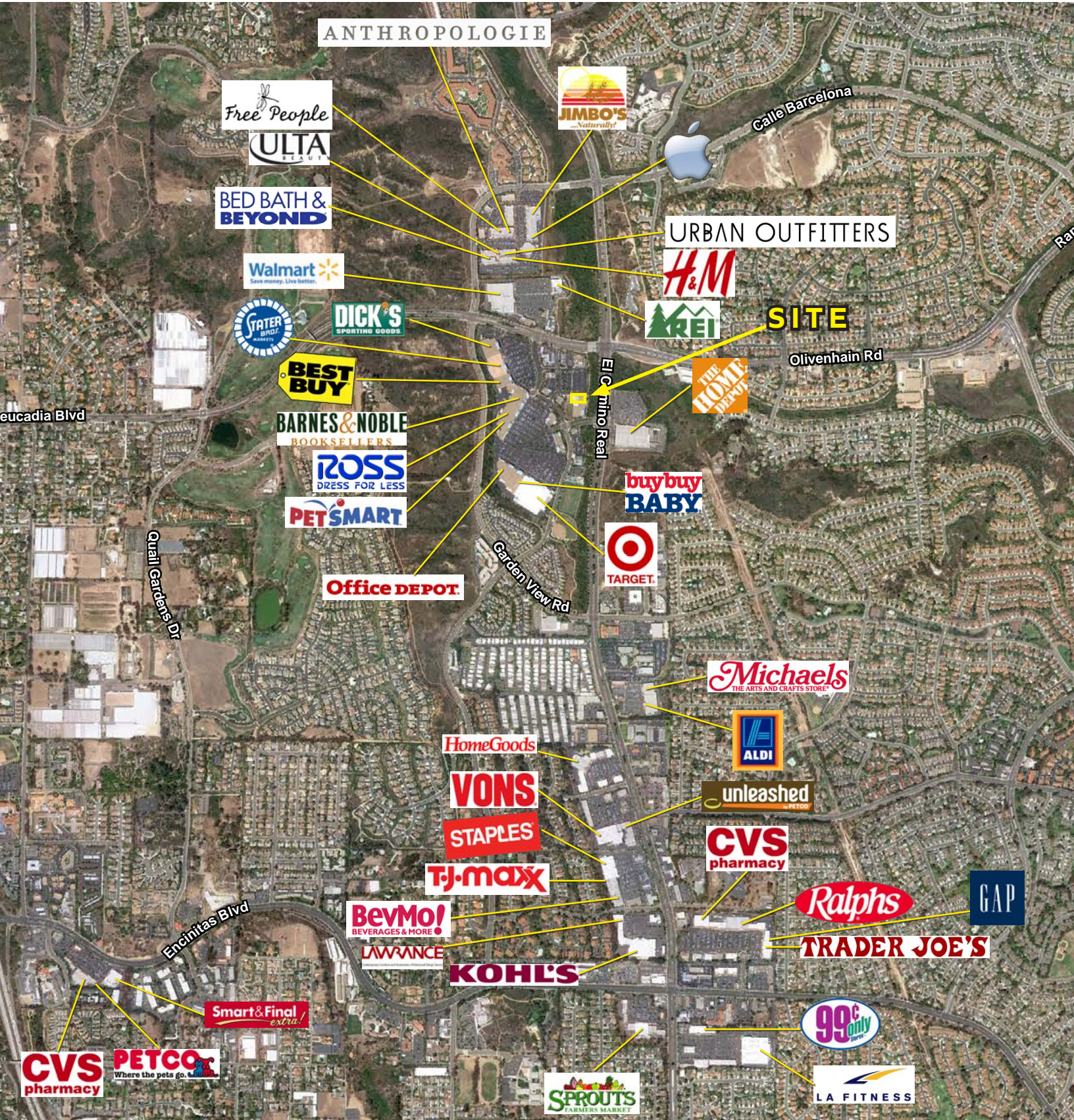


1092 N El Camino Real

100% LEASED | ENCINITAS RANCH TOWN CENTER, ENCINITAS, CA



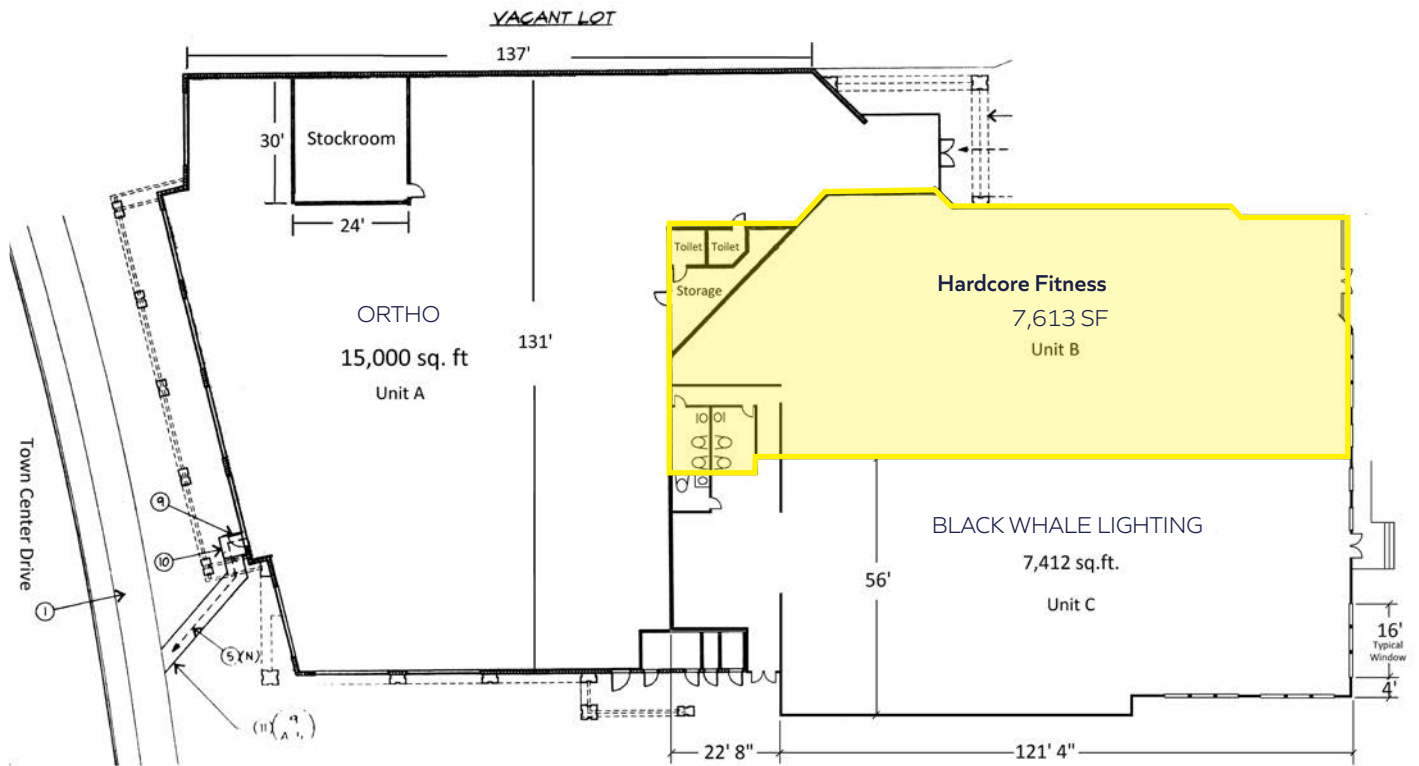


The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



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SITE PLAN



FEATURES

- 7,613 SF 100% leased
- Major commercial intersection arterials
- Affluent trade area population
- Easy access, strong visibility, good parking and signage
- A part of Encinitas Ranch Town Center, but separate ownership

TRAFFIC COUNTS

- El Camino Real South of Leucadia Blvd: 43,939 ADT
- Leucadia Blvd West of El Camino Real: 43,786 ADT
- Leucadia Blvd East of El Camino Real: 39,500 ADT

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ESTIMATED 2019 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

1092 N El Camino Real, Encinitas, California, 92024

 POPULATION

	1 mile	3 miles	5 miles
Total Population	10,354	93,621	158,845
Projected Population (2022)	10,580	96,797	165,013

 HOUSING

Total Households	3,979	36,636	61,456
Projected Total Households (2022)	4,065	37,795	63,592

 INCOME

Median Household Income	\$142,621	\$119,651	\$119,910
Average Household Income	\$177,952	\$163,530	\$163,241
Per Capita Income	\$66,425	\$63,970	\$63,136
Median Disposable Income	\$106,246	\$95,024	\$95,116
Average Disposable Income	\$118,476	\$110,031	\$109,825

 DAYTIME DEMOS

Total Daytime Population	13,115	86,165	171,124
Daytime Population Workers	7,432	39,579	91,136
Daytime Population Residents	5,683	46,586	79,988

 RACE & ETHNICITY

White	8,739 84.40%	77,510 82.79%	128,707 81.03%
Black or African American	58 0.56%	770 0.82%	1,690 1.06%
American Indian & Alaska Native Population	32 0.31%	399 0.43%	636 0.40%
Asian Population	836 8.07%	5,824 6.22%	11,852 7.46%
Pacific Islander Population	8 0.08%	120 0.13%	246 0.15%
Other Race Population	239 2.31%	4,942 5.28%	8,263 5.20%
Population of Two or More Races	442 4.27%	4,056 4.33%	7,450 4.69%
Hispanic Population	1,015 9.80%	13,447 14.36%	23,071 14.52%
Non-Hispanic Population	9,339 90.20%	80,174 85.64%	135,774 85.48%

 EDUCATION

Bachelor's Degree	2,707 36.73%	23,822 35.27%	41,349 36.55%
Graduate/Professional Degree	2,157 29.26%	18,579 27.50%	30,430 26.90%

 AGE

Median Age	45.7	44.1	42.7
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