

Grocery Opportunity · Proposed New Development · Riverwalk San Diego

1150 FASHION VALLEY RD | MISSION VALLEY, CA



RIVERWALK
SAN DIEGO

FEATURES

- Major development with ±4,000 residential units
- Surrounded by heavy daytime and office
- Proposed neighborhood shopping center and restaurant opportunities
- Planned 80-acre park

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RETAIL INSITE

A MEMBER OF
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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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RETAIL 2



RETAIL/RESTAURANTS



EXISTING CLUBHOUSE

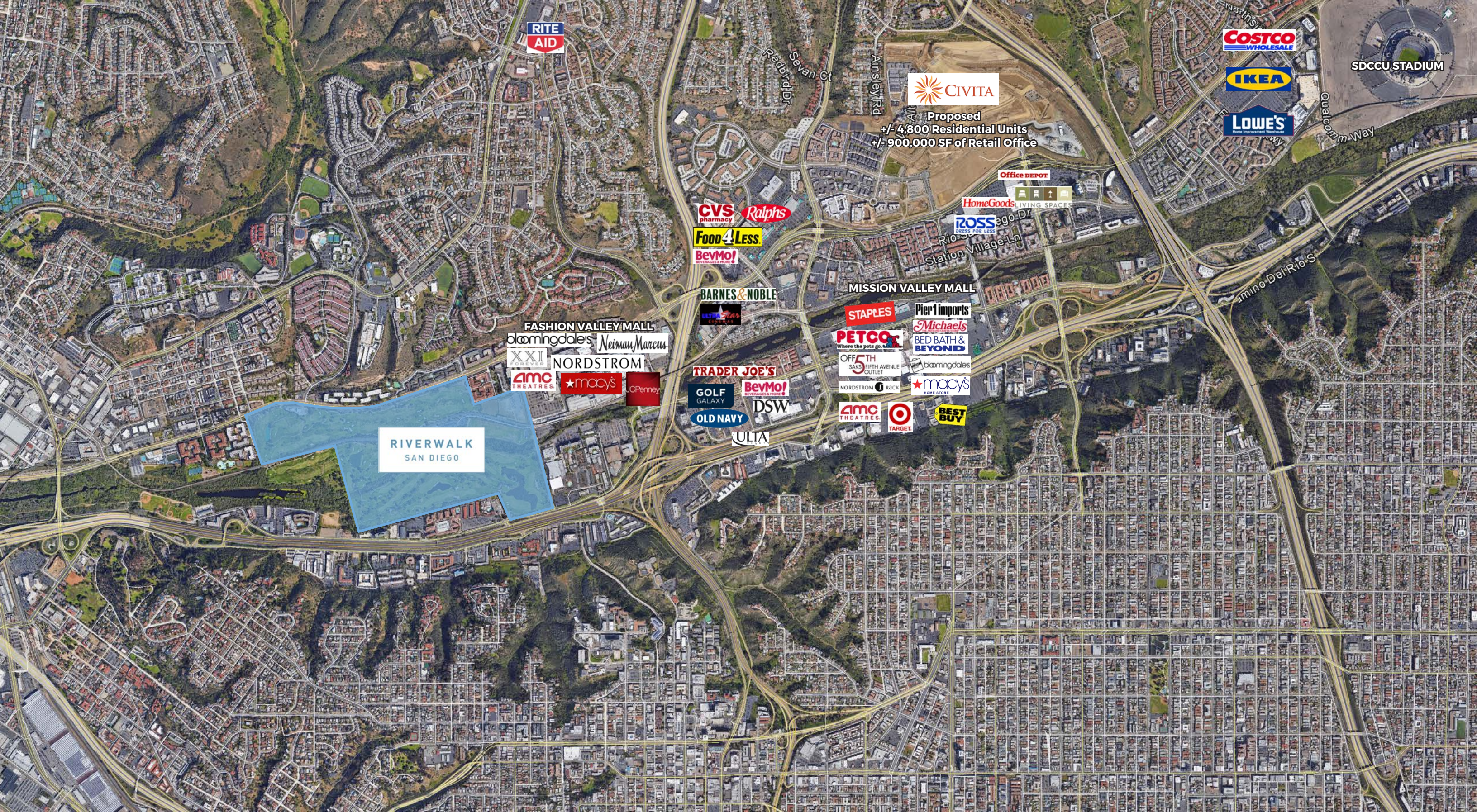


RIVERFRONT PARK

NEIGHBORHOOD RETAIL



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RIVERWALK
SAN DIEGO

Proposed
+/- 4,800 Residential Units
+/- 900,000 SF of Retail Office

Expanded Demographic Profile

ESTIMATED 2017 · CALCULATED USING PROPORTIONAL BLOCK GROUPS

1150 FASHION VALLEY RD, SAN DIEGO, CA



POPULATION

	1 MILE	3 MILES	5 MILES
Estimated Population	17,247	220,772	539,018
Forecasted Population (2021)	19,138	236,483	576,025



HOUSEHOLDS

Households	7,890	101,590	224,678
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AVG HHD INCOME

Estimated Avg Household Income	\$88,912	\$88,422	\$85,440
Avg Family Income	\$89,977	\$93,101	\$86,565



MEDIAN HH INCOME

Estimated Median Household Income	\$70,769	\$64,895	\$62,198
Median Family Income	\$82,752	\$75,255	\$69,822



PER CAPITA INCOME

Est. Proj. Per Capita Income	\$41,371	\$41,973	\$37,542
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OTHER INCOME

Est. Proj. Median Disposable Income	\$57,567	\$53,028	\$50,944
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DAYTIME DEMOS

Total Number of Businesses	1,790	11,245	27,420
Total Number of Employees	22,903	139,654	358,342



RACE & ETHNICITY

	1 MILE	3 MILES	5 MILES
White	10,084 61.7%	133,709 65.9%	308,841 62.1%
Black or African American	862 5.3%	14,025 6.9%	36,980 7.4%
American Indian & Alaskan Native	105 0.6%	1,601 0.8%	3,913 0.8%
Asian	2,835 17.3%	20,090 9.9%	49,187 9.9%
Hawaiian & Pacific Islander	100 0.6%	993 0.5%	2,103 0.4%
Other Race	1,459 8.9%	20,699 10.2%	67,522 13.6%
Two or More Races	900 5.5%	11,628 5.7%	28,719 5.8%



AGE DISTRIBUTION

Median Age	36.84 yrs	36.32 yrs	35.78 yrs
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HOUSING

Total Housing Units	8,281	100,215	225,275
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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.