

Grosvenor Square

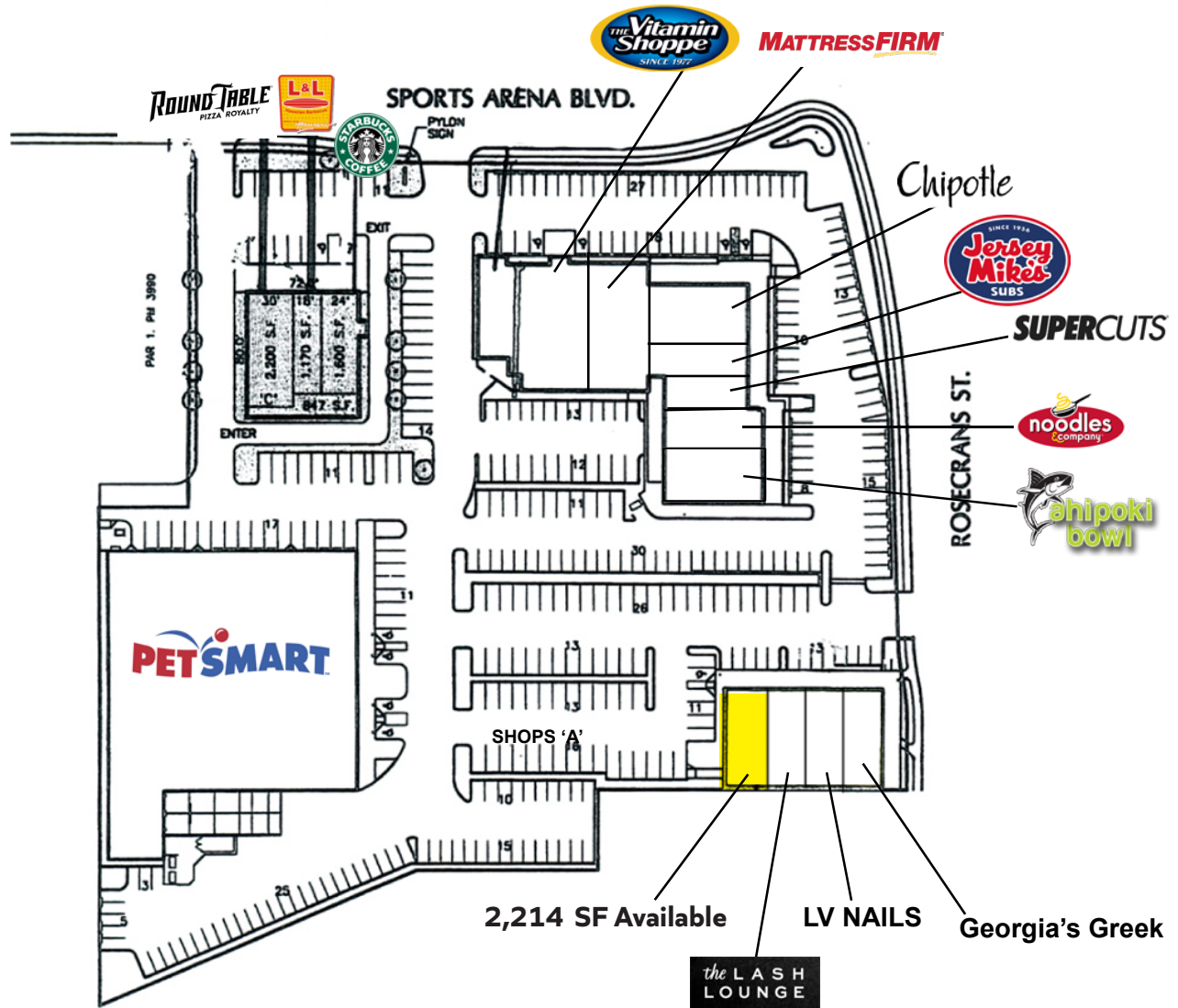
FOR LEASE. SPORTS ARENA BLVD & ROSECRANS ST.
SAN DIEGO, CALIFORNIA



Property Features.

- + Located in the heart of the Sports Arena area, at one of the busiest intersections in San Diego County
- + Anchored by PetSmart, Jennifer Convertibles, Mattress Discounters, Chipotle and Starbucks
- + Close Proximity to TJMaxx, Ross, The Home Depot, Ralphs and Target
- + Population exceeding 380,000 people in a 5-Mile radius
- + Average Household Income over \$136,000 in 3-Mile radius
- + Minutes away from San Diego International Airport
- + Close proximity to Interstate 8 freeway with 177,774 cars per day
- + Great visibility from Sports Arena Blvd. and Rosecrans St. with over 92,000 cars per day combined





Sports Arena Blvd & Rosecrans St, San Diego, California, 92110



POPULATION

	1 mile	3 miles	5 miles
Total Population	12,838	126,876	388,592
Projected Population (2028)	14,205	131,076	398,775



HOUSING

Total Households	4,322	57,127	180,754
Projected Total Households (2028)	4,665	59,313	187,389



INCOME

Median Household Income	\$76,181	\$98,665	\$91,423
Average Household Income	\$120,438	\$136,899	\$128,499
Per Capita Income	\$44,538	\$62,331	\$60,697
Median Disposable Income	\$63,414	\$78,602	\$74,214
Average Disposable Income	\$85,692	\$96,206	\$91,132



DAYTIME DEMOS

Total Daytime Population	46,608	187,452	484,376
Daytime Population Workers	41,090	137,172	336,553
Daytime Population Residents	5,518	50,280	147,823



RACE & ETHNICITY

White	7,532	58.67%	84,016	66.22%	238,771	61.45%
Black or African American	963	7.50%	4,632	3.65%	19,276	4.96%
American Indian & Alaska Native Population	149	1.16%	931	0.73%	3,485	0.90%
Asian Population	750	5.84%	10,117	7.97%	33,695	8.67%
Pacific Islander Population	69	0.54%	393	0.31%	1,368	0.35%
Other Race Population	1,466	11.42%	9,726	7.67%	37,734	9.71%
Population of Two or More Races	1,909	14.87%	17,062	13.45%	54,262	13.96%
Hispanic Population	3,461	26.96%	25,897	20.41%	92,236	23.74%
Non-Hispanic Population	9,377	73.04%	100,979	79.59%	296,356	76.26%



EDUCATION

Bachelor's Degree	2,528	30.72%	33,796	35.91%	104,303	35.58%
Graduate/Professional Degree	1,400	17.01%	22,894	24.32%	66,297	22.61%



AGE

Median Age	32.2	37.2	36.8
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