

# 2001 CAMINO DEL RIO S

MISSION VALLEY, CA



AVAILABLE: ±10,286 SF EXISTING BUILDING / 0.96 ACRE LAND PARCEL

RI RETAIL INSITE

# MISSION VALLEY



COMING SOON



SITE

239,000 ADT



THE VALLEY REGIONAL CENTER



MISSION VALLEY WEST



FASHION VALLEY REGIONAL CENTER



PARK VALLEY



# FREEWAY INTERCHANGES



FASHION VALLEY  
REGIONAL CENTER

MISSION  
VALLEY W

PARK VALLEY

THE VALLEY  
REGIONAL CENTER

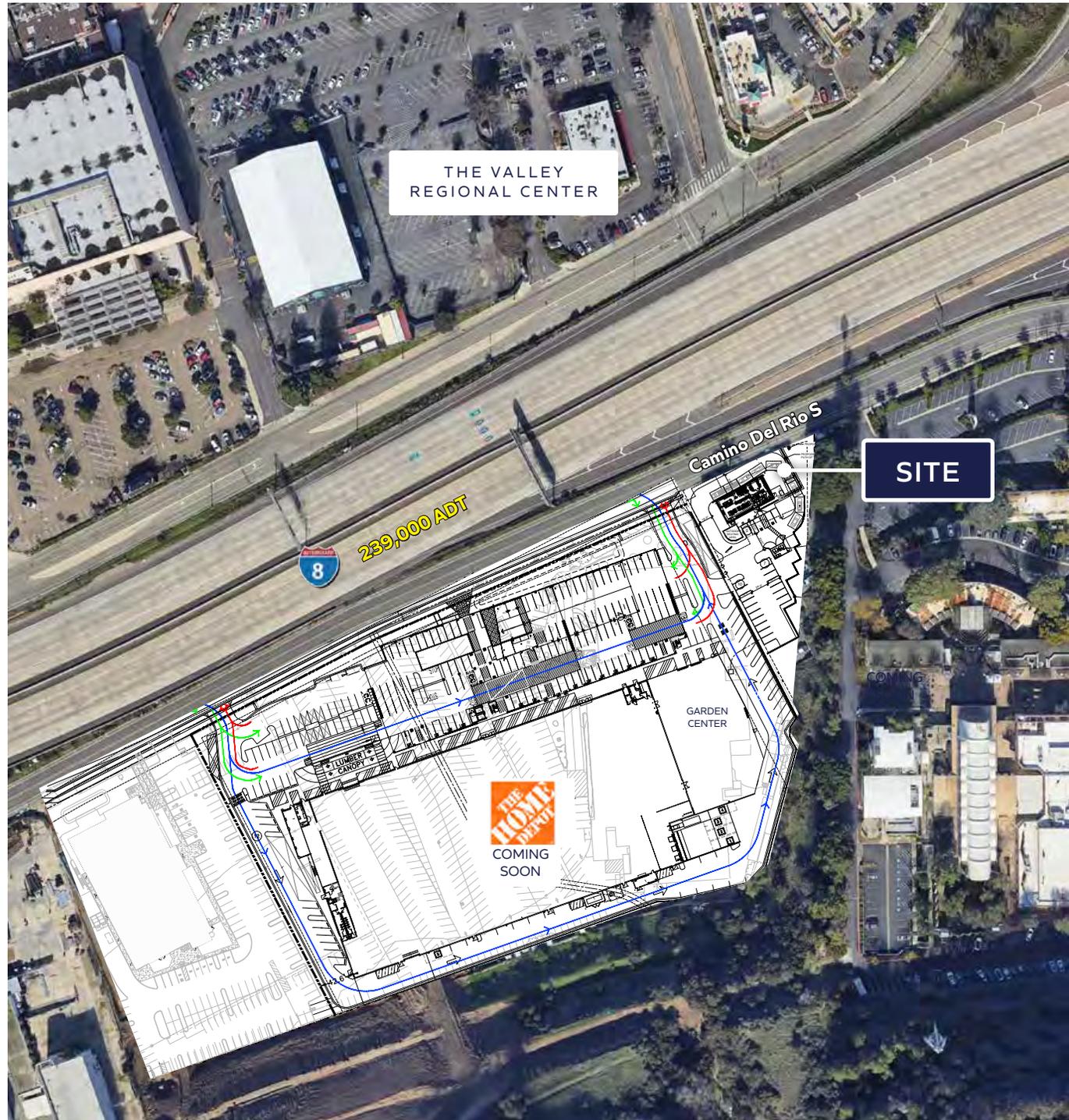
SITE

COMING  
SOON  


# THE SITE

## 2001 CAMINO DEL RIO S

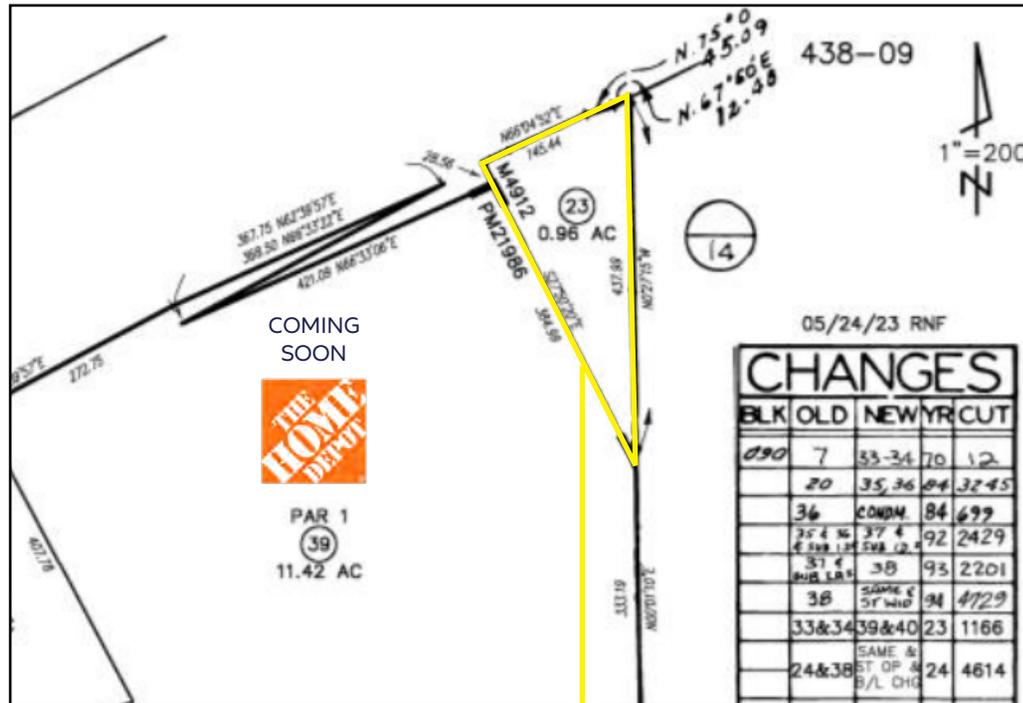
- Freeway Visible-Traffic count on Interstate 8 Freeway: 239,000 ADT
- Adjacent to Brand new Home Depot (Open July 2026)
- Across the freeway from The Valley Regional Center
- Highly desired trade area with rapid population growth
- High day time population
- Close to 1-8 Freeway on/off ramps



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.

# PARCEL MAP

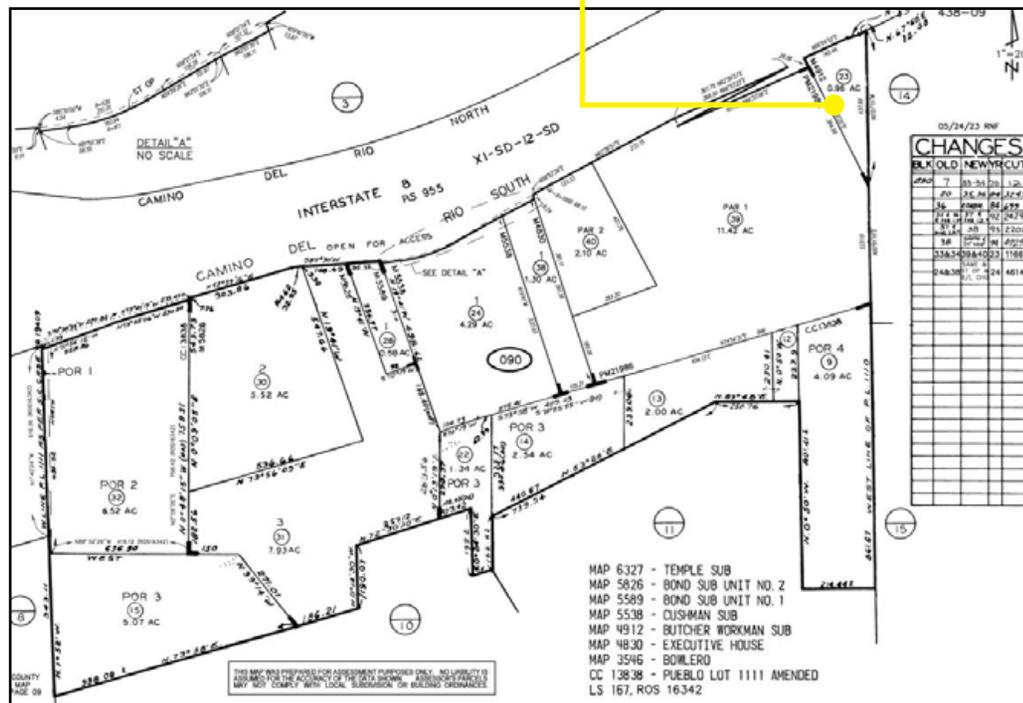
2001 CAMINO DEL RIO S  
SAN DIEGO, CA 92108



Land Parcel: 0.96 Acres

Existing Building: ±10,286 SF

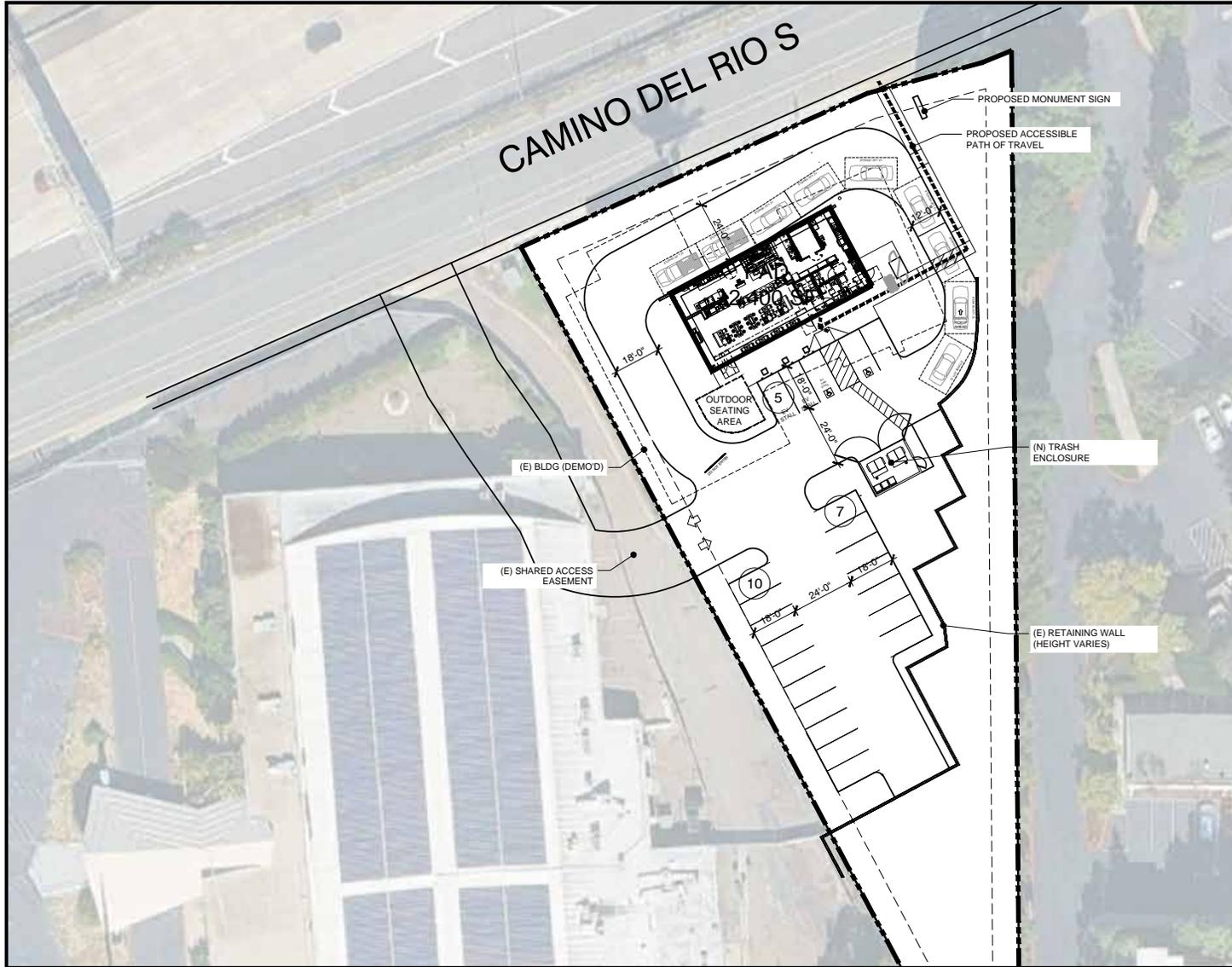
APN-438-090-23-00



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# CONCEPTUAL DRIVE THRU SITE PLAN

2001 CAMINO DEL RIO S  
SAN DIEGO, CA 92108



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.

# DEMOGRAPHICS

2001 CAMINO DEL RIO S, SAN DIEGO, CA

## POPULATION

	1 mile	3 miles	5 miles
Total Population	26,873	236,653	537,968
Projected Population (2029)	27,323	240,599	550,657

## HOUSING

Total Households	14,759	109,149	228,263
Projected Total Households (2029)	15,302	113,749	240,443

## INCOME

Median Household Income	\$94,007	\$92,283	\$89,008
Average Household Income	\$126,005	\$125,679	\$123,613
Per Capita Income	\$69,021	\$58,005	\$52,968
Median Disposable Income	\$75,097	\$74,000	\$71,411
Average Disposable Income	\$89,491	\$89,208	\$87,712

## DAYTIME DEMOS

Total Daytime Population	36,267	258,200	696,164
Daytime Population Workers	27,835	163,925	458,768
Daytime Population Residents	8,432	94,275	237,396

## RACE & ETHNICITY

White	14,922 <b>55.53%</b>	116,925 <b>49.41%</b>	252,755 <b>46.98%</b>
Black or African American	1,760 <b>6.55%</b>	15,846 <b>6.70%</b>	41,044 <b>7.63%</b>
American Indian & Alaska Native Population	246 <b>0.92%</b>	2,620 <b>1.11%</b>	6,377 <b>1.19%</b>
Asian Population	2,916 <b>10.85%</b>	30,258 <b>12.79%</b>	64,579 <b>12.00%</b>
Pacific Islander Population	107 <b>0.40%</b>	955 <b>0.40%</b>	2,127 <b>0.40%</b>
Other Race Population	2,564 <b>9.54%</b>	34,541 <b>14.60%</b>	90,472 <b>16.82%</b>
Population of Two or More Races	4,358 <b>16.22%</b>	35,507 <b>15.00%</b>	80,614 <b>14.98%</b>
Hispanic Population	6,754 <b>25.13%</b>	72,450 <b>30.61%</b>	180,662 <b>33.58%</b>
Non-Hispanic Population	20,119 <b>74.87%</b>	164,203 <b>69.39%</b>	357,306 <b>66.42%</b>

## EDUCATION

Bachelor's Degree	8,581 <b>38.63%</b>	59,814 <b>33.02%</b>	118,506 <b>30.09%</b>
Graduate/Professional Degree	4,885 <b>21.99%</b>	37,451 <b>20.67%</b>	73,584 <b>18.69%</b>

## AGE

Median Age	35.5	35.9	35.7
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# RETAIL INSITE

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