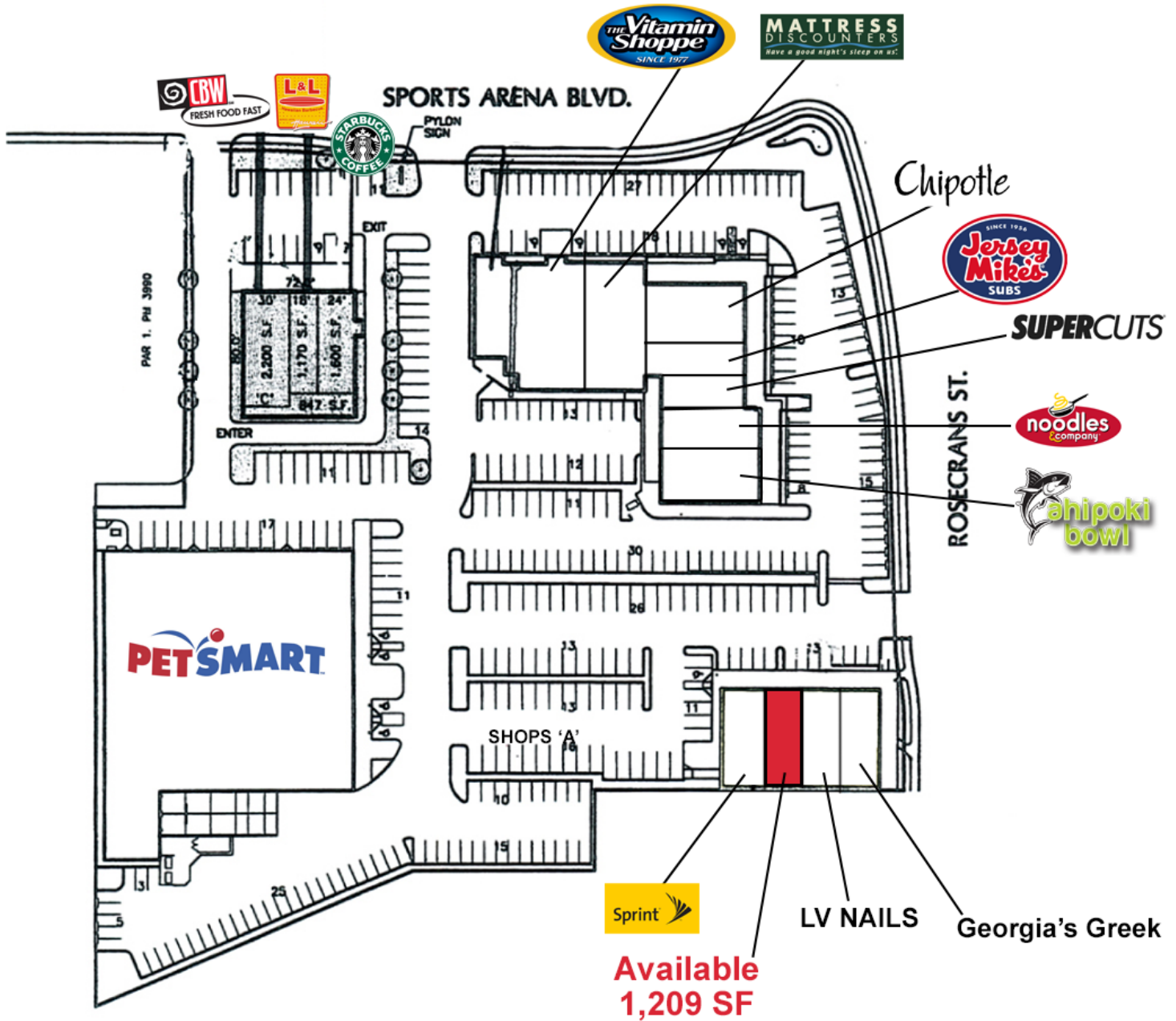
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SITE PLAN



**Available
1,209 SF**

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EXPANDED DEMOGRAPHIC PROFILE

Estimated 2016 • Calculated Using Proportional Block Groups

Sports Arena Blvd. & Rosecrans St. | San Diego, CA

 POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	12,857	124,613	371,630
Forecasted Population (2021)	14,260	142,436	436,295
 HOUSEHOLDS			
Households	4,651	57,276	169,805
 AVG HHD INCOME			
Estimated Avg Household Income	\$102,610	\$106,394	\$96,300
Avg Family Income	\$122,462	\$123,886	\$107,921
 MEDIAN HH INCOME			
Estimated Median Household Income	\$60,215	\$73,240	\$68,283
Median Family Income	\$82,065	\$92,146	\$85,389
 \$\$\$ PER CAPITA INCOME			
Est. Proj. Per Capita Income	\$49,185	\$52,894	\$47,309
 \$\$ OTHER INCOME			
Est. Proj. Median Disposable Income	\$49,183	\$59,036	\$55,430
 DAYTIME DEMOS			
Total Number of Businesses	1,607	8,502	21,358
Total Number of Employees	20,733	109,187	271,012
 RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White	9,267 72.1%	99,361 79.7%	272,220 73.3%
Black or African American	1,067 8.3%	4,486 3.6%	20,153 5.4%
American Indian & Alaskan Native	115 0.9%	781 0.6%	2,726 0.7%
Asian	658 5.1%	7,245 5.8%	25,524 6.9%
Hawaiian & Pacific Islander	65 0.5%	436 0.4%	1,370 0.4%
Other Race	1,012 7.9%	6,984 5.6%	32,095 8.6%
Two or More Races	673 5.2%	5,319 4.3%	17,542 4.7%
 AGE DISTRIBUTION			
Median Age	30.38 yrs	35.05 yrs	35.29 yrs
 HOUSING			
Total Housing Units	4,948	62,441	185,948