

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
2026 Population	83,653	151,686	317,378
2021 Population	72,664	137,631	275,867
2026 Median Household Income	\$85,510	\$76,717	\$85,776
2026 Average Household Income	\$106,306	\$99,907	\$112,953

Source: Gadberry Group - Magnify Demographics

Traffic	ADT*
I-805 North of Palm Avenue.....	205,239 ADT*
I-805 South of Palm Avenue.....	128,599 ADT*
Palm Avenue West of 1-805.....	27,406 ADT*
Palm Avenue East of 1-805.....	14,864 ADT*

Source:

*Gadberry Group - Magnify Traffic Points 2021 CY Estimates
ADT is an abbreviation for Average Daily Traffic

Contact

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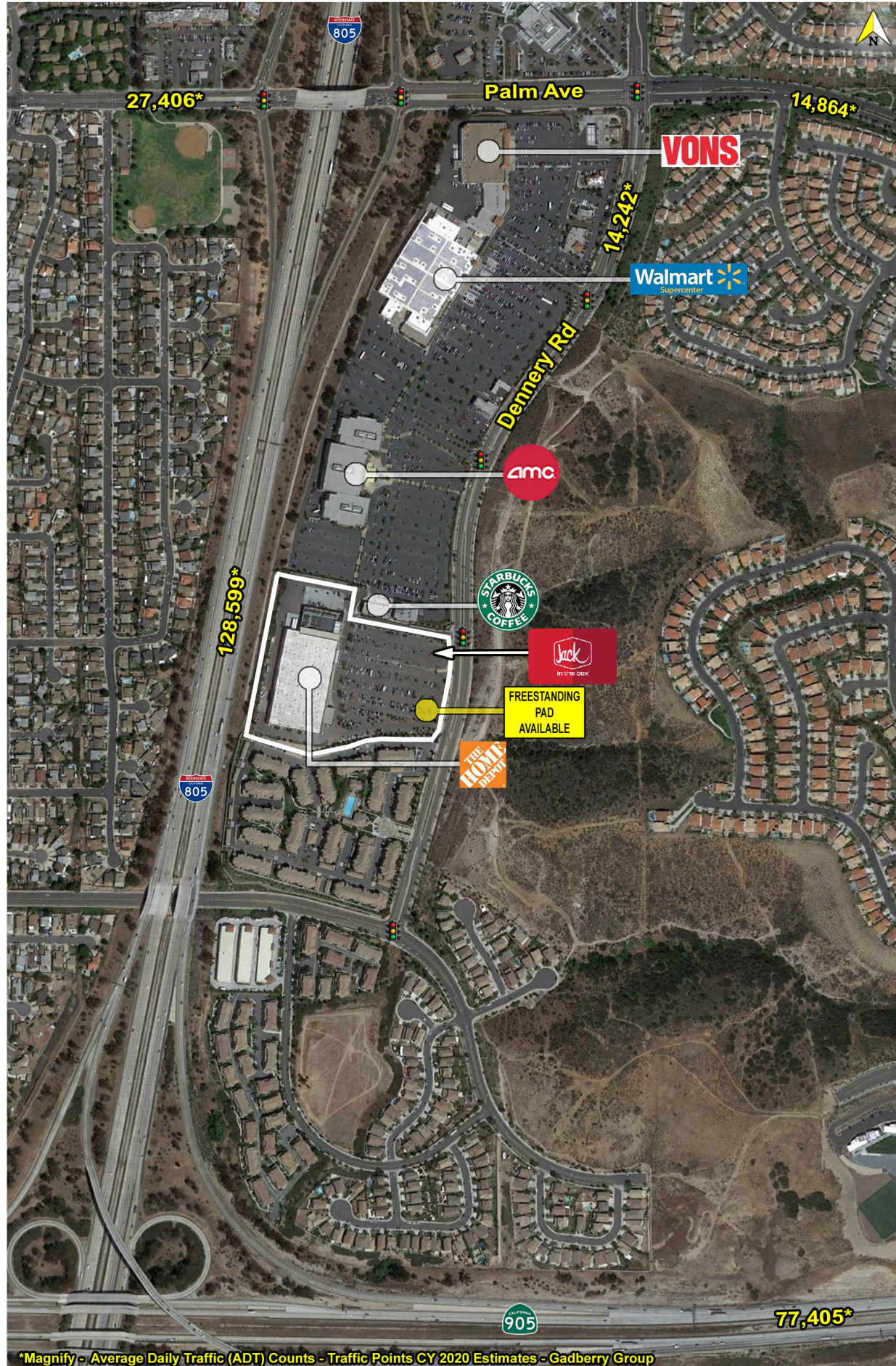
[CLOSE UP](#) [TRADE](#) [SITE PLAN](#) [AERIAL](#) [DEMOS](#) [DEMO OVERVIEW](#) [GOOGLE MAP](#)

Morris
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Campbell

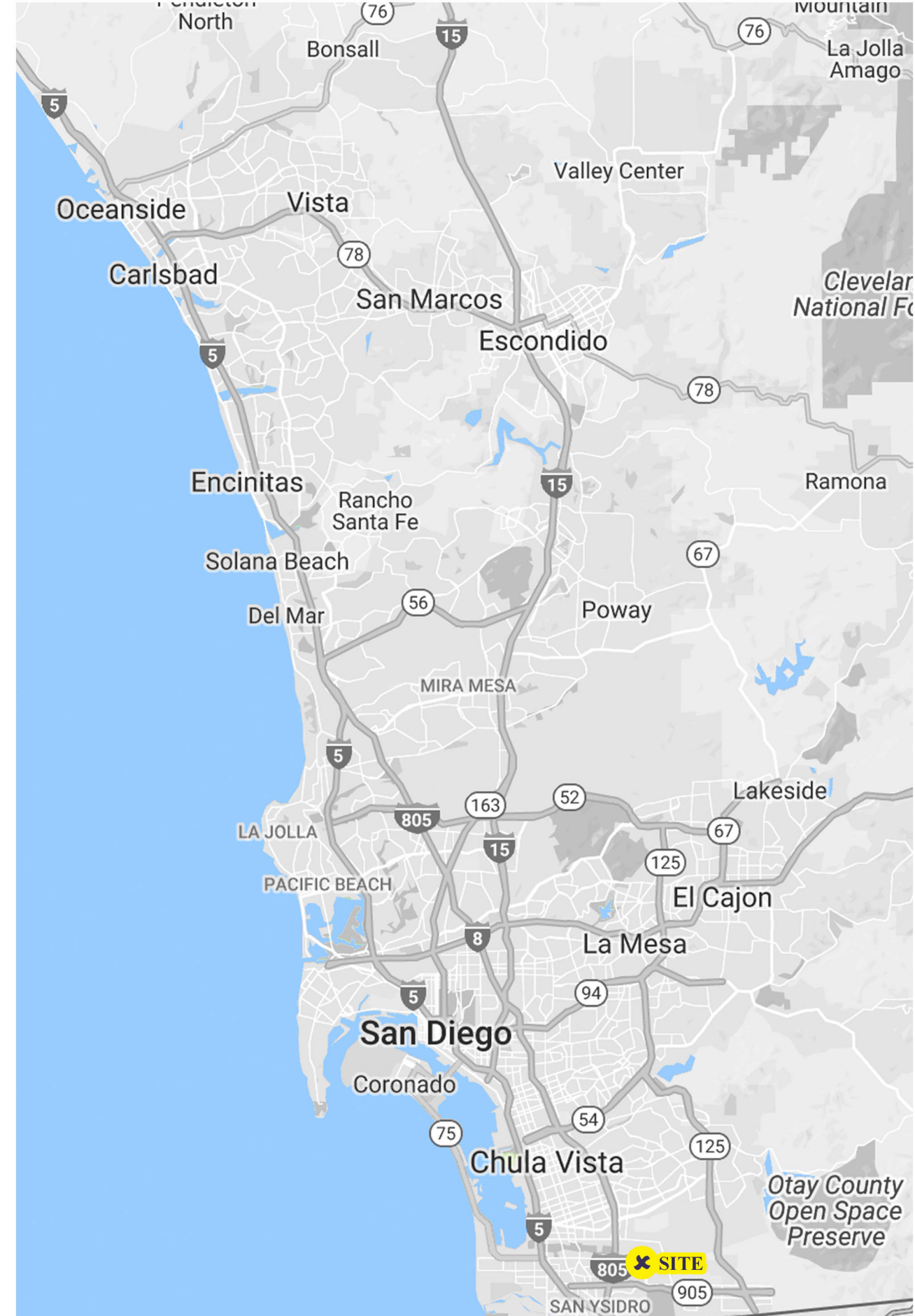
Morris and Campbell, 1111 Ninth St. Suite 201, Coronado CA 92118

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

Close-up Aerial

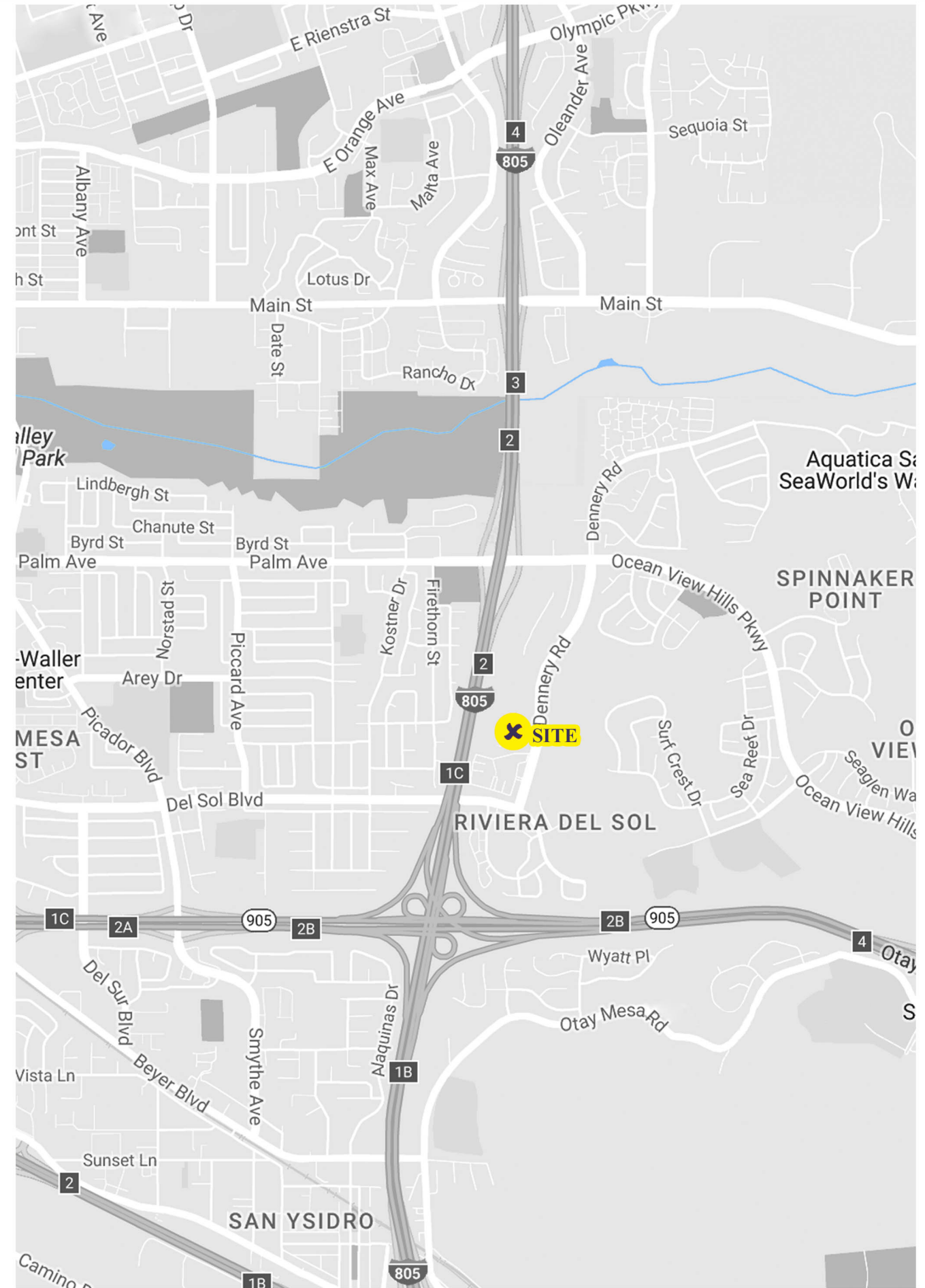
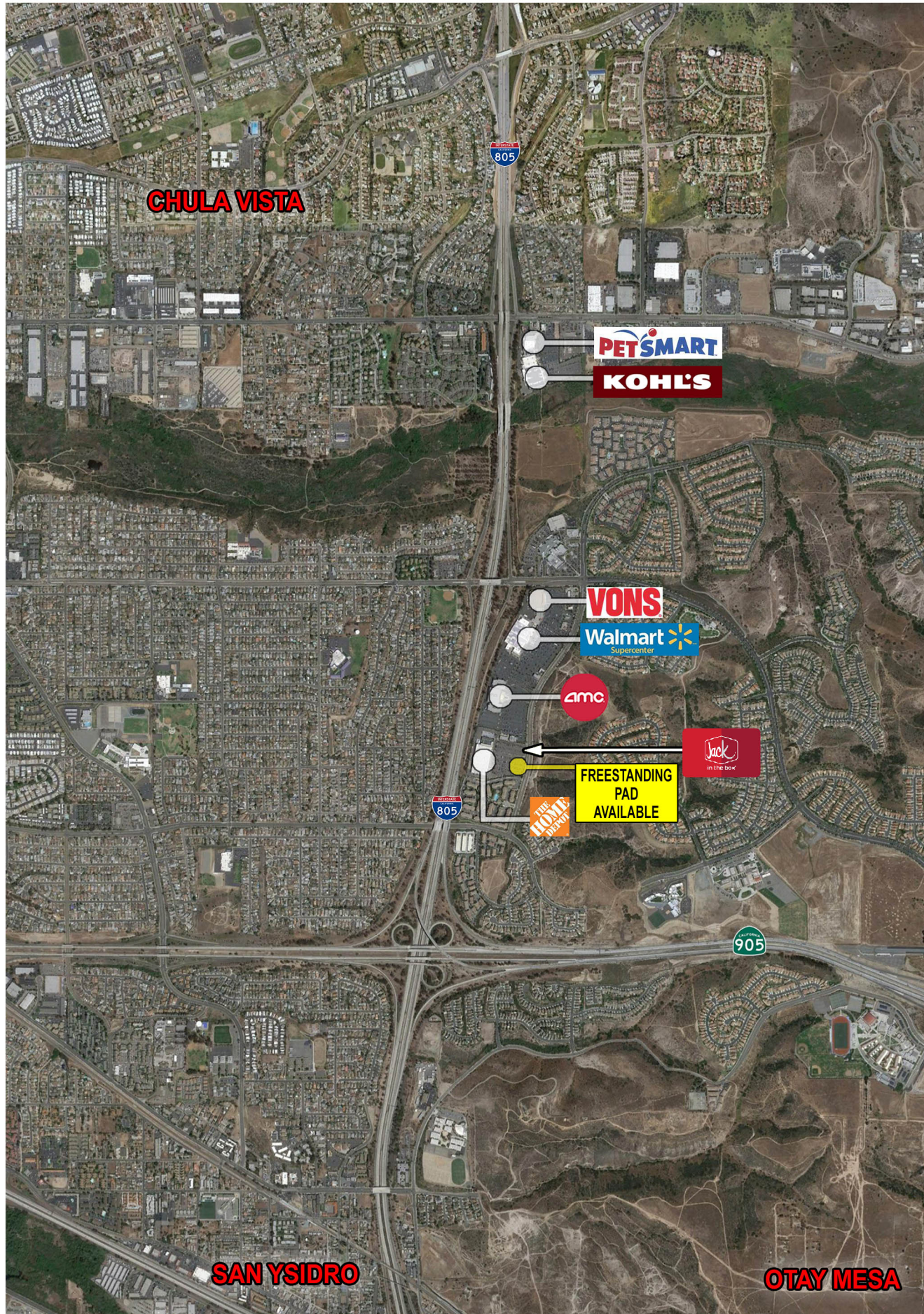


County Map



Trade Area Aerial

Trade Area Map



Site Plan

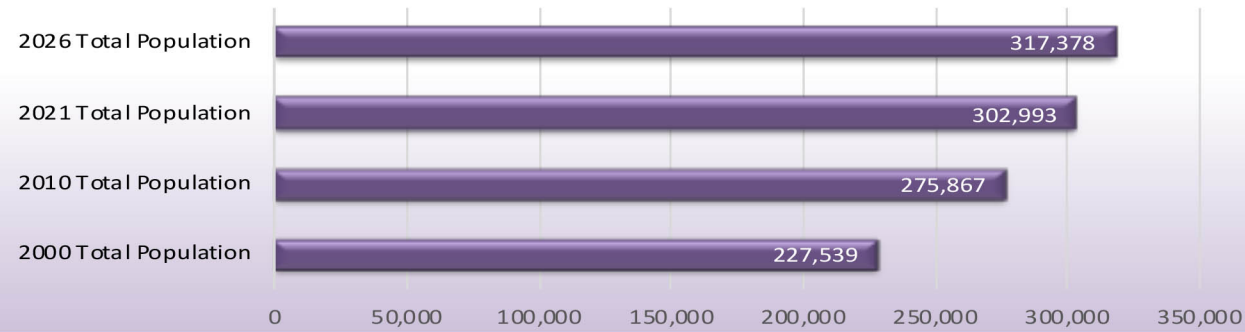


Demographic Aerial - 5 Mile Radius

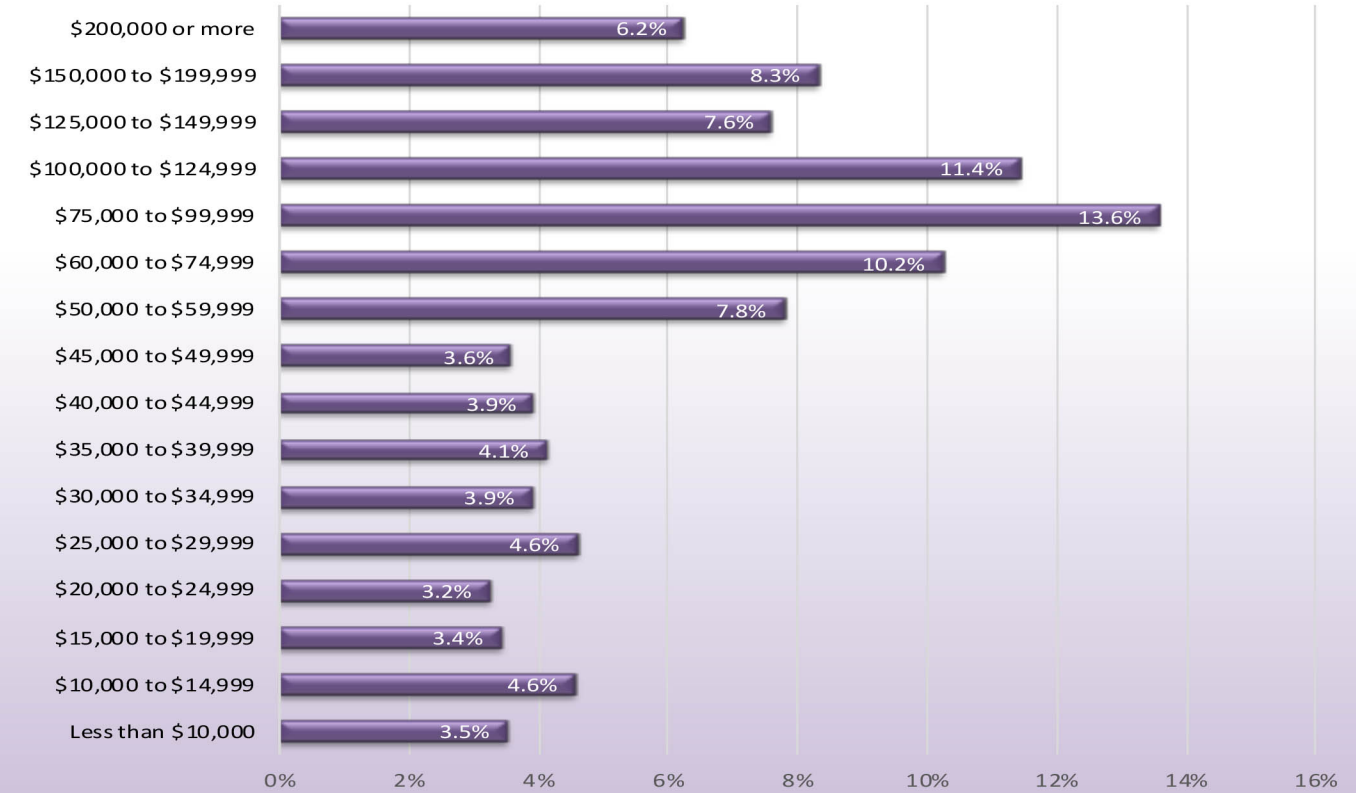


Demographic Charts - 5 Mile Radius

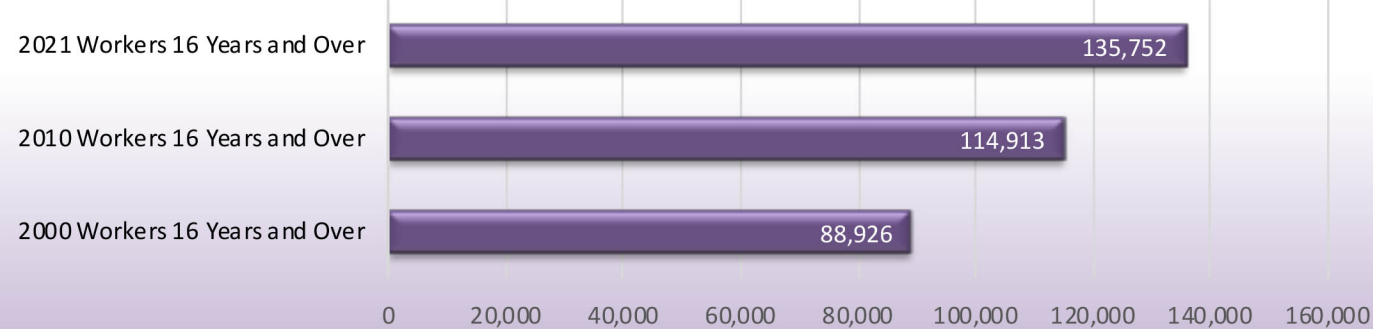
Population Trend



2021 Household Income Detail



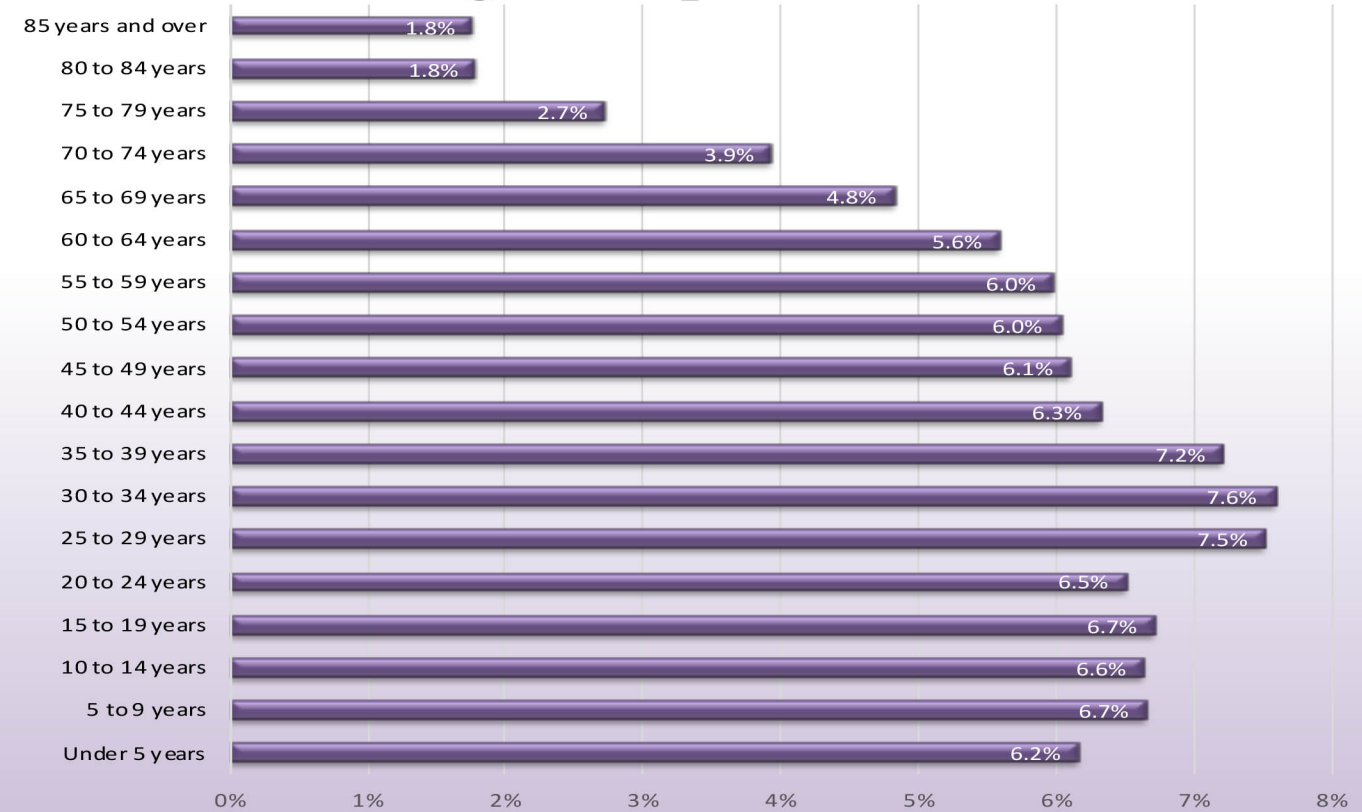
Daytime Employment Population



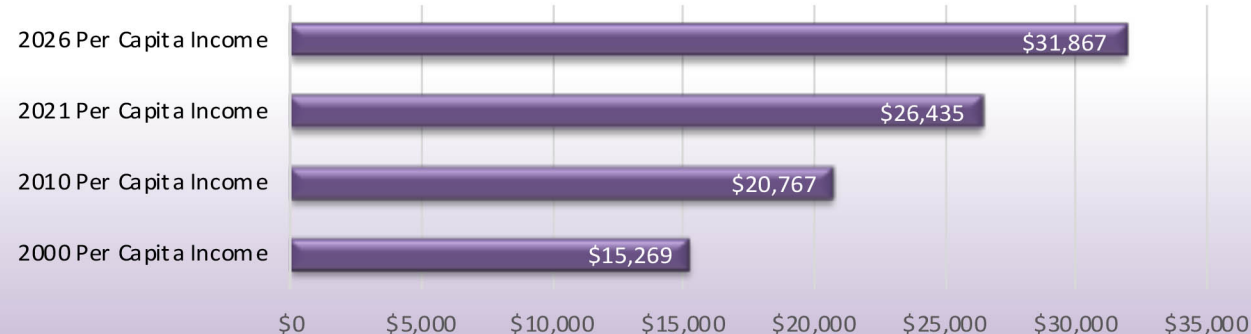
Median Household Income Trend



2021 Age of Population Detail



Per Capita Income Trend



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	60,910	117,804	227,539
2010 Total Population	72,664	137,631	275,867
2021 Total Population	79,257	146,152	302,993
2026 Total Population	83,653	151,686	317,378
Population Change 2000 to 2010	19.3%	16.8%	21.2%
Population Change 2000 to 2021	30.1%	24.1%	33.2%
Population Change 2010 to 2026	15.1%	10.2%	15.0%
Population Change 2021 to 2026	5.5%	3.8%	4.7%

2021 Race and Ethnicity

White alone	52.4%	54.6%	52.8%
Black or African American alone	3.7%	3.3%	4.0%
Asian alone	11.2%	9.7%	12.9%
Other Race	32.7%	32.5%	30.3%

Hispanic or Latino

Hispanic	76.5%	77.5%	68.0%
Not Hispanic	23.5%	22.5%	32.0%

2021 Age

Median Age	37.1	36.7	36.6
19 and Under	25.7%	25.9%	26.2%
20 to 29	13.9%	14.2%	14.0%
30 to 39	14.5%	14.4%	14.8%
40 to 49	12.0%	11.8%	12.4%
50 to 64	17.8%	17.9%	17.6%
65 and Over	16.1%	15.9%	15.0%

2021 Occupation

Civilian employed population 16 years and over	35,074	64,263	135,815
White collar	51.6%	49.4%	53.9%
Blue collar	48.4%	50.6%	46.1%

2021 Educational Attainment

Population 25 years and over	53,571	98,491	204,030
No High School Diploma	27.4%	28.3%	23.0%
High school graduate, GED, or alternative	25.4%	25.4%	23.6%
College No Degree	21.6%	22.0%	23.5%
College or Advanced Degree	25.7%	24.3%	29.9%

2021 Marital Status

Population 15 years and over	64,111	118,034	244,079
Married	50.0%	50.1%	50.1%
Not Married	50.0%	49.9%	49.9%

HOUSEHOLD OVERVIEW

Household Trend

2000 Households	15,706	32,316	68,210
2010 Households	18,899	37,356	80,226
2021 Households	20,458	39,131	86,025
2026 Households	21,320	40,053	88,735
Household Change 2000 to 2010	20.3%	15.6%	17.6%
Household Change 2000 to 2021	30.3%	21.1%	26.1%
Household Change 2010 to 2026	12.8%	7.2%	10.6%
Household Change 2021 to 2026	4.2%	2.4%	3.2%

2021 Household Size

Average Household Size	3.8	3.7	3.5
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Household Income Trend

2000 Median Income	\$40,030	\$38,564	\$40,685
2010 Median Income	\$55,715	\$51,602	\$55,741
2021 Median Income	\$70,752	\$64,966	\$70,819
2026 Median Income	\$85,510	\$76,717	\$85,776
Median Income Change 2000 to 2010	39.2%	33.8%	37.0%
Median Income Change 2000 to 2021	76.7%	68.5%	74.1%
Median Income Change 2010 to 2026	53.5%	48.7%	53.9%
Median Income Change 2021 to 2026	20.9%	18.1%	21.1%

2021 Household Income

up to \$24,999	13.9%	15.2%	14.7%
\$25,000 to \$49,999	20.3%	23.1%	20.1%
\$50,000 to \$74,999	19.2%	18.8%	18.0%
\$75,000 to \$124,999	27.3%	25.1%	25.0%
\$125,000 to \$199,999	15.2%	13.8%	15.9%
\$200,000 or more	4.2%	3.9%	6.2%

HOUSING UNITS OVERVIEW

2021 Home Value

Median Home Value	\$411,843.70	\$405,852.90	\$448,858.30
Average Home Value	\$425,017.90	\$405,087.10	\$455,678.30

2021 Occupancy

Households	20,458	39,131	86,025
Owner Occupied	58.7%	55.4%	54.8%
Renter Occupied	41.3%	44.6%	45.2%

Occupancy by Number of Units

1 Unit, Detached	55.1%	49.0%	52.0%
1 Unit, Attached	12.3%	11.2%	11.6%
2 to 9	14.9%	15.3%	12.4%
10 to 49	8.6%	10.3%	12.0%
50 or more Units	4.6%	6.0%	6.5%
Mobile Home	4.3%	8.0%	5.2%
Boat, RV, Van, etc.	.1%	.2%	.2%

