

# 2401 & 2405 Stirrup Road

AVAILABLE FOR LEASE OR FOR SALE / BOREEGO SPRINGSE, CA



**For Lease or  
For Sale  
1 Parcel  
± 1.0 Acre**

**Jeff Drew**

858.523.2091

jdrew@retailinsite.net

**RI**

# About The Property.

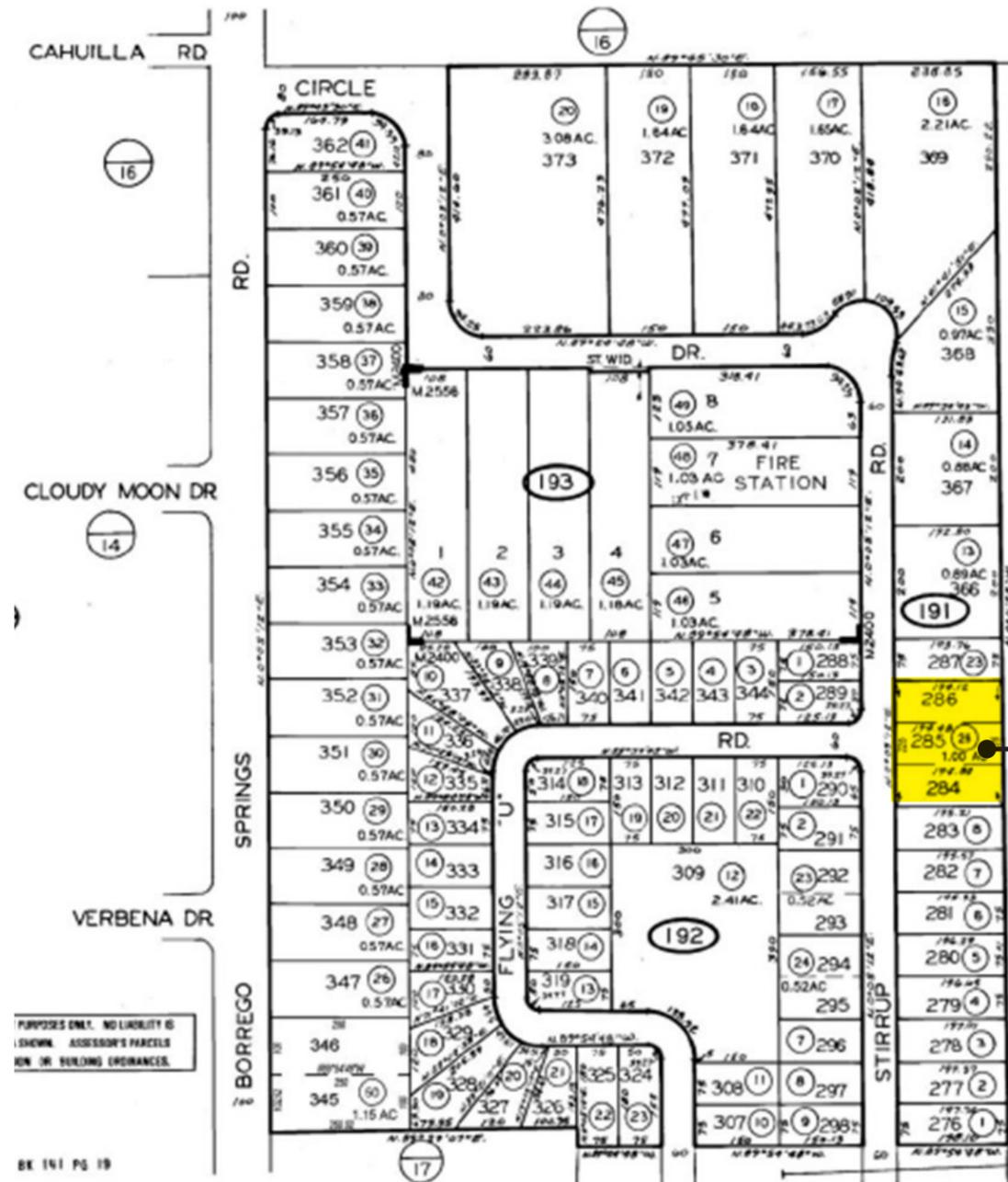


Borrego Springs is known for its hiking, horseback riding, golf, tennis, natural hot springs and other outdoor activities, this area is a destination for snowbirds. Population is around 4,000 people and is growing at a rate of about 15% annually. The average household income is over \$100,000. The subject property is located 3 miles from Anza Borrego National Park.

## PROPERTY HIGHLIGHTS

- Available For Lease or For Sale:  
1 Parcel / ± 1.0 Acre
- 2 Buildings Approx. 4,560 SF
  - 43,560 SF
- APN: 141-191-26-00
  - Zoning: C-6
- Property fully fenced

# Parcel Map.



APN 141-191-26-00  
43,560 SF  
1.0 Acre

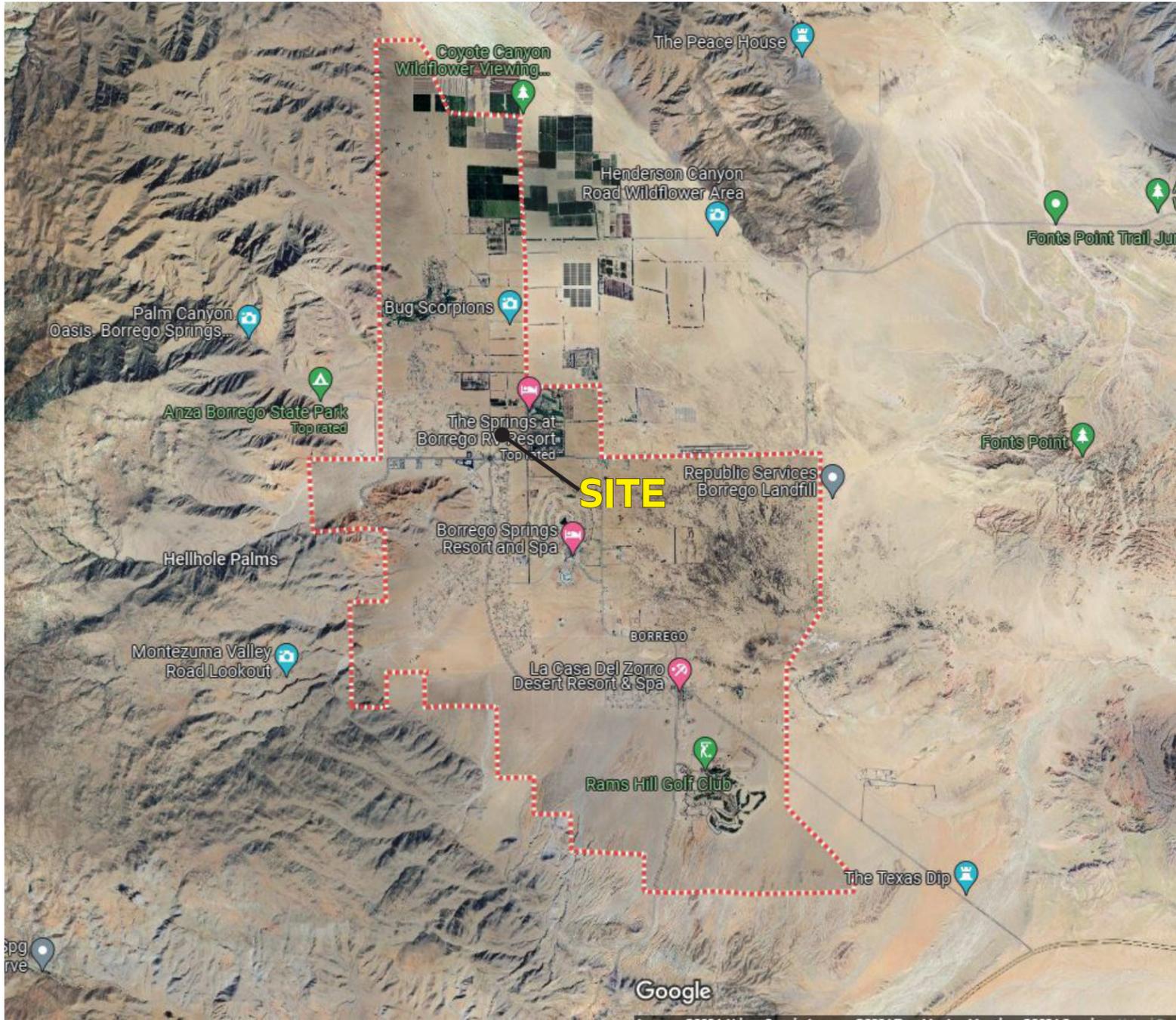


# Gallery.



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.

# Aerial Map.



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.

# Demos.

ESTIMATED 2024 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

2405 Stirrup Rd, Borrego Springs, California, 92004

Rings: 1, 3, 5 mile radii

## POPULATION

	1 mile	3 miles	5 miles
Total Population	807	2,507	2,893
Projected Population (2029)	790	2,477	2,866

## HOUSING

	1 mile	3 miles	5 miles
Total Households	356	1,187	1,372
Projected Total Households (2029)	355	1,192	1,380

## INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$122,679	\$109,510	\$111,007
Average Household Income	\$141,755	\$125,464	\$126,335
Per Capita Income	\$64,917	\$59,709	\$59,944
Median Disposable Income	\$102,957	\$89,572	\$91,578
Average Disposable Income	\$103,891	\$93,482	\$93,962

## DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	1,154	2,504	3,111
Daytime Population Workers	655	1,070	1,458
Daytime Population Residents	499	1,434	1,653

## RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	447 <b>55.39%</b>	1,468 <b>58.53%</b>	1,711 <b>59.12%</b>
Black or African American	5 <b>0.62%</b>	16 <b>0.64%</b>	20 <b>0.69%</b>
American Indian & Alaska Native Population	8 <b>0.99%</b>	28 <b>1.12%</b>	32 <b>1.11%</b>
Asian Population	7 <b>0.87%</b>	21 <b>0.84%</b>	25 <b>0.86%</b>
Pacific Islander Population	0 <b>0.00%</b>	0 <b>0.00%</b>	0 <b>0.00%</b>
Other Race Population	155 <b>19.21%</b>	455 <b>18.14%</b>	517 <b>17.86%</b>
Population of Two or More Races	185 <b>22.92%</b>	520 <b>20.73%</b>	589 <b>20.35%</b>
Hispanic Population	373 <b>46.22%</b>	1,045 <b>41.68%</b>	1,180 <b>40.79%</b>
Non-Hispanic Population	434 <b>53.78%</b>	1,462 <b>58.32%</b>	1,713 <b>59.21%</b>

## EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	169 <b>26.57%</b>	446 <b>22.11%</b>	528 <b>22.61%</b>
Graduate/Professional Degree	59 <b>9.28%</b>	248 <b>12.30%</b>	290 <b>12.42%</b>

## AGE

	1 mile	3 miles	5 miles
Median Age	59.2	61.0	61.1

# 2401 & 2405 Stirrup Road

BORREGO SPRINGS / CALIFORNIA



For Lease or For Sale  
1 Parcels  
± 1.0 Acre