



730 Christmas Circle

AVAILABLE FOR SALE / BOREEGO SPRINGSE, CA

For Sale
2 Parcels
± 0.28 Acres

Ron Pepper

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About The Property.

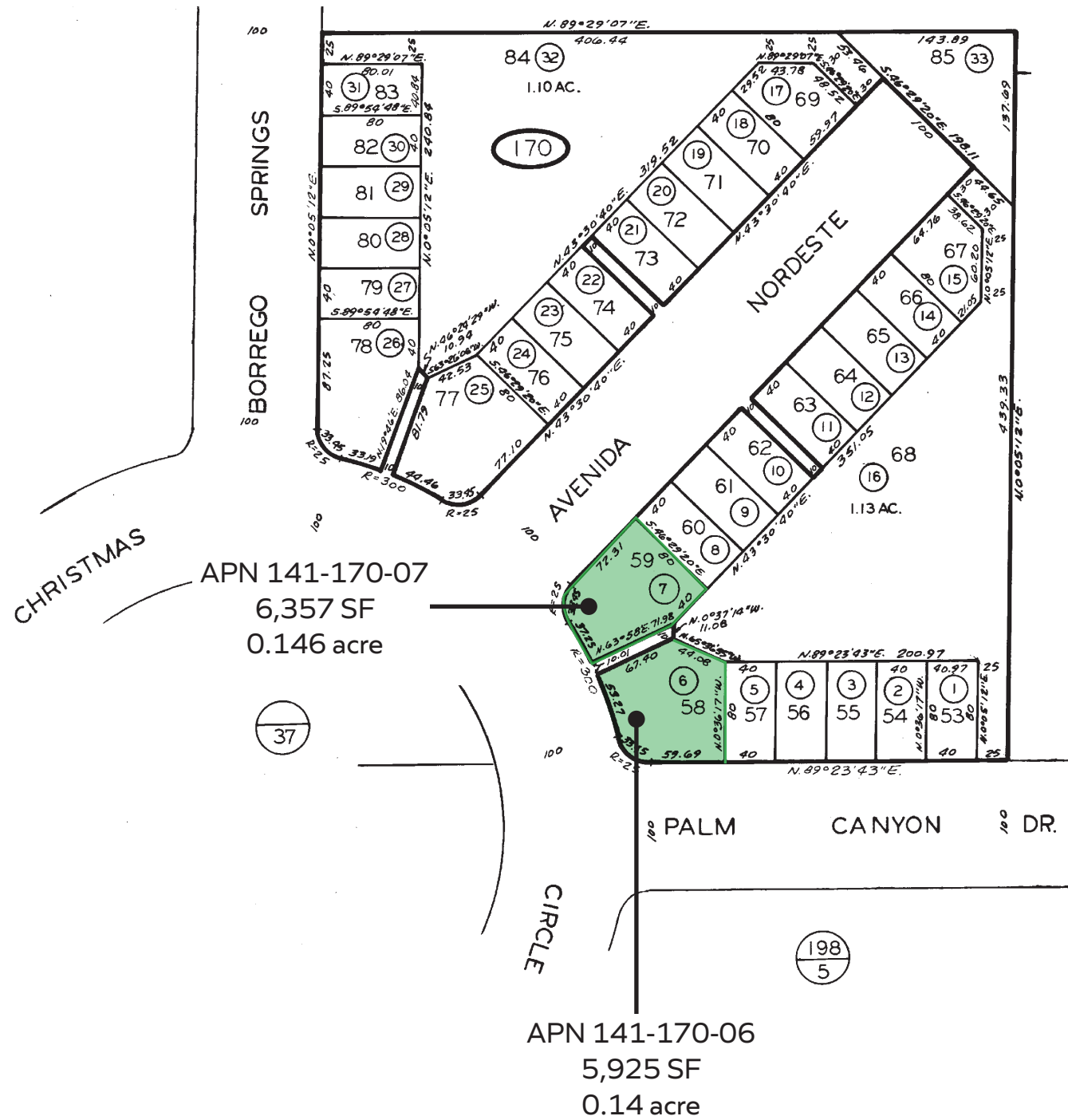


Borrego Springs is known for its hiking, horseback riding, golf, tennis, natural hot springs and other outdoor activities, this area is a destination for snowbirds. Population is around 4,000 people and is growing at a rate of about 15% annually. The average household income is over \$100,000. The subject property is located 3 miles from Anza Borrego National Park.

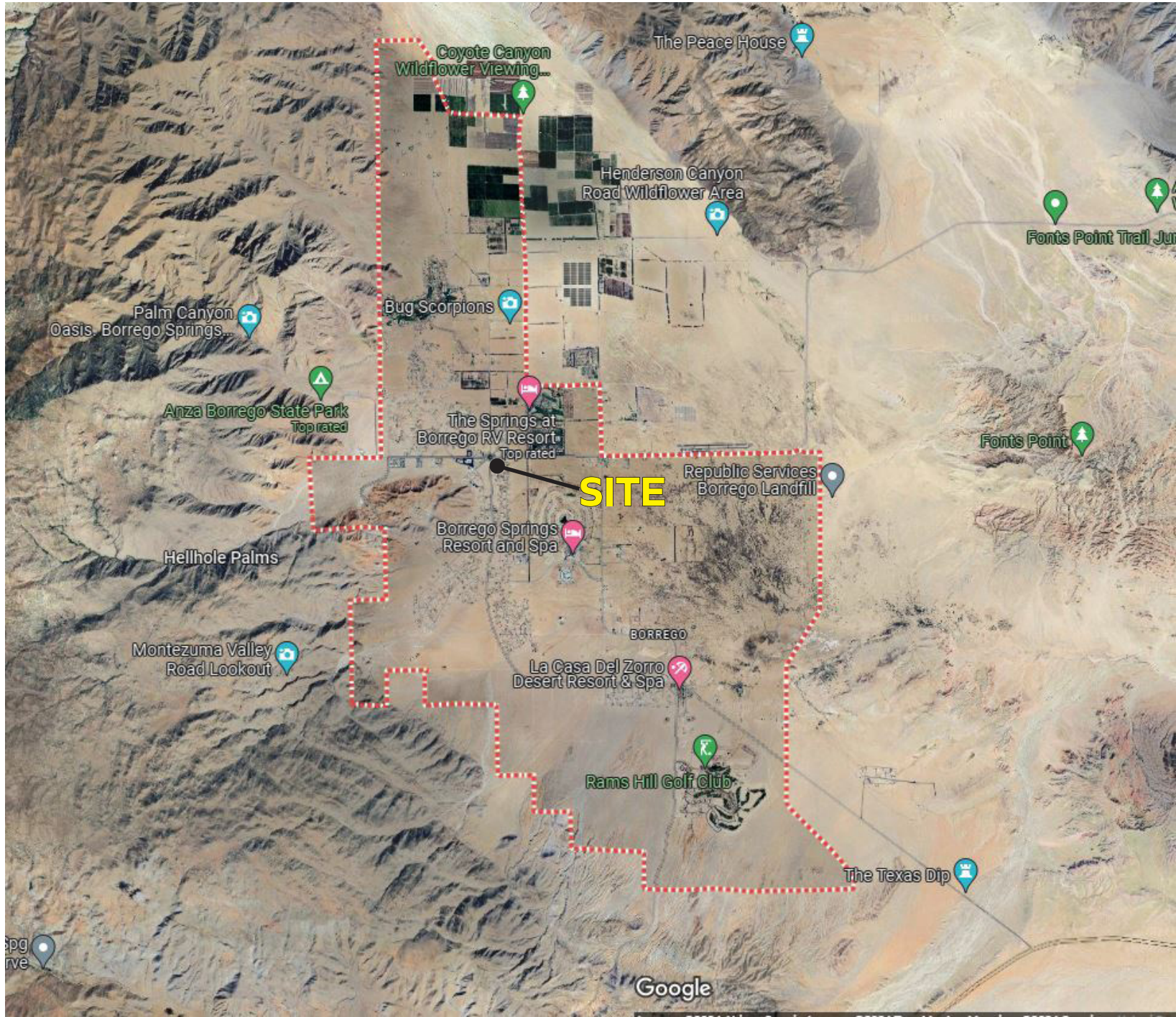
PROPERTY HIGHLIGHTS

- Available For Sale - 2 parcels \pm 0.28 acres
 - 1,030 SF building included
 - APN 141-170-06
5,925 SF
0.14 acre
 - APN 141-170-07
6,357 SF
0.146 acre
 - Zoning: C-6
- *Existing ATM to be removed

Parcel Map.



Aerial Map.



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.

Demos.

ESTIMATED 2023 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

730 Christmas Circle Dr, Borrego Springs, California, 92004

POPULATION

| | 1 mile | 3 miles | 5 miles |
|-----------------------------|--------|---------|---------|
| Total Population | 912 | 2,528 | 2,887 |
| Projected Population (2028) | 890 | 2,522 | 2,905 |

HOUSING

| | 1 mile | 3 miles | 5 miles |
|-----------------------------------|--------|---------|---------|
| Total Households | 391 | 1,177 | 1,354 |
| Projected Total Households (2028) | 384 | 1,186 | 1,374 |

INCOME

| | 1 mile | 3 miles | 5 miles |
|---------------------------|-----------|-----------|-----------|
| Median Household Income | \$110,347 | \$91,854 | \$96,550 |
| Average Household Income | \$129,232 | \$116,452 | \$117,137 |
| Per Capita Income | \$58,641 | \$54,717 | \$54,915 |
| Median Disposable Income | \$89,909 | \$75,000 | \$76,278 |
| Average Disposable Income | \$95,662 | \$87,199 | \$87,642 |

DAYTIME DEMOS

| | 1 mile | 3 miles | 5 miles |
|------------------------------|--------|---------|---------|
| Total Daytime Population | 1,255 | 2,568 | 3,103 |
| Daytime Population Workers | 700 | 1,116 | 1,446 |
| Daytime Population Residents | 555 | 1,452 | 1,657 |

RACE & ETHNICITY

| | 1 mile | 3 miles | 5 miles |
|--------------------------------------------|-------------------|---------------------|---------------------|
| White | 509 55.81% | 1,478 58.49% | 1,705 59.04% |
| Black or African American | 5 0.55% | 16 0.63% | 20 0.69% |
| American Indian & Alaska Native Population | 10 1.10% | 28 1.11% | 33 1.14% |
| Asian Population | 8 0.88% | 21 0.83% | 24 0.83% |
| Pacific Islander Population | 0 0.00% | 0 0.00% | 0 0.00% |
| Other Race Population | 175 19.19% | 460 18.20% | 517 17.90% |
| Population of Two or More Races | 205 22.48% | 524 20.74% | 589 20.39% |
| Hispanic Population | 418 45.83% | 1,059 41.89% | 1,186 41.08% |
| Non-Hispanic Population | 494 54.17% | 1,469 58.11% | 1,701 58.92% |

EDUCATION

| | 1 mile | 3 miles | 5 miles |
|------------------------------|-------------------|-------------------|-------------------|
| Bachelor's Degree | 135 18.80% | 387 19.19% | 460 19.96% |
| Graduate/Professional Degree | 111 15.46% | 330 16.36% | 368 15.97% |

AGE

| | 1 mile | 3 miles | 5 miles |
|------------|--------|---------|---------|
| Median Age | 59.2 | 59.7 | 59.8 |

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BORREGO SPRINGS / CALIFORNIA



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