

# For Sale

## *.94 Acre Lot For Sale*

*2010 Felicita Road  
Escondido, CA 92025*



**AVAILABLE:** .94 Acres \$675,000.00 (\$16.50 psf) APN# 236-332-22

**TRAFFIC:** Felicita Rd / Redwood / Citracado 10,600 cars/weekday  
Felicita Rd / Citracado / Hamilton 5,900 cars/weekday

**COMMENTS:** Commercial Office (CO) Zoned Land located off Felicita Road. Close proximity to I-15 on and off ramps. Short distance to major shopping centers, daily needs, dining, etc at Centre City and Felicita Ave. Property has large commercial well on site.

E – 2010 Felicita Rd V2

### For More Information:

CDC Commercial 11440 West Bernardo Court #300 San Diego, CA 92127

Don Zech 858.486.9999 / Lic. 00885909 / dzech@cdccommercial.com

Nick Zech 858.232.2100 / Lic. 01721457 / nzech@cdccommercial.com



License #01857155

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## DEMOGRAPHICS 2010 Felicita Road

Population	1-mi.	3-mi.	5-mi.
2012 Male Population	7,796	47,224	97,520
2012 Female Population	7,875	47,093	100,505
% 2012 Male Population	49.75%	50.07%	49.25%
% 2012 Female Population	50.25%	49.93%	50.75%
2012 Total Population: Adult	10,936	67,998	146,738
2012 Total Daytime Population	14,208	109,721	186,622
2012 Total Employees	4,806	55,204	73,298
2012 Total Population: Median Age	30	32	34
2012 Total Population: Adult Median Age	41	44	45
2012 Total population: Under 5 years	1,370	7,807	14,722
2012 Total population: 5 to 9 years	1,287	7,208	13,716
2012 Total population: 10 to 14 years	1,280	6,918	13,939
2012 Total population: 15 to 19 years	1,302	7,120	15,258
2012 Total population: 20 to 24 years	1,283	7,366	14,774
2012 Total population: 25 to 29 years	1,347	7,494	14,764
2012 Total population: 30 to 34 years	1,152	6,641	13,352
2012 Total population: 35 to 39 years	1,144	6,272	12,990
2012 Total population: 40 to 44 years	1,063	6,178	13,007
2012 Total population: 45 to 49 years	1,031	6,314	13,434
2012 Total population: 50 to 54 years	955	6,100	13,114
2012 Total population: 55 to 59 years	703	5,129	11,299
2012 Total population: 60 to 64 years	476	4,047	9,200
2012 Total population: 65 to 69 years	359	2,768	6,716
2012 Total population: 70 to 74 years	232	2,030	5,046
2012 Total population: 75 to 79 years	194	1,594	4,209
2012 Total population: 80 to 84 years	180	1,415	3,843
2012 Total population: 85 years and over	313	1,916	4,642
% 2012 Total population: Under 5 years	8.74%	8.28%	7.43%
% 2012 Total population: 5 to 9 years	8.21%	7.64%	6.93%

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% 2012 Total population: 10 to 14 years	8.17%	7.33%	7.04%
% 2012 Total population: 15 to 19 years	8.31%	7.55%	7.71%
% 2012 Total population: 20 to 24 years	8.19%	7.81%	7.46%
% 2012 Total population: 25 to 29 years	8.60%	7.95%	7.46%
% 2012 Total population: 30 to 34 years	7.35%	7.04%	6.74%
% 2012 Total population: 35 to 39 years	7.30%	6.65%	6.56%
% 2012 Total population: 40 to 44 years	6.78%	6.55%	6.57%
% 2012 Total population: 45 to 49 years	6.58%	6.69%	6.78%
% 2012 Total population: 50 to 54 years	6.09%	6.47%	6.62%
% 2012 Total population: 55 to 59 years	4.49%	5.44%	5.71%
% 2012 Total population: 60 to 64 years	3.04%	4.29%	4.65%
% 2012 Total population: 65 to 69 years	2.29%	2.93%	3.39%
% 2012 Total population: 70 to 74 years	1.48%	2.15%	2.55%
% 2012 Total population: 75 to 79 years	1.24%	1.69%	2.13%
% 2012 Total population: 80 to 84 years	1.15%	1.50%	1.94%
% 2012 Total population: 85 years and over	2.00%	2.03%	2.34%

Population Change	1-mi.	3-mi.	5-mi.
Total: Employees (NAICS)	n/a	n/a	n/a
Total: Establishments (NAICS)	n/a	n/a	n/a
2012 Total Population	15,671	94,317	198,025
2012 Households	4,573	28,606	64,073
Population Change 2010-2012	405	2,769	5,682
Household Change 2010-2012	5	164	198
% Population Change 2010-2012	2.65%	3.02%	2.95%
% Household Change 2010-2012	0.11%	0.58%	0.31%
Population Change 2000-2012	1,919	6,499	21,095
Household Change 2000-2012	262	854	3,659
% Population Change 2000 to 2012	13.95%	7.40%	11.92%
% Household Change 2000 to 2012	6.08%	3.08%	6.06%

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<b>Housing</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2000 Housing Units	4,436	28,530	62,325
2000 Occupied Housing Units	4,311	27,752	60,414
2000 Owner Occupied Housing Units	2,039	13,887	35,589
2000 Renter Occupied Housing Units	2,272	13,865	24,825
2000 Vacant Housings Units	125	778	1,911
% 2000 Occupied Housing Units	97.18%	97.27%	96.93%
% 2000 Owner occupied housing units	47.30%	50.04%	58.91%
% 2000 Renter occupied housing units	52.70%	49.96%	41.09%
% 2000 Vacant housing units	2.82%	2.73%	3.07%

  

<b>Income</b>	<b>1-mi.</b>	<b>3-mi.</b>	<b>5-mi.</b>
2012 Household Income: Median	\$48,687	\$51,203	\$56,822
2012 Household Income: Average	\$66,532	\$76,155	\$79,561
2012 Per Capita Income	\$19,652	\$23,477	\$26,143
2012 Household income: Less than \$10,000	230	1,474	2,875
2012 Household income: \$10,000 to \$14,999	277	1,613	2,838
2012 Household income: \$15,000 to \$19,999	188	1,710	3,144
2012 Household income: \$20,000 to \$24,999	219	1,338	3,114
2012 Household income: \$25,000 to \$29,999	271	1,689	3,443
2012 Household income: \$30,000 to \$34,999	432	1,749	3,698
2012 Household income: \$35,000 to \$39,999	224	1,538	3,353
2012 Household income: \$40,000 to \$44,999	208	1,576	3,268
2012 Household income: \$45,000 to \$49,999	322	1,345	2,954
2012 Household income: \$50,000 to \$59,999	405	2,250	4,909
2012 Household income: \$60,000 to \$74,999	446	2,554	6,327
2012 Household income: \$75,000 to \$99,999	411	2,695	7,536
2012 Household income: \$100,000 to \$124,999	460	2,572	6,204
2012 Household income: \$125,000 to \$149,999	210	1,618	3,646
2012 Household income: \$150,000 to \$199,999	149	1,454	3,544
2012 Household income: \$200,000 or more	121	1,431	3,220
% 2012 Household income: Less than \$10,000	5.03%	5.15%	4.49%

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% 2012 Household income: \$10,000 to \$14,999	6.06%	5.64%	4.43%
% 2012 Household income: \$15,000 to \$19,999	4.11%	5.98%	4.91%
% 2012 Household income: \$20,000 to \$24,999	4.79%	4.68%	4.86%
% 2012 Household income: \$25,000 to \$29,999	5.93%	5.90%	5.37%
% 2012 Household income: \$30,000 to \$34,999	9.45%	6.11%	5.77%
% 2012 Household income: \$35,000 to \$39,999	4.90%	5.38%	5.23%
% 2012 Household income: \$40,000 to \$44,999	4.55%	5.51%	5.10%
% 2012 Household income: \$45,000 to \$49,999	7.04%	4.70%	4.61%
% 2012 Household income: \$50,000 to \$59,999	8.86%	7.87%	7.66%
% 2012 Household income: \$60,000 to \$74,999	9.75%	8.93%	9.87%
% 2012 Household income: \$75,000 to \$99,999	8.99%	9.42%	11.76%
% 2012 Household income: \$100,000 to \$124,999	10.06%	8.99%	9.68%
% 2012 Household income: \$125,000 to \$149,999	4.59%	5.66%	5.69%
% 2012 Household income: \$150,000 to \$199,999	3.26%	5.08%	5.53%
% 2012 Household income: \$200,000 or more	2.65%	5.00%	5.03%

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