

100% LEASED | BREAKWATER TOWN CENTER

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



FEATURES

- 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
- Great national and local restaurants to Imperial Beach

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2018 Population:	26,044	91,279	251,046
2022 Proj Pop:	27,022	94,540	261,445
Daytime Pop:	18,666	77,266	207,498
Avg HH Income:	\$63,215	\$63,541	\$65,668



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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 2018 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

Palm Ave & 9th St, Imperial Beach, California, 91932

POPULATION

	1 mile	3 miles	5 miles
Total Population	26,044	91,279	251,046
Projected Population (2022)	27,022	94,540	261,445

HOUSING

Total Households	8,885	28,336	75,437
Projected Total Households (2022)	9,189	29,247	78,247

INCOME

Median Household Income	\$50,155	\$47,184	\$50,154
Average Household Income	\$63,215	\$63,541	\$65,668
Per Capita Income	\$21,610	\$19,951	\$19,994
Median Disposable Income	\$41,224	\$39,905	\$41,709
Average Disposable Income	\$51,225	\$51,174	\$53,016

DAYTIME DEMOS

Total Daytime Population	18,666	77,266	207,498
Daytime Population Workers	4,026	24,002	61,728
Daytime Population Residents	14,640	53,264	145,770

RACE & ETHNICITY

White	15,700 60.28%	50,912 55.78%	138,083 55.00%
Black or African American	999 3.84%	3,365 3.69%	8,805 3.51%
American Indian & Alaska Native Population	236 0.91%	699 0.77%	2,070 0.82%
Asian Population	1,695 6.51%	7,220 7.91%	18,571 7.40%
Pacific Islander Population	140 0.54%	438 0.48%	1,267 0.50%
Other Race Population	5,463 20.98%	23,587 25.84%	69,036 27.50%
Population of Two or More Races	1,811 6.95%	5,058 5.54%	13,214 5.26%
Hispanic Population	14,634 56.19%	62,312 68.27%	181,796 72.42%
Non-Hispanic Population	11,410 43.81%	28,967 31.73%	69,250 27.58%

EDUCATION

Bachelor's Degree	1,864 11.16%	6,205 10.69%	17,793 11.05%
Graduate/Professional Degree	841 5.03%	2,839 4.89%	7,440 4.62%

AGE

Median Age	32.7	33.1	33.7
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