

FOR LEASE | BREAKWATER TOWN CENTER

Proposed New Retail Center

SWC Palm Ave & 9th St, Imperial Beach, CA



FEATURES

- Proposed neighborhood center in the heart of Imperial Beach
- Strong traffic count on HWY SR-75 (Palm Avenue), the main arterial of Imperial Beach
- New Navy Base Coronado Coastal Campus coming soon
- Convenient location will service Imperial Beach residents in a previously hard to reach market
- Close proximity to affluent Coronado Island via the Silver Strand
- Will bring great national and local restaurants to Imperial Beach

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2011 Population:	23,999	85,170	237,270
2016 Proj Pop:	26,373	93,870	256,561
Daytime Pop:	3,600	19,581	53,557
Avg HH Income:	\$60,085	\$56,787	\$57,651

 RETAIL INSITE

 SUDBERRY
PROPERTIES

DON MOSER

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dmoser@retailinsite.net

MATT MOSER

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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. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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ABOUT THE UPCOMING NAVY BASE CORONADO COASTAL CAMPUS

- A total of 1,459,000 square feet of Coastal Campus Facilities for Administration, Operational Units, Logistics and Community Support and Training
- No food service, commissary and only a government vehicle fueling station
- An increase in on-site personnel from 117 (existing) to 3,236 at build-out (i.e., daily population)
- An increase in average daily trips (ADT) for SR-75/Palm Avenue of 8,090 at build-out (approximately 4,000 additional trips within Imperial Beach along Palm Avenue/SR-75 between 10th Street and Florida)
- The North Entry Gate to the Coastal Campus is approximately 1.6 miles from the new Breakwater Town Center
- A new signalized/controlled base main gate off SR-75 about one mile north of our City boundary with Coronado (referred to as MILCON P-947, the Navy proposes to construct this as soon as possible)



This information regarding the New Navy Coastal Campus was provided by the City of Imperial Beach.
Any further questions, please contact Greg Wade, Assistant City Manager at (619) 628-1354.



EXPANDED DEMOGRAPHIC PROFILE

Estimated 2016 • Calculated Using Proportional Block Groups

836 Palm Ave | Imperial Beach, CA

 POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	26,373	93,870	256,561
Forecasted Population (2021)	27,824	100,750	274,810
 HOUSEHOLDS			
Households	9,029	28,966	76,448
 AVG HHD INCOME			
Estimated Avg Household Income	\$71,195	\$66,358	\$67,780
Avg Family Income	\$68,525	\$63,011	\$64,080
 MEDIAN HH INCOME			
Estimated Median Household Income	\$53,267	\$50,847	\$52,322
Median Family Income	\$55,491	\$52,879	\$54,547
 \$\$\$ PER CAPITA INCOME			
Est. Proj. Per Capita Income	\$24,444	\$20,870	\$21,437
 \$\$ OTHER INCOME			
Est. Proj. Median Disposable Income	\$44,820	\$42,845	\$43,887
 DAYTIME DEMOS			
Total Number of Businesses	436	2,092	5,634
Total Number of Employees	3,600	19,581	53,557
 RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White	15,249 63.5%	48,839 57.3%	133,471 56.3%
Black or African American	918 3.8%	3,261 3.8%	9,163 3.9%
American Indian & Alaskan Native	230 1.0%	697 0.8%	2,106 0.9%
Asian	1,412 5.9%	6,594 7.7%	16,749 7.1%
Hawaiian & Pacific Islander	133 0.6%	427 0.5%	1,263 0.5%
Other Race	4,452 18.6%	20,293 23.8%	61,395 25.9%
Two or More Races	1,606 6.7%	5,059 5.9%	13,124 5.5%
 AGE DISTRIBUTION			
Median Age	35.0 yrs	33.8 yrs	33.7 yrs
 HOUSING			
Total Housing Units	8,932	28,358	72,275