

Little India Center

San Diego, CA

1,375 SF RETAIL SPACE POTENTIALLY AVAILABLE
9474 BLACK MOUNTAIN ROAD, SAN DIEGO, CA 92126

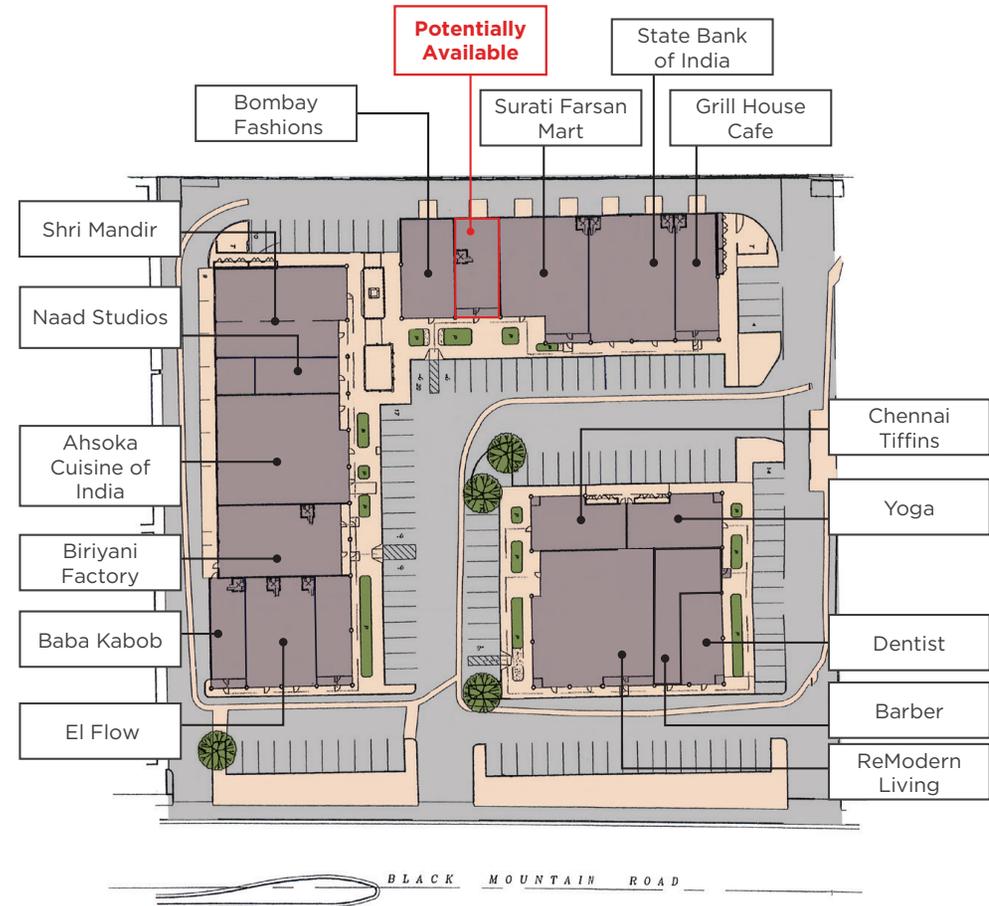


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Availabilities & Site Plan

Suite	Tenant	SF
74A	Baba Kabob	1,200
74B	El Flow	2,400
74E	Biryani Factory	2,696
74GH	Ashoka Indian Cuisine	3,300
74I-2	Naad Studios	860
74J-L	Shri Mandir	5,050
94A	Bombay Fashions	1,655
94B	POTENTIALLY AVAILABLE	1,375
94CD	Surati Farsan Mart	3,150
94EF	State of Bank of India	3,125
94G	Grill House Café	2,150
84H	Chennai Tiffins	2,150
84G-2	Yoga	1,500
84D-F	Barber	1,440
84E	Dentist	1,250
84A-C	ReModern Living	5,125

(Do not disturb tenant)



Property Features.

- + Property is located in the heart of the Miramar Road Retail Corridor
- + Situated along major commuter thoroughfares, with close proximity to the I-15 freeway on/off ramp
- + Heavy daytime population, with close proximity to other traffic generators: Miramar Air Base, Scripps Ranch



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.

Expanded Demographic Profile

ESTIMATED 2024 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

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Rings: 1, 3, 5 mile radii

POPULATION

	1 mile	3 miles	5 miles
Total Population	16,573	98,384	192,067
Projected Population (2029)	16,504	99,374	193,452

HOUSING

Total Households	3,862	32,295	66,955
Projected Total Households (2029)	3,903	33,339	68,930

INCOME

Median Household Income	\$83,386	\$125,077	\$138,906
Average Household Income	\$111,109	\$164,059	\$185,732
Per Capita Income	\$32,815	\$54,990	\$65,248
Median Disposable Income	\$66,341	\$103,019	\$108,946
Average Disposable Income	\$82,710	\$112,857	\$123,161

DAYTIME DEMOS

Total Daytime Population	29,970	118,415	263,780
Daytime Population Workers	24,989	76,152	178,935
Daytime Population Residents	4,981	42,263	84,845

RACE & ETHNICITY

White	7,386 44.57%	32,819 33.36%	76,098 39.62%
Black or African American	1,279 7.72%	3,838 3.90%	6,013 3.13%
American Indian & Alaska Native Population	158 0.95%	534 0.54%	874 0.46%
Asian Population	4,832 29.16%	44,024 44.75%	76,602 39.88%
Pacific Islander Population	136 0.82%	512 0.52%	789 0.41%
Other Race Population	1,351 8.15%	5,699 5.79%	9,153 4.77%
Population of Two or More Races	1,431 8.63%	10,959 11.14%	22,537 11.73%
Hispanic Population	4,353 26.27%	15,161 15.41%	26,584 13.84%
Non-Hispanic Population	12,220 73.73%	83,223 84.59%	165,483 86.16%

EDUCATION

Bachelor's Degree	1,933 23.30%	21,861 31.86%	46,550 34.45%
Graduate/Professional Degree	1,261 15.20%	15,633 22.78%	37,359 27.65%

AGE

Median Age	25.0	36.8	38.1
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