

For Lease

CARVE-OUT PAD
PALM PROMENADE
OTAY MESA
SAN DIEGO, CA



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DEVELOPER	Fountainhead Development, Tom Swieca, Partner
Location	SEQ I-805 and Palm Avenue, San Diego, CA
Site	55 Acre Shopping Center, with approximately 617,000 SF of building area.
Available	Freestanding Pad 2, labled "Pad 2" on the Site Plan, capable of building a freestanding drive-thru restaurant.

Anchors



Demographics	2 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
2025 Population	89,570	181,713	352,943
2020 Population	84,669	174,586	335,611
2025 Median Household Income	\$83,567	\$72,349	\$78,392
2025 Average Household Income	\$99,110	\$92,300	\$101,891
Source: Gadberry Group - Magnify Demographics			

Traffic	I-805.....200,356 ADT*
	Palm Avenue.....28,600 ADT**
Source:	
*Gadberry Group - Magnify Traffic Points CY Estimates	
**SANDAG Transportation Data Management System ADT 2016	
ADT is an abbreviation forAverage Daily Traffic	

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Morris and Campbell is the exclusive agent for this project.

Morris and Campbell is a dba of Callie Corporation,
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License # 01163562

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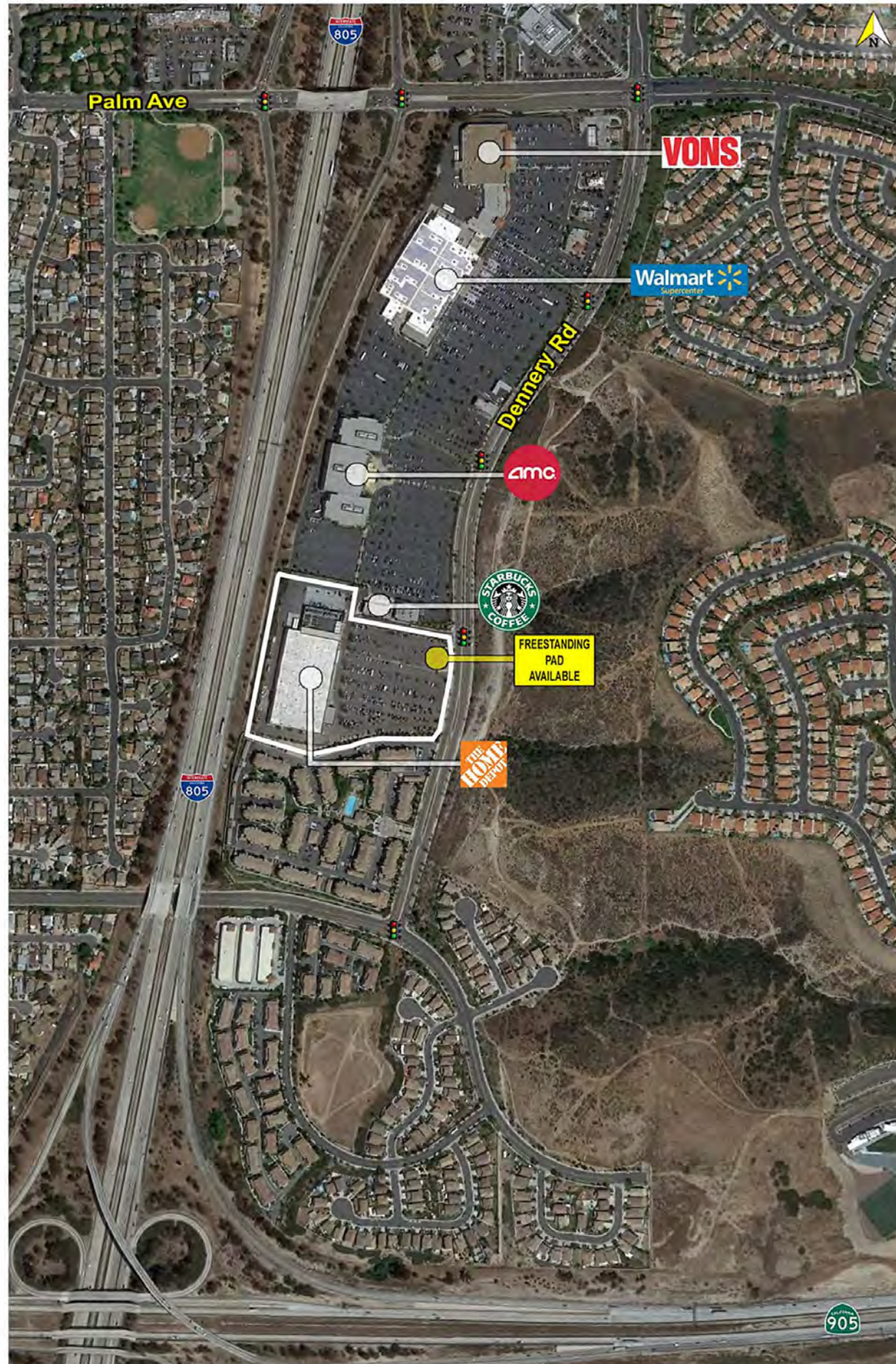


[CLOSE UP](#) [TRADE](#) [SITE PLAN](#) [AERIAL](#) [DEMOS](#) [DEMO OVERVIEW](#) [GOOGLE MAP](#)

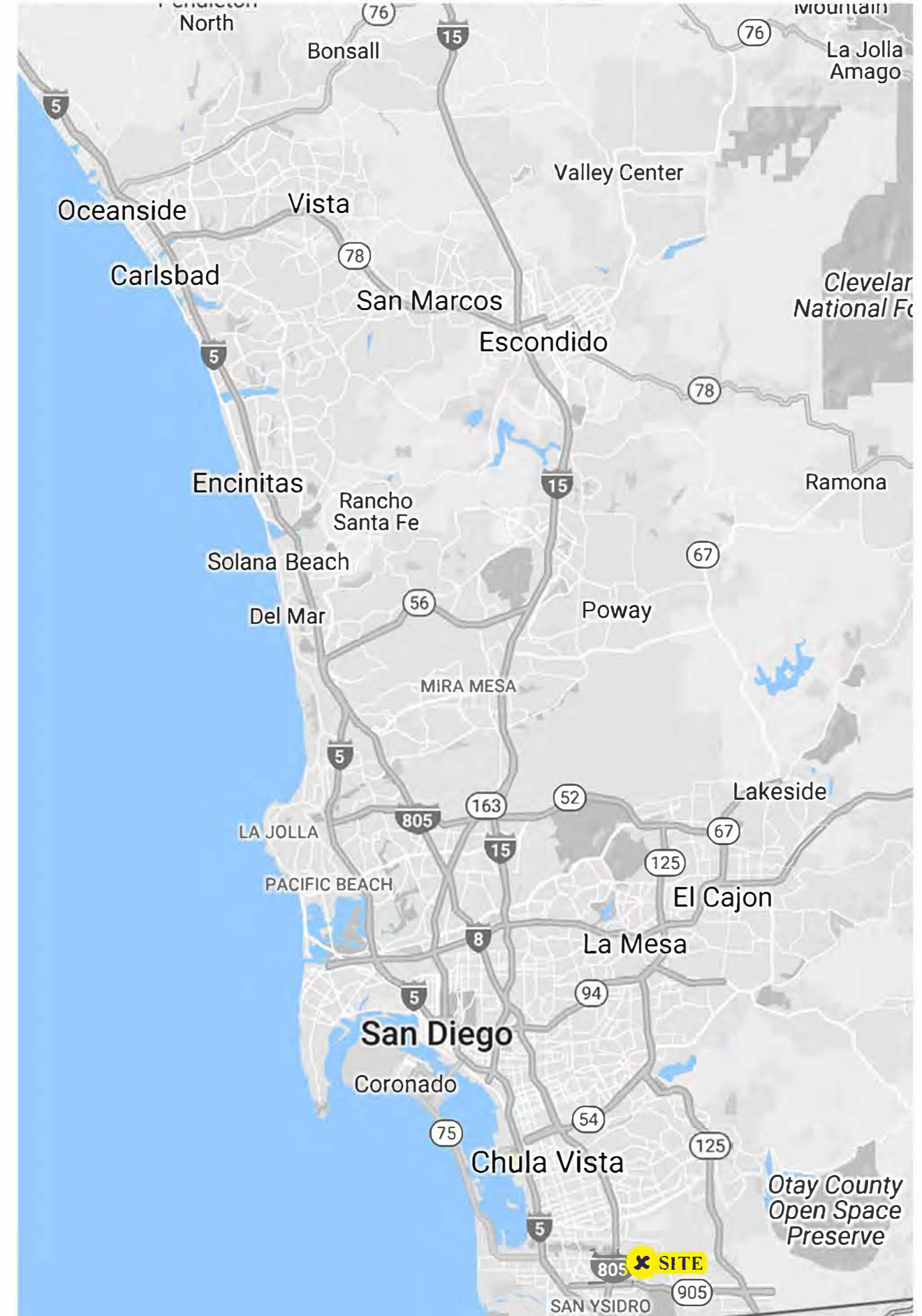


The information in this Brochure, while not guaranteed, has been secured from sources we believe to be reliable.

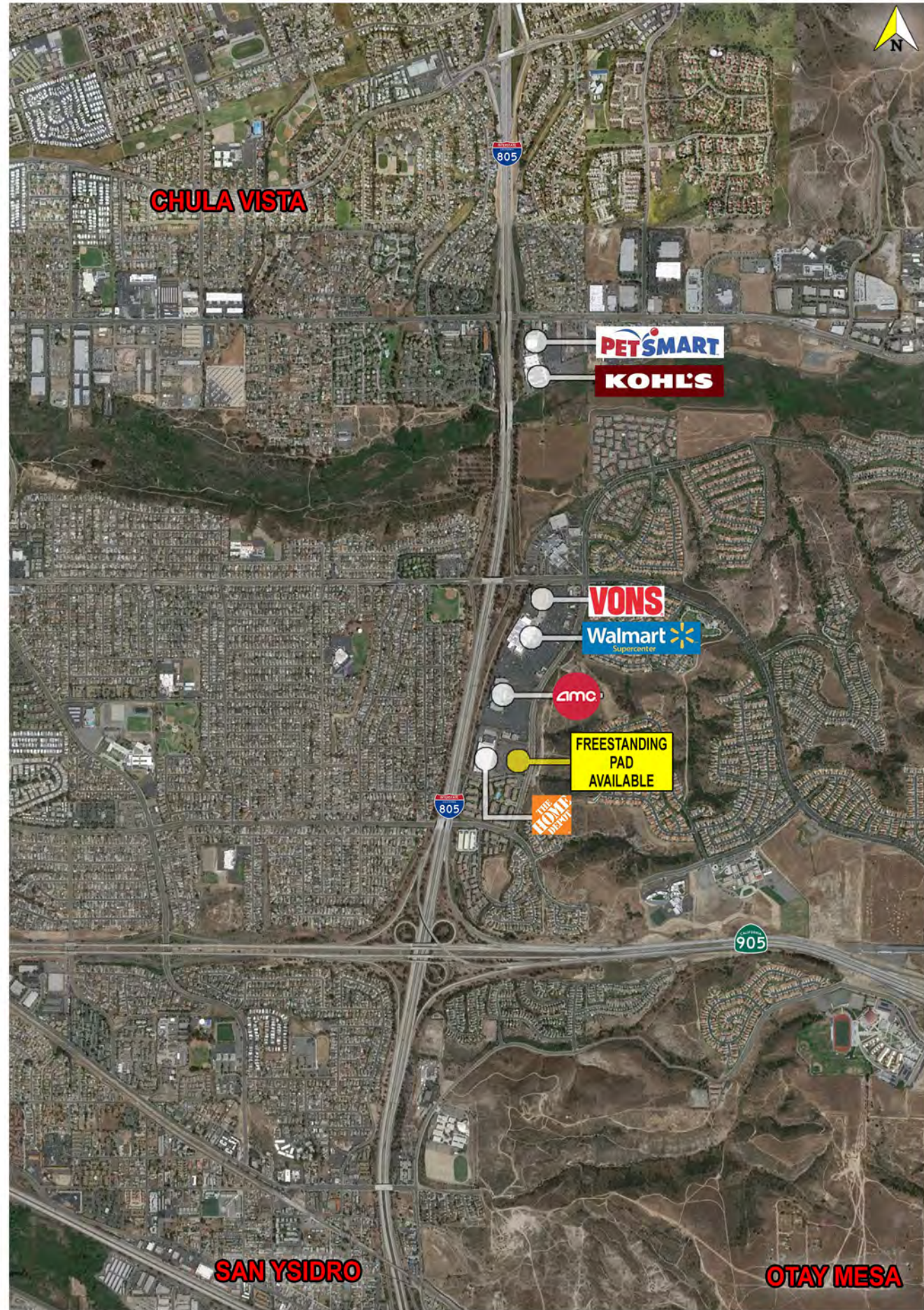
Close-up Aerial



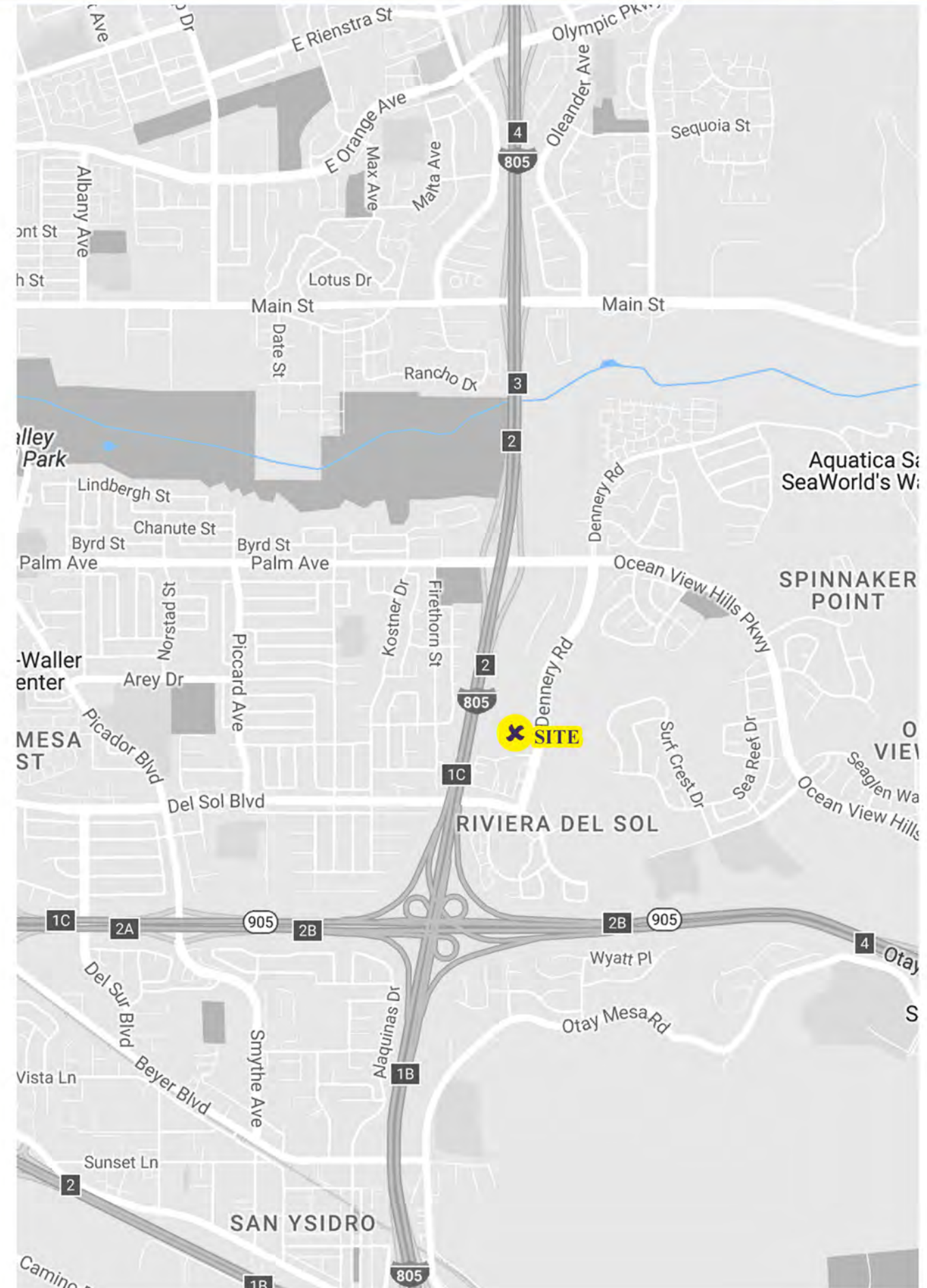
County Map



Trade Aera Aerial



Trade Aera Map



Site Plan



Demographic Aerial - 5 Mile Radius

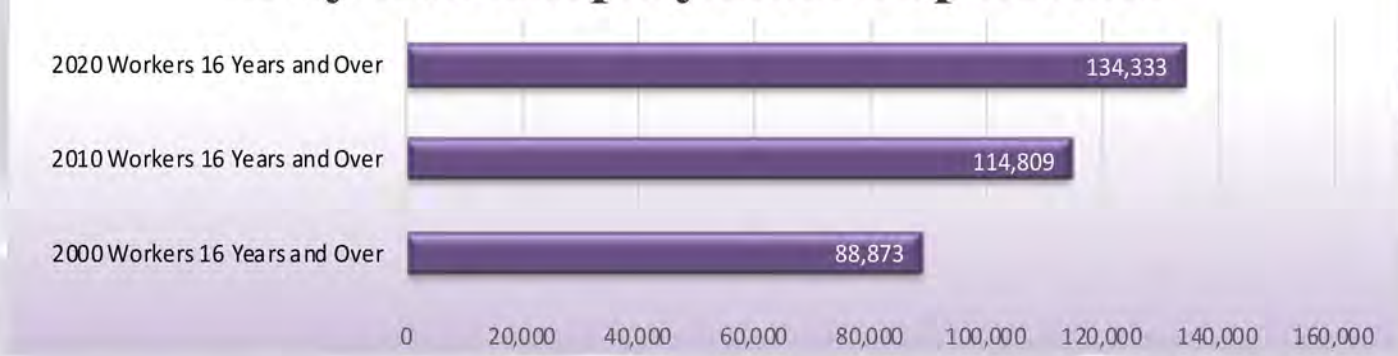


Demographics - 5 Mile Radius

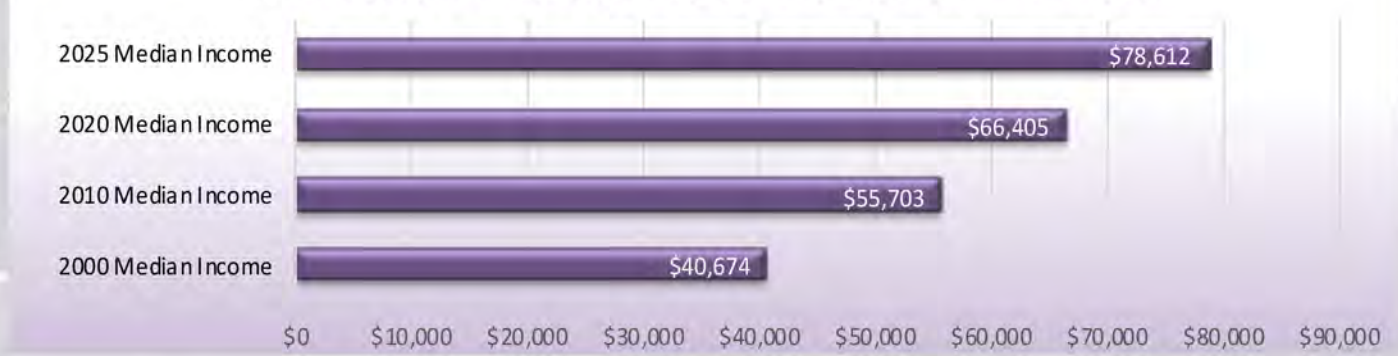
Population Trend



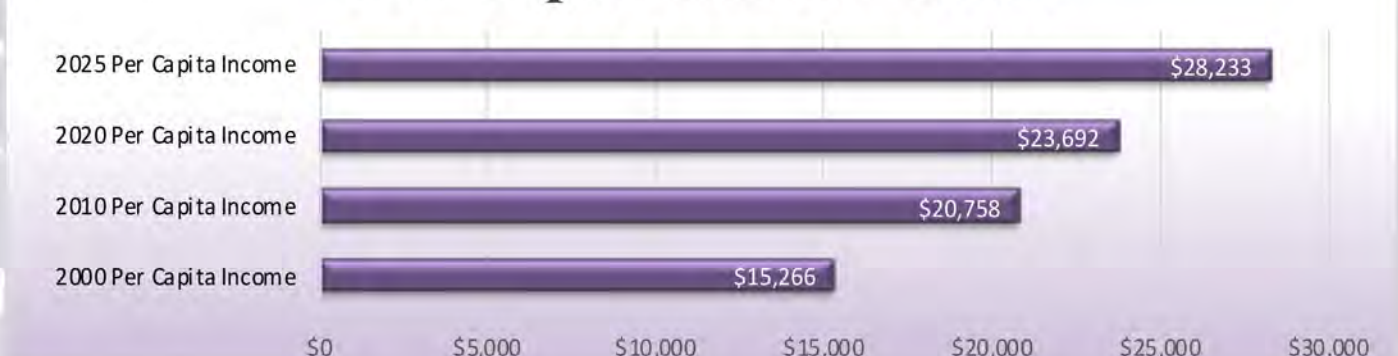
Daytime Employment Population



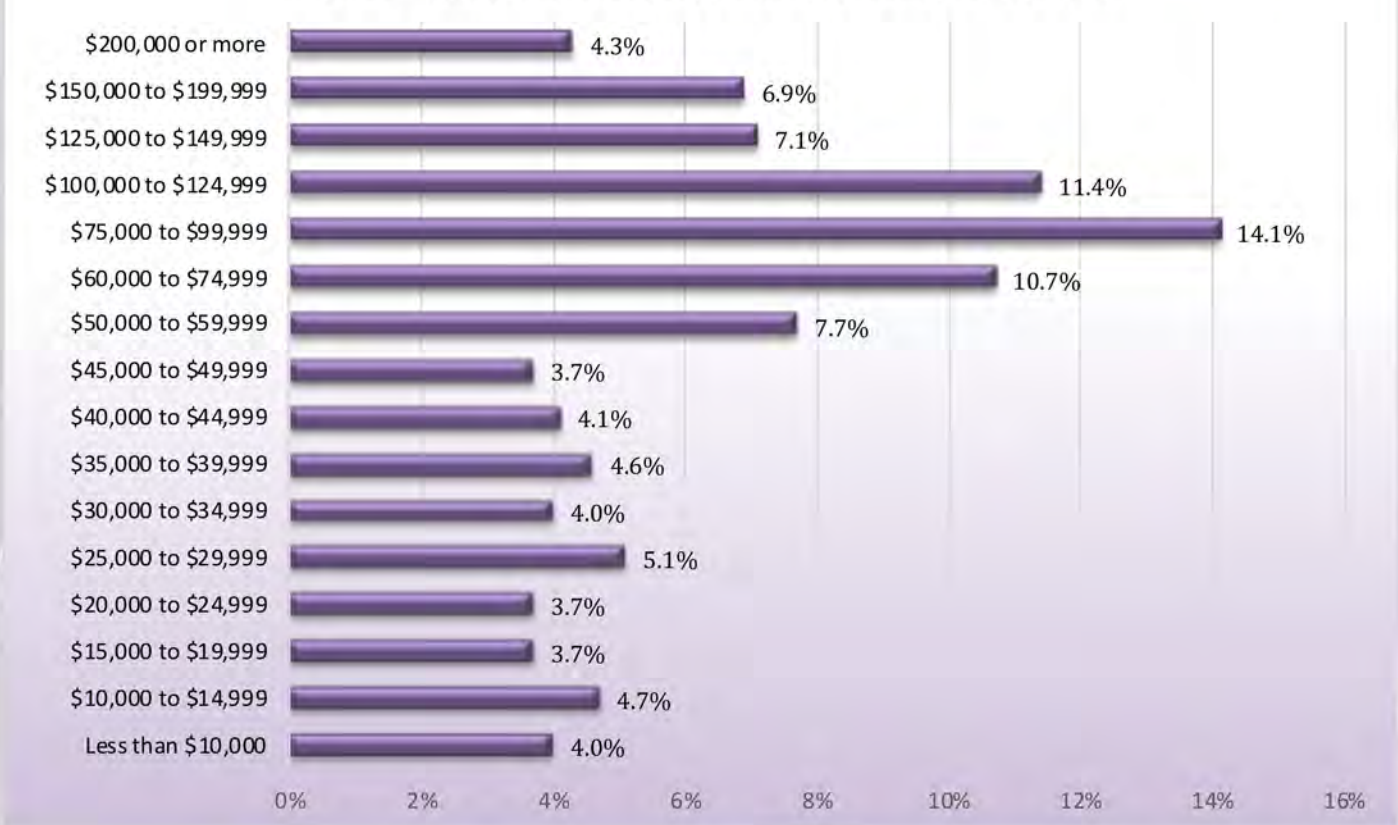
Median Household Income Trend



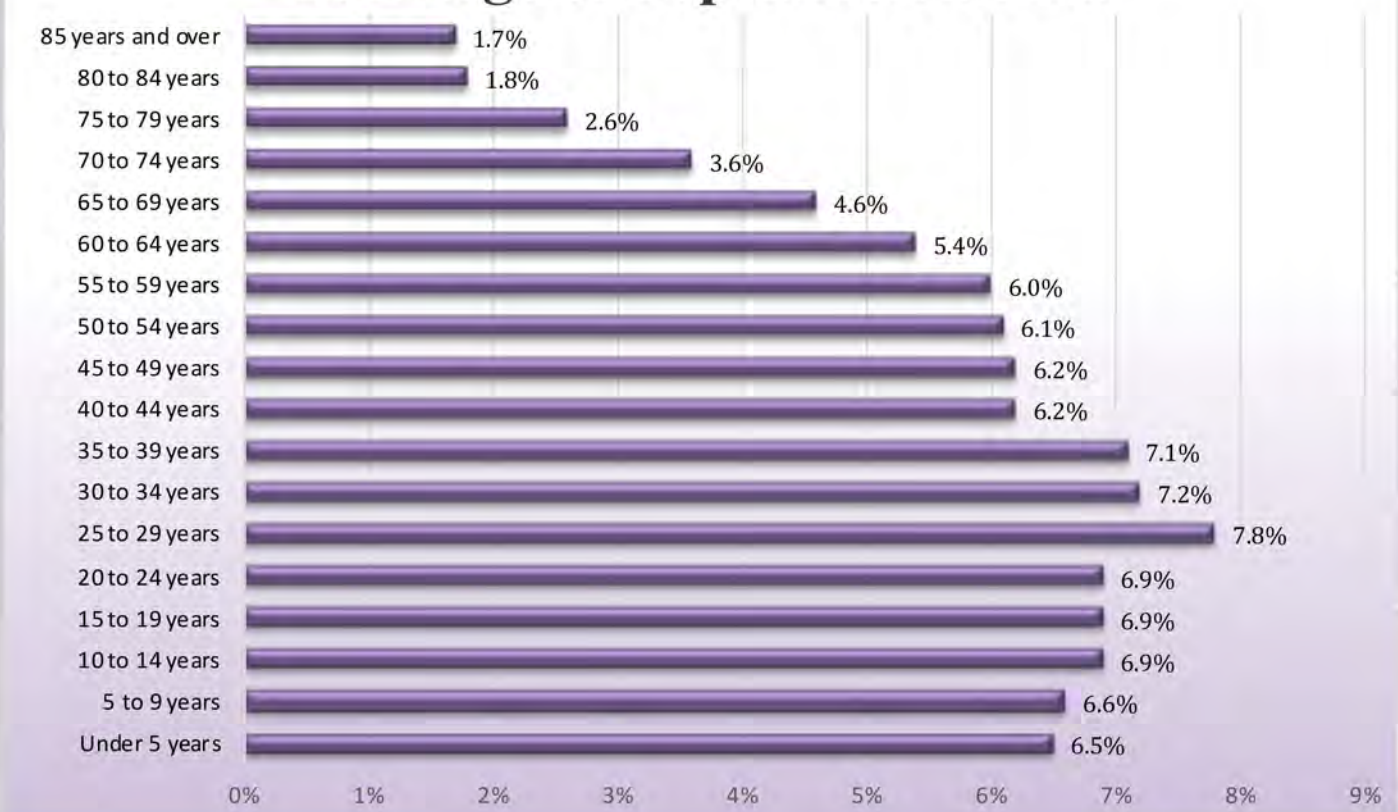
Per Capita Income Trend



2019 Household Income Detail



2019 Age of Population Detail



Demographic Overview

I-805 and Palm Ave. San Diego, CA	2 mi Ring	3 mi Ring	5 mi Ring
POPULATION OVERVIEW			
Population Trend			
2000 Total Population	63,176	135,320	250,063
2010 Total Population	76,426	161,635	302,600
2020 Total Population	84,669	174,586	335,611
2025 Total Population	89,570	181,713	352,943
Population Change 2000 to 2010	21.0%	19.4%	21.0%
Population Change 2000 to 2020	34.0%	29.0%	34.2%
Population Change 2010 to 2025	17.2%	12.4%	16.6%
Population Change 2020 to 2025	5.8%	4.1%	5.2%
2020 Race and Ethnicity			
White alone	51.6%	53.8%	53.3%
Black or African American alone	3.9%	3.4%	4.0%
Asian alone	11.9%	10.2%	12.7%
Other Race	32.7%	32.6%	30.0%
Hispanic or Latino			
Hispanic	73.5%	75.2%	66.9%
Not Hispanic	26.5%	24.8%	33.1%
2020 Age			
Median Age	37.2	36.0	36.0
19 and Under	25.9%	26.9%	26.7%
20 to 29	14.2%	14.7%	14.6%
30 to 39	13.7%	13.8%	14.2%
40 to 49	12.3%	12.1%	12.4%
50 to 64	17.9%	17.4%	17.5%
65 and Over	15.9%	15.1%	14.5%
2020 Occupation			
Civilian employed population 16 years and over	36,970	76,191	148,439
White collar	52.7%	50.9%	54.6%
Blue collar	47.3%	49.1%	45.4%
2020 Educational Attainment			
Population 25 years and over	56,801	115,364	222,942
No High School Diploma	27.6%	28.8%	23.5%
High school graduate, GED, or alternative	24.3%	24.0%	22.8%
College No Degree	21.7%	22.1%	23.9%
College or Advanced Degree	26.5%	25.1%	29.8%
2020 Marital Status			
Population 15 years and over	68,462	139,673	268,926
Married	50.0%	50.2%	49.6%
Not Married	50.0%	49.8%	50.4%

	2 mi Ring	3 mi Ring	5 mi Ring
HOUSEHOLD OVERVIEW			
Household Trend			
2000 Households	16,766	38,045	76,757
2010 Households	20,302	44,516	89,839
2020 Households	21,865	46,545	95,683
2025 Households	22,741	47,585	98,659
Household Change 2000 to 2010	21.1%	17.0%	17.0%
Household Change 2000 to 2020	30.4%	22.3%	24.7%
Household Change 2010 to 2025	12.0%	6.9%	9.8%
Household Change 2020 to 2025	4.0%	2.2%	3.1%
2020 Household Size			
Average Household Size	3.8	3.7	3.5
Household Income Trend			
2000 Median Income	\$43,221	\$38,892	\$40,684
2010 Median Income	\$59,069	\$52,399	\$55,665
2020 Median Income	\$69,493	\$62,195	\$66,078
2025 Median Income	\$83,567	\$72,349	\$78,392
Median Income Change 2000 to 2010	36.7%	34.7%	36.8%
Median Income Change 2000 to 2020	60.8%	59.9%	62.4%
Median Income Change 2010 to 2025	41.5%	38.1%	40.8%
Median Income Change 2020 to 2025	20.3%	16.3%	18.6%
2020 Household Income			
up to \$24,999	14.0%	16.6%	16.6%
\$25,000 to \$49,999	21.0%	23.4%	21.5%
\$50,000 to \$74,999	19.0%	19.6%	18.0%
\$75,000 to \$124,999	28.8%	25.4%	25.2%
\$125,000 to \$199,999	14.1%	12.0%	14.1%
\$200,000 or more	3.0%	3.0%	4.4%
HOUSING UNITS OVERVIEW			
2020 Home Value			
Median Home Value	\$393,198.70	\$392,972.60	\$428,397.10
Average Home Value	\$394,122.20	\$392,635.80	\$435,931.60
2020 Occupancy			
Households	21,865	46,545	95,683
Owner Occupied	63.2%	54.9%	53.8%
Renter Occupied	36.8%	45.1%	46.2%
Occupancy by Number of Units			
1 Unit, Detached	57.6%	49.9%	51.9%
1 Unit, Attached	12.5%	10.4%	11.2%
2 to 9	11.1%	13.0%	12.0%
10 to 49	7.4%	11.3%	11.4%
50 or more Units	5.5%	7.7%	7.9%
Mobile Home	5.7%	7.3%	5.2%
Boat, RV, Van, etc.	.1%	.3%	.3%

