

Leased

3977 FALCON STREET, SAN DIEGO, CA



FEATURES

- Visible from heavily trafficked Washington St - 24,284 ADT
- Mission Hills/Hillcrest Trade Area
- Quick freeway access from Interstate 5, 8 & 163 Freeways
- Heavy daytime population and surrounded by synergistic retail, medical, and office
- Located within close proximity to CVS, Lazy Acres, VONS, etc.
- Former Dolores Campbell Design Gallery

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RETAIL INSITE

A MEMBER OF
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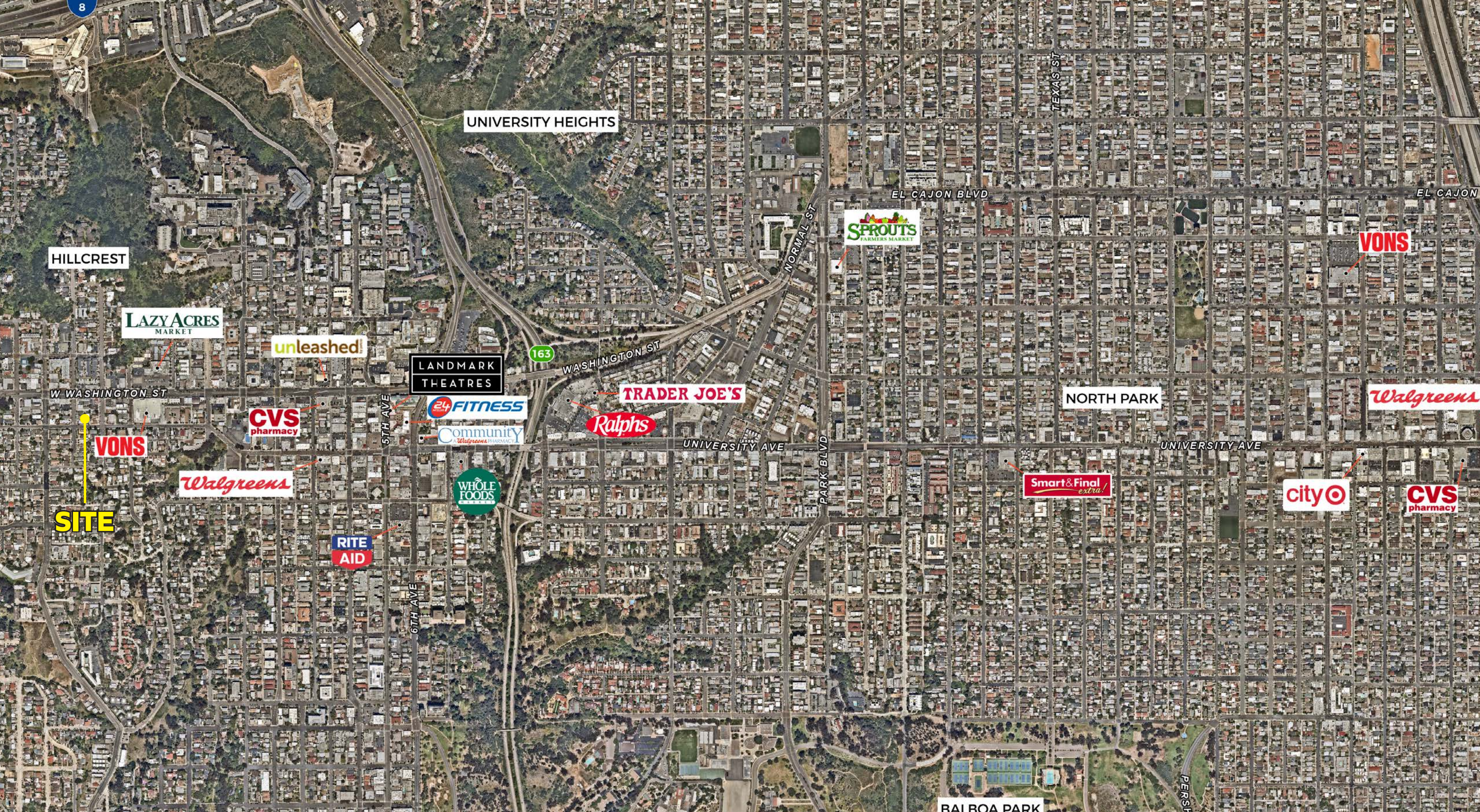
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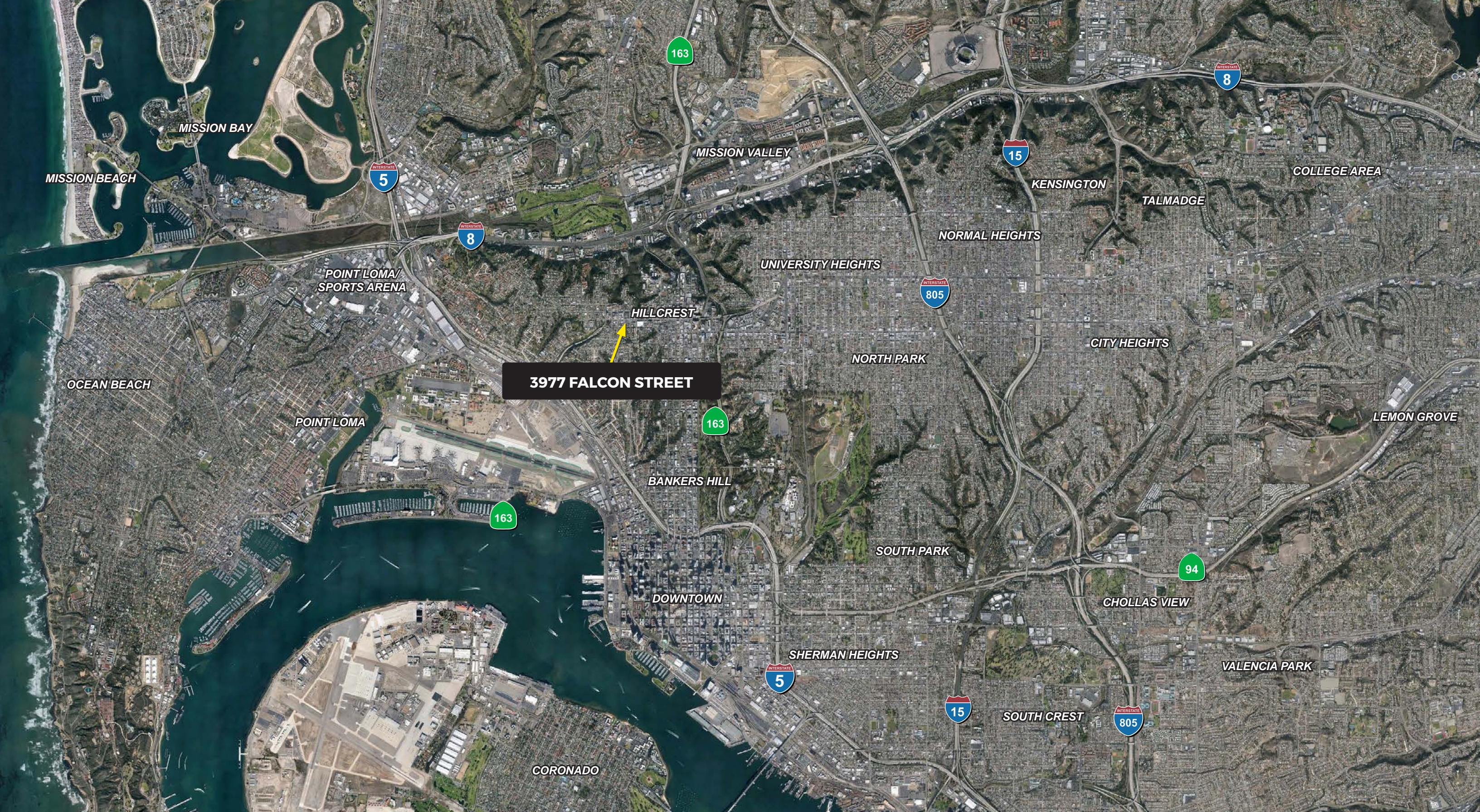


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HILLCREST



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Expanded Demographic Profile

ESTIMATED 2020 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

3977 FALCON STREET | SAN DIEGO, CA



POPULATION

1 MILE

3 MILES

5 MILES

Estimated Population	24,584	225,800	522,536
Forecasted Population (2025)	25,492	239,901	542,057



HOUSEHOLDS

Households	23,891	205,472	494,535
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AVG HHD INCOME

Estimated Avg Household Income	\$130,165	\$115,385	\$112,410
Avg Family Income	\$113,801	\$100,785	\$98,550



MEDIAN HH INCOME

Estimated Median Household Income	\$98,915	\$85,799	\$81,342
Median Family Income	\$86,634	\$75,753	\$71,083



PER CAPITA INCOME

Est. Proj. Per Capita Income	\$65,845	\$49,128	\$41,417
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OTHER INCOME

Est. Proj. Median Disposable Income	\$56,221	\$50,185	\$50,545
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DAYTIME DEMOS

Total Number of Businesses	2,638	20,201	32,151
Total Number of Employees	25,889	209,507	344,283



RACE & ETHNICITY

1 MILE

3 MILES

5 MILES

White	19,396 78.90%	143,825 63.70%	303,020 57.99%
Black or African American	759 3.09%	17,269 7.65%	41,785 8.00%
American Indian & Alaskan Native	135 0.55%	1,892 0.84%	4,062 0.78%
Asian	1,870 7.61%	20,598 9.12%	52,935 10.13%
Hawaiian & Pacific Islander	62 0.25%	918 0.41%	2,035 0.39%
Other Race	1,176 4.78%	27,903 12.36%	88,665 16.97%
Two or More Races	1,185 4.82%	13,395 5.93%	30,035 5.75%



AGE DISTRIBUTION

Median Age	41.4 yrs	36.4 yrs	34.9 yrs
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HOUSING

Total Housing Units	14,080	107,908	215,219
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