





# 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	
	2024 Population	90,384	182,202
	2019 Population	84,953	174,399
	2024 Median Household Income	\$ 82,246	\$70,770
	2024 Average Household Income	\$ 98,648	\$89,856
	Source: Gadberry Group - Magnify Demographics		
Traffic	I-805.....	155,826 ADT*	
	Palm Avenue.....	27,581 ADT*	
	Source: Gadberry Group - Magnify Traffic Points CY Estimates		
	*ADT is an abbreviation for Average Daily Traffic		
Contact	Mike Morris Morris and Campbell mike.morris@mac-sd.com 858-775-7117 Mobile 858-452-7733 Direct		

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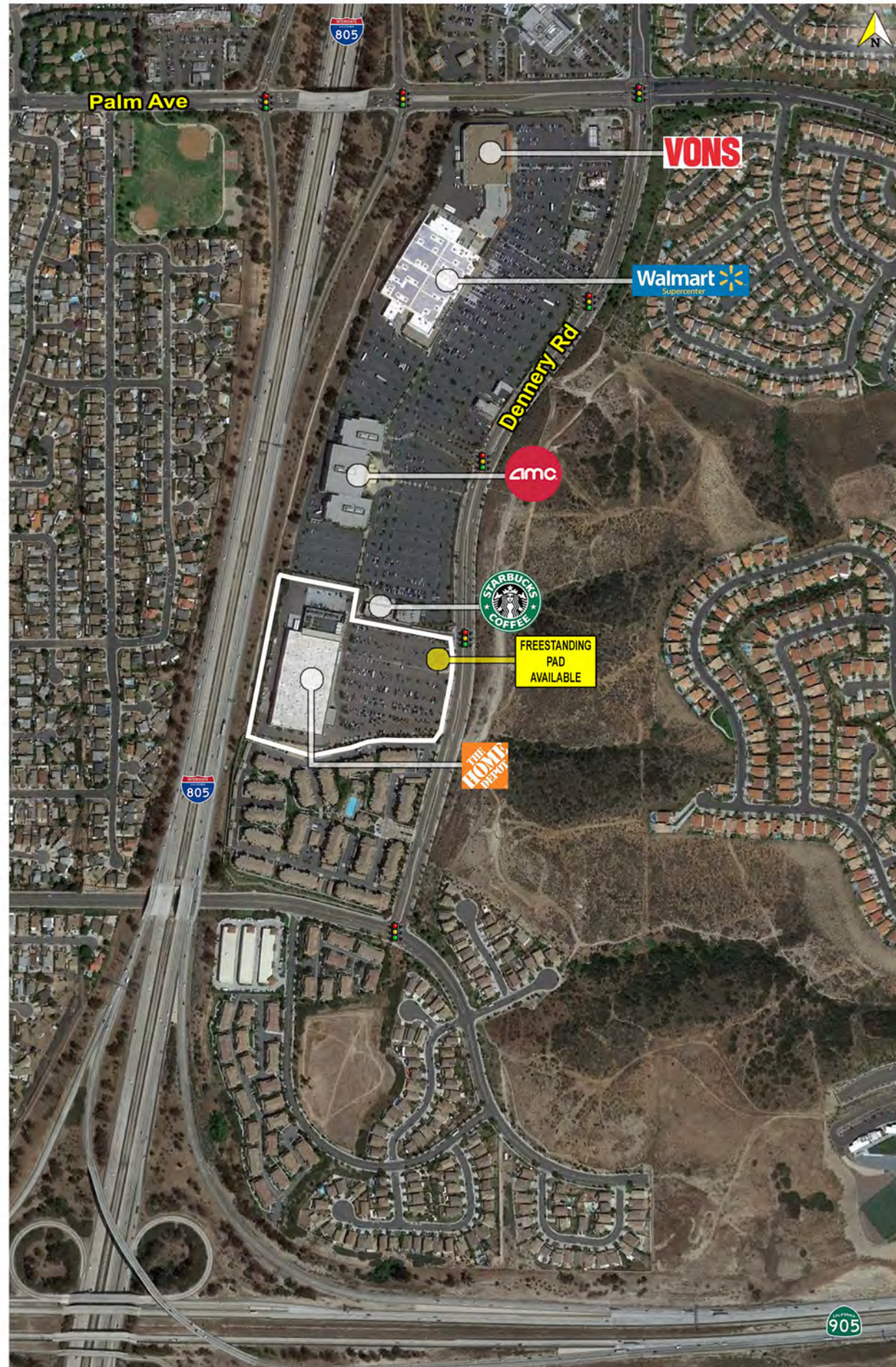
[CLOSE UP](#) [TRADE](#) [SITE PLAN](#) [DEMOS](#) [DEMO OVERVIEW](#) [GOOGLE MAP](#)

**Morris**  
*and*  
**Campbell**

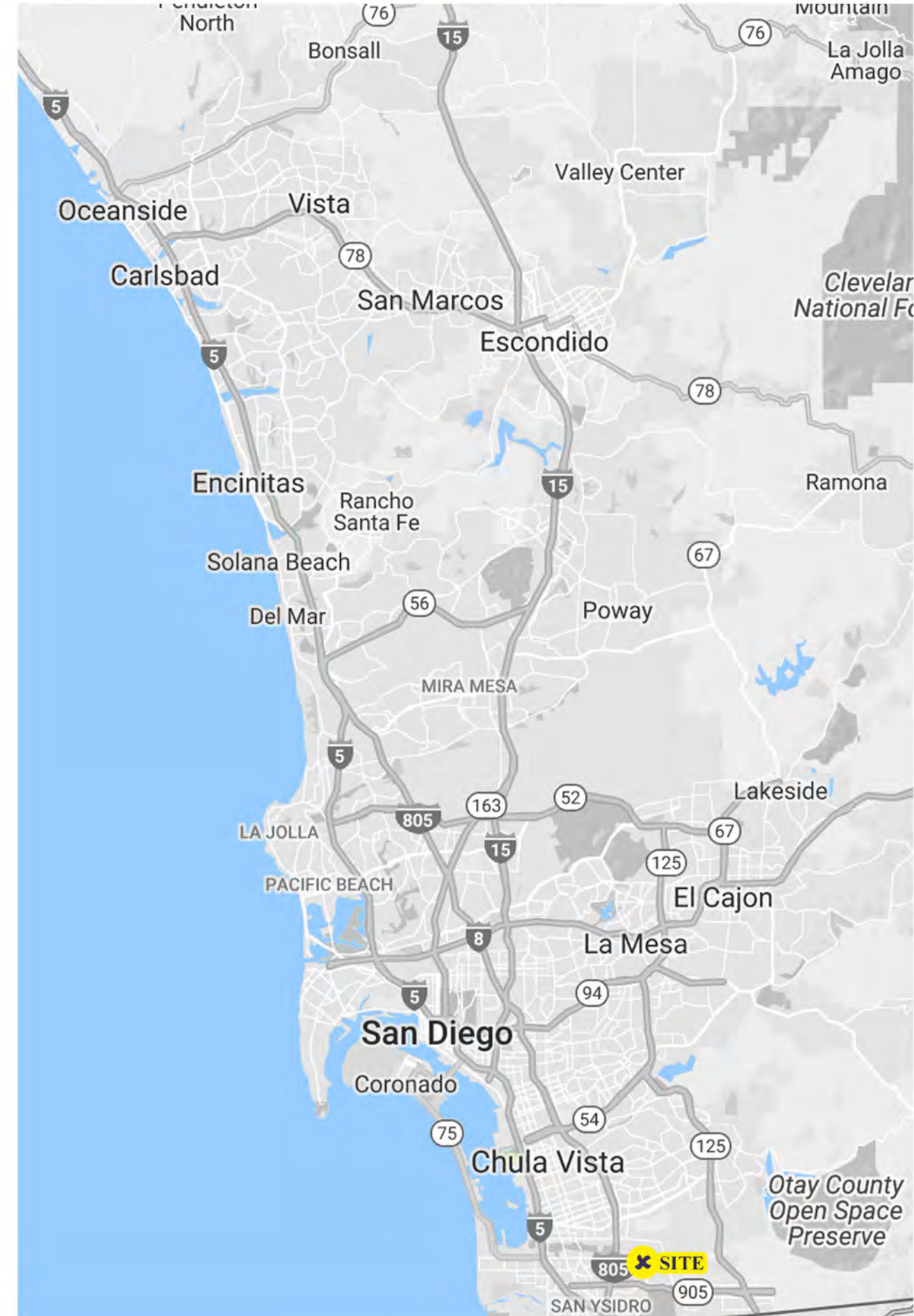
The information in this Brochure, while not guaranteed, has been secured from sources we believe to be reliable.



# Close-up Aerial

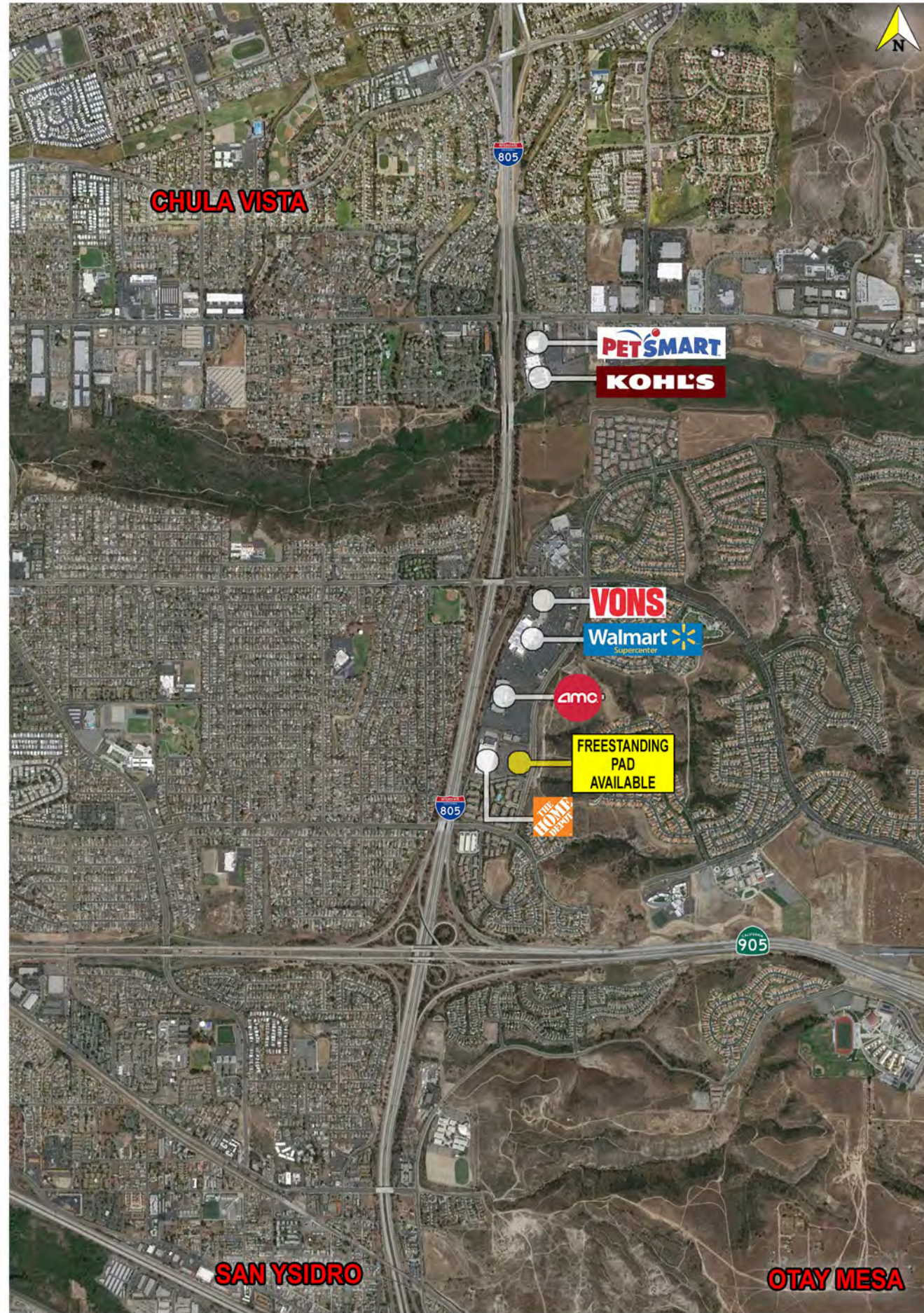


# County Map

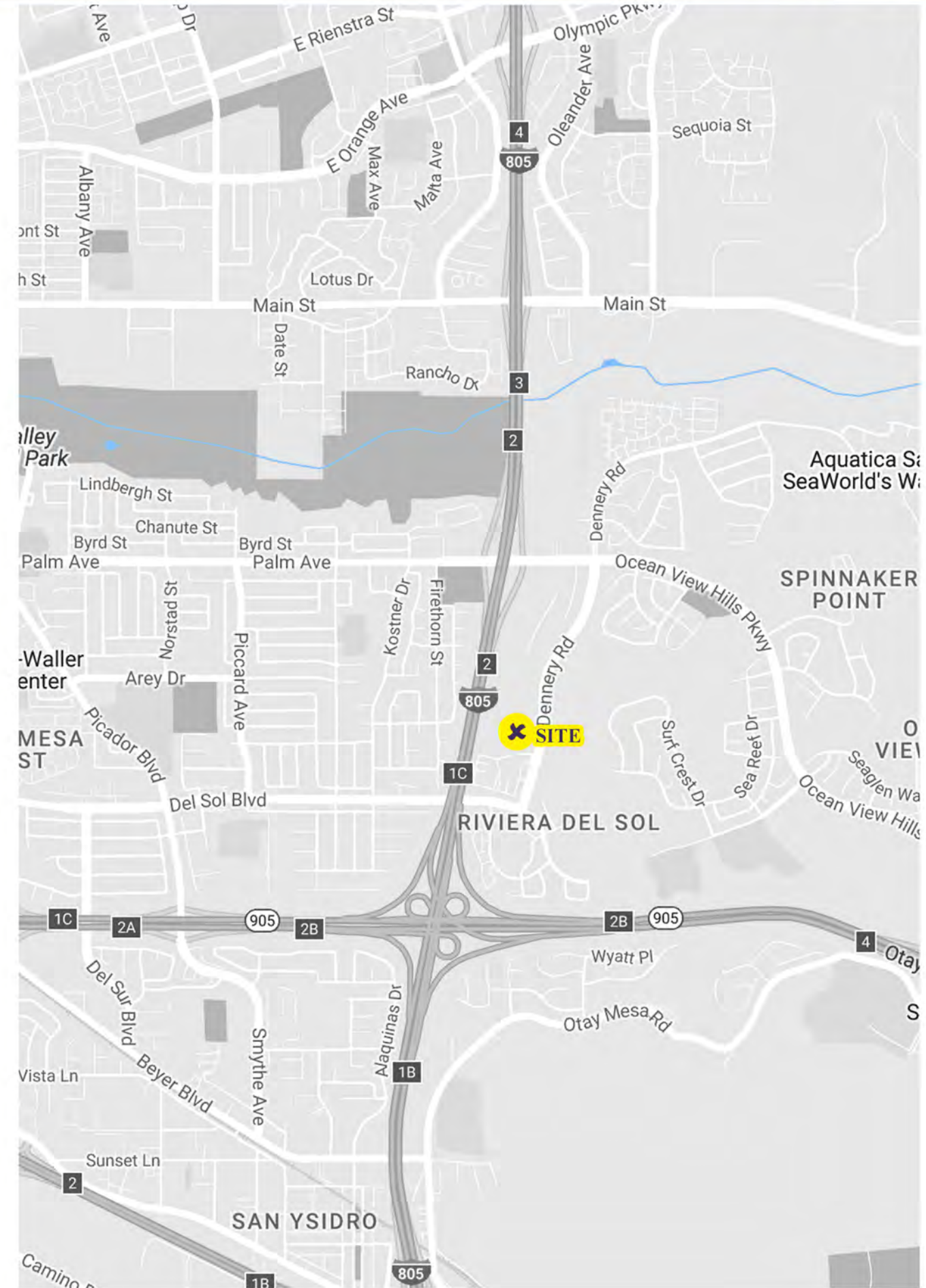




# Trade Aera Aerial



# Trade Area Map





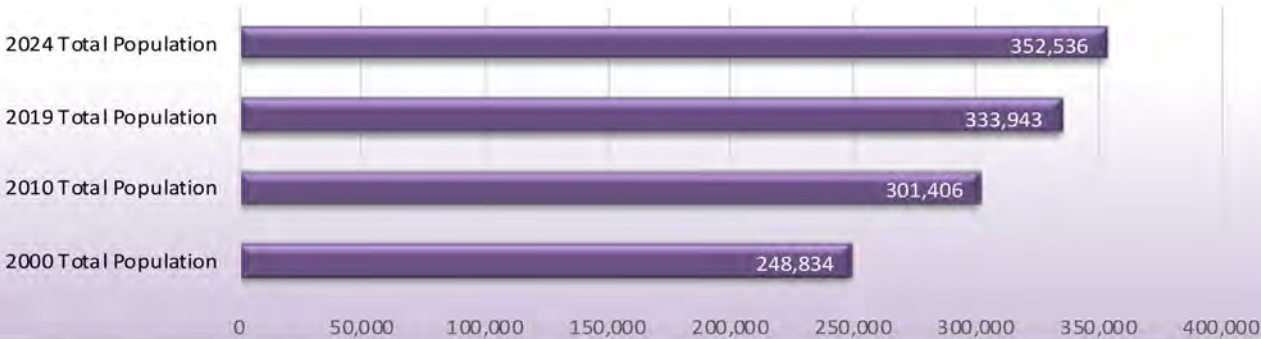
# Site Plan



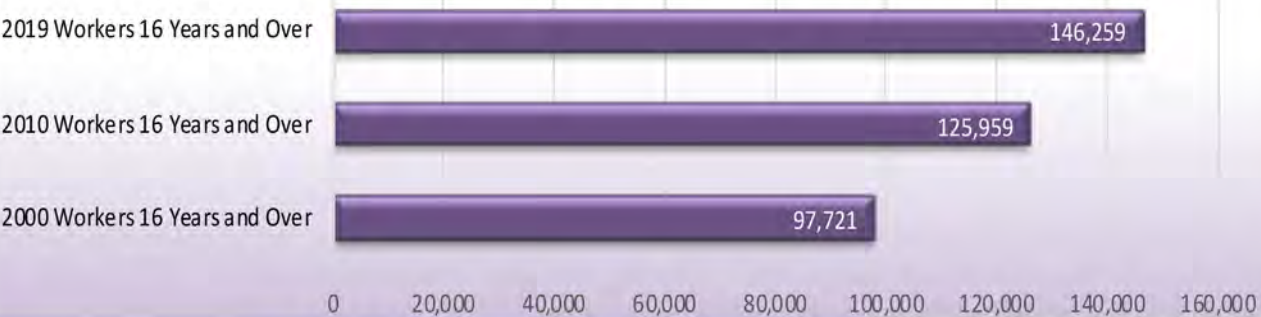


# Demographics - 5 Mile Radius

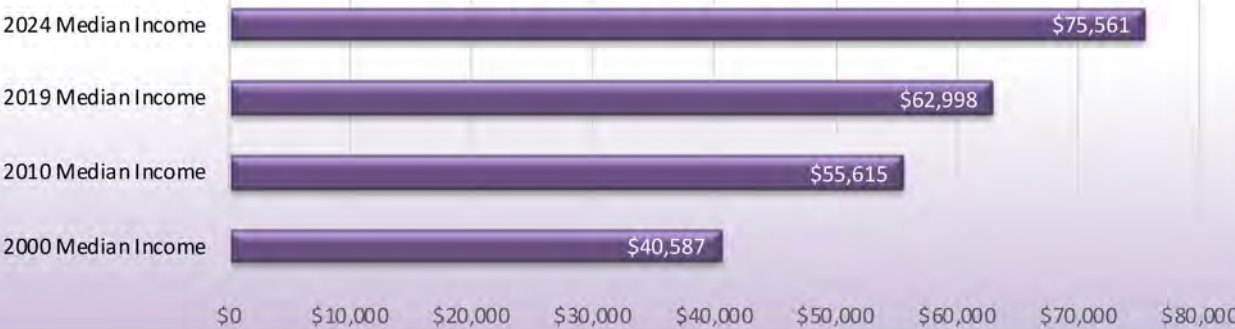
## Population Trend



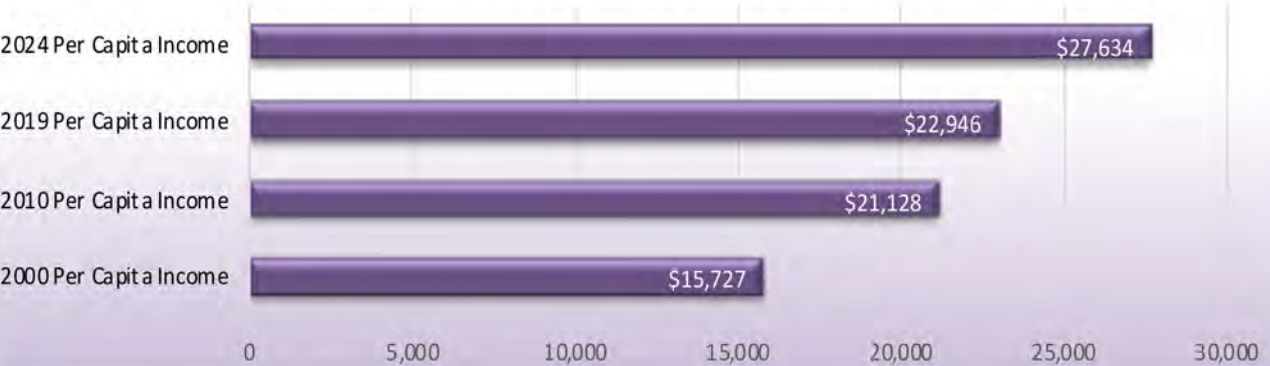
## Daytime Employment Population



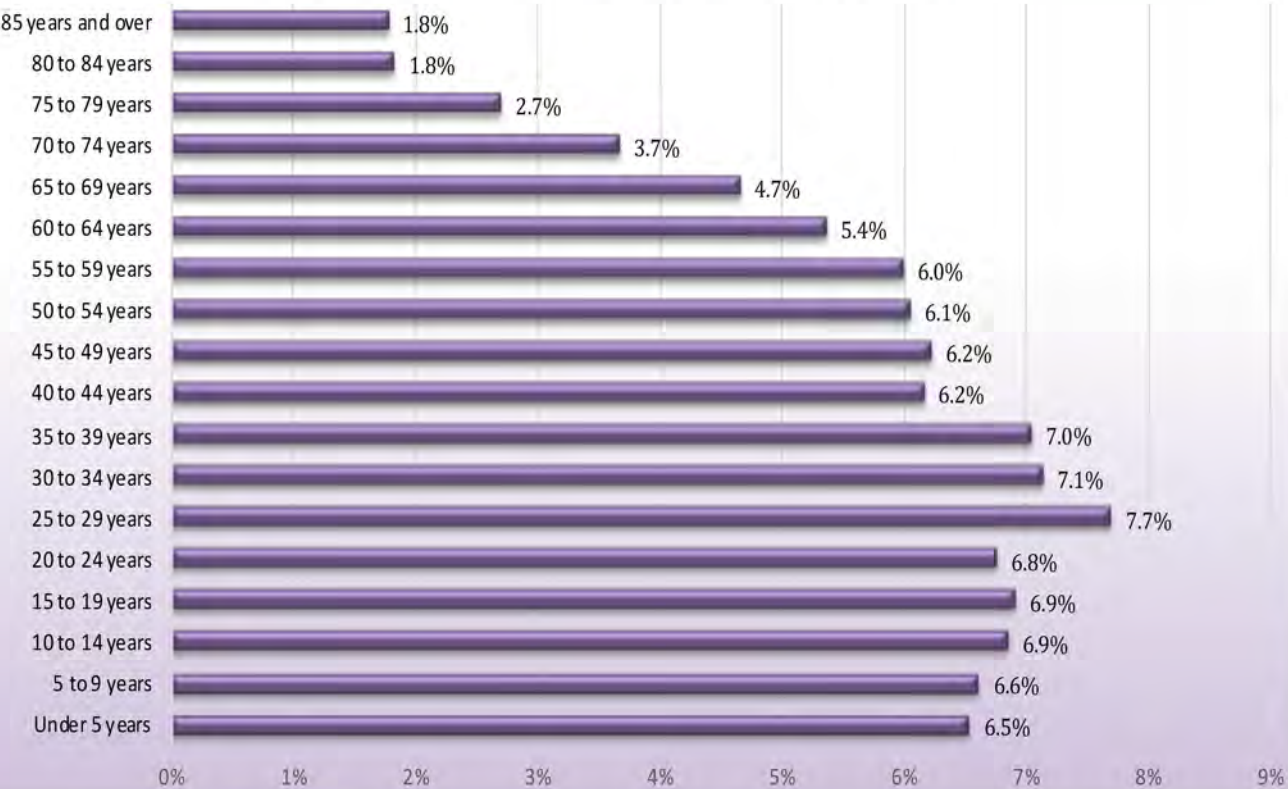
## Median Household Income Trend



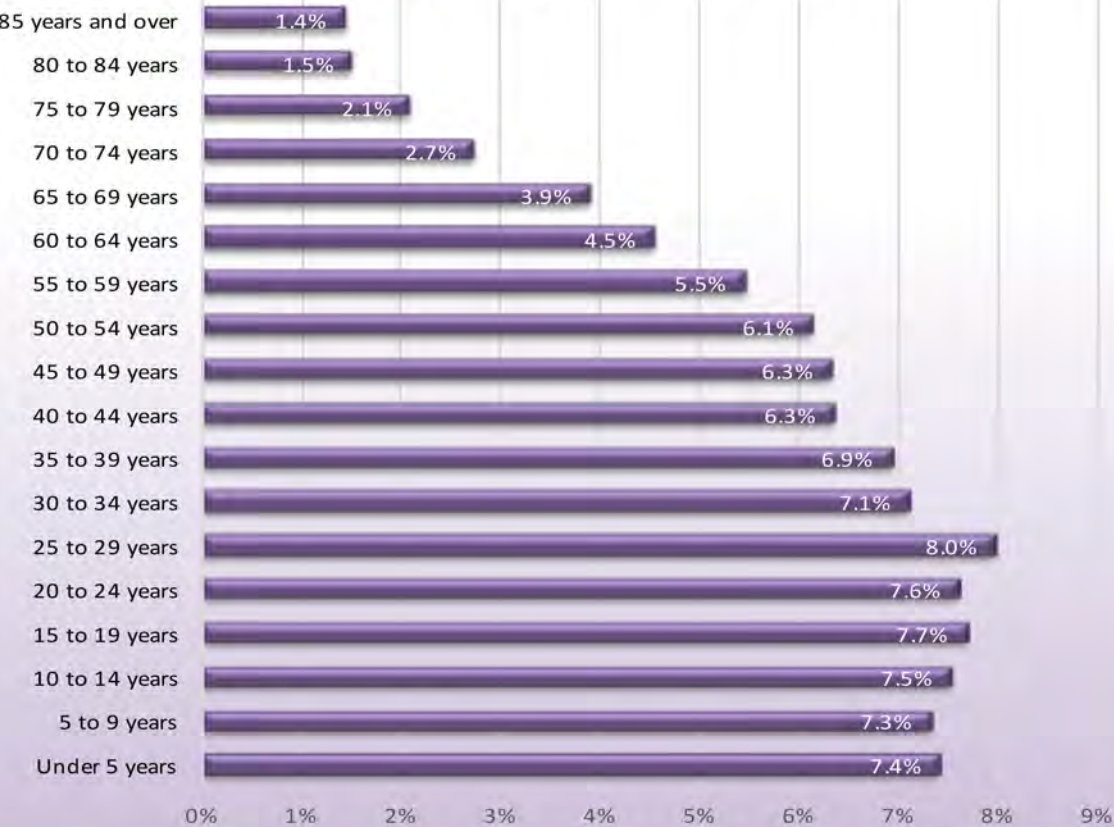
## Per Capita Income Trend



## 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
<b>POPULATION OVERVIEW</b>			
<b>Population Trend</b>			
2000 Total Population	62,874	134,584	248,834
2010 Total Population	76,042	161,114	301,406
2019 Total Population	84,953	174,399	333,943
2024 Total Population	90,384	182,202	352,536
Population Change 2000 to 2010	20.9%	19.7%	21.1%
Population Change 2000 to 2019	35.1%	29.6%	34.2%
Population Change 2010 to 2024	18.9%	13.1%	17.0%
Population Change 2019 to 2024	6.4%	4.5%	5.6%
<b>2019 Race and Ethnicity</b>			
White alone	50.7%	52.9%	52.7%
Black or African American alone	3.9%	3.5%	4.0%
Asian alone	12.3%	10.4%	12.8%
Other Race	33.1%	33.2%	30.5%
<b>Hispanic or Latino</b>			
Hispanic	73.1%	75.1%	67.1%
Not Hispanic	26.9%	24.9%	32.9%
<b>2019 Age</b>			
Median Age	37.2	36.2	36.0
19 and Under	26.2%	27.1%	26.9%
20 to 29	14.1%	14.5%	14.5%
30 to 39	13.7%	13.7%	14.2%
40 to 49	12.3%	12.2%	12.4%
50 to 64	17.7%	17.2%	17.4%
65 and Over	16.1%	15.4%	14.6%
<b>2019 Occupation</b>			
Civilian employed population 16 years and over	37,030	75,129	146,416
White collar	55.7%	52.8%	56.4%
Blue collar	44.3%	47.2%	43.6%
<b>2019 Educational Attainment</b>			
Population 25 years and over	56,866	114,990	221,449
No High School Diploma	28.1%	29.9%	24.6%
High school graduate, GED, or alternative	24.4%	24.0%	22.5%
College No Degree	21.3%	21.6%	23.5%
College or Advanced Degree	26.2%	24.6%	29.4%
<b>2019 Marital Status</b>			
Population 15 years and over	68,555	139,277	267,123
Married	49.6%	50.0%	49.8%
Not Married	50.4%	50.0%	50.2%

	2 mi Ring	3 mi Ring	5 mi Ring
<b>HOUSEHOLD OVERVIEW</b>			
<b>Household Trend</b>			
2000 Households	16,696	37,866	76,290
2010 Households	20,221	44,382	89,391
2019 Households	21,953	46,457	95,254
2024 Households	22,912	47,545	98,339
Household Change 2000 to 2010	21.1%	17.2%	17.2%
Household Change 2000 to 2019	31.5%	22.7%	24.9%
Household Change 2010 to 2024	13.3%	7.1%	10.0%
Household Change 2019 to 2024	4.4%	2.3%	3.2%
<b>2019 Household Size</b>			
Average Household Size	3.8	3.7	3.5
<b>Household Income Trend</b>			
2000 Median Income	\$43,313	\$38,908	\$40,587
2010 Median Income	\$59,130	\$52,523	\$55,615
2019 Median Income	\$67,179	\$59,547	\$62,998
2024 Median Income	\$82,246	\$70,770	\$75,561
Median Income Change 2000 to 2010	36.5%	35.0%	37.0%
Median Income Change 2000 to 2019	55.1%	53.0%	55.2%
Median Income Change 2010 to 2024	39.1%	34.7%	35.9%
Median Income Change 2019 to 2024	22.4%	18.8%	19.9%
<b>2019 Household Income</b>			
up to \$24,999	14.7%	17.6%	17.8%
\$25,000 to \$49,999	22.1%	24.6%	22.5%
\$50,000 to \$74,999	19.1%	19.4%	17.8%
\$75,000 to \$124,999	27.8%	24.6%	24.9%
\$125,000 to \$199,999	13.8%	11.5%	13.3%
\$200,000 or more	2.6%	2.4%	3.7%
<b>HOUSING UNITS OVERVIEW</b>			
<b>2019 Home Value</b>			
Median Home Value	\$356,399.50	\$358,474.10	\$391,567.20
Average Home Value	\$356,416.10	\$360,336.40	\$399,576.40
<b>2019 Occupancy</b>			
Households	21,953	46,457	95,254
Owner Occupied	63.6%	55.1%	53.8%
Renter Occupied	36.4%	44.9%	46.2%
<b>Occupancy by Number of Units</b>			
1 Unit, Detached	58.0%	50.1%	51.5%
1 Unit, Attached	12.7%	10.5%	11.0%
2 to 9	9.3%	11.6%	11.4%
10 to 49	8.0%	11.7%	11.6%
50 or more Units	5.9%	8.5%	8.8%
Mobile Home	6.0%	7.3%	5.3%
Boat, RV, Van, etc.	.1%	.3%	.3%

