

Little India Center

San Diego, CA

1,375 SF RETAIL SPACE AVAILABLE

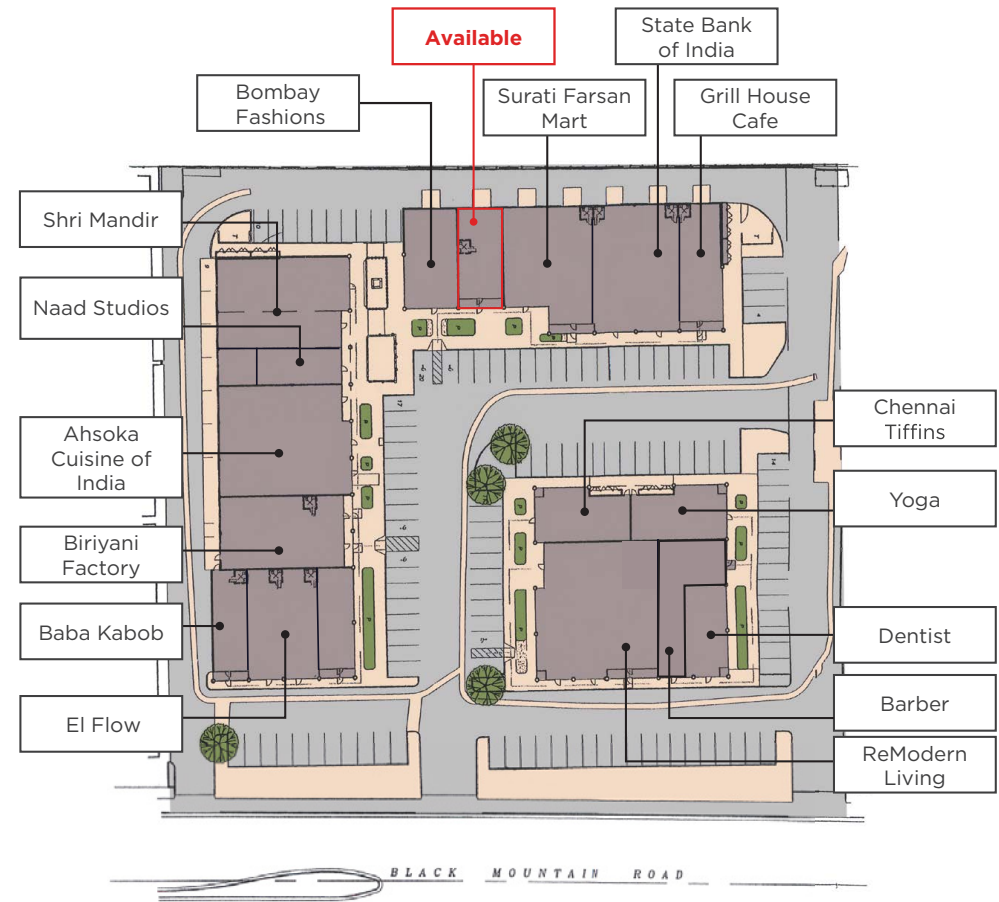
9474 BLACK MOUNTAIN ROAD, SAN DIEGO, CA 92126



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Availabilities & Site Plan

| Suite | Tenant | SF |
|------------|------------------------|--------------|
| 74A | Baba Kabob | 1,200 |
| 74B | El Flow | 2,400 |
| 74E | Biriyani Factory | 2,696 |
| 74GH | Ashoka Indian Cuisine | 3,300 |
| 74I-2 | Naad Studios | 860 |
| 74J-L | Shri Mandir | 5,050 |
| 94A | Bombay Fashions | 1,655 |
| 94B | AVAILABLE | 1,375 |
| 94CD | Surati Farsan Mart | 3,150 |
| 94EF | State of Bank of India | 3,125 |
| 94G | Grill House Café | 2,150 |
| 84H | Chennai Tiffins | 2,150 |
| 84G-2 | Yoga | 1,500 |
| 84D-F | Barber | 1,440 |
| 84E | Dentist | 1,250 |
| 84A-C | ReModern Living | 5,125 |



Property Features.

- + Property is located in the heart of the Miramar Road Retail Corridor
- + Situated along major commuter thoroughfares, with close proximity to the I-15 freeway on/off ramp
- + Heavy daytime population, with close proximity to other traffic generators: Miramar Air Base, Scripps Ranch



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.

Expanded Demographic Profile

ESTIMATED 2024 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

9474 Black Mountain Rd, San Diego, California, 92126 2

Rings: 1, 3, 5 mile radii

POPULATION

| | 1 mile | 3 miles | 5 miles |
|-----------------------------|--------|---------|---------|
| Total Population | 16,573 | 98,384 | 192,067 |
| Projected Population (2029) | 16,504 | 99,374 | 193,452 |

HOUSING

| | | | |
|-----------------------------------|-------|--------|--------|
| Total Households | 3,862 | 32,295 | 66,955 |
| Projected Total Households (2029) | 3,903 | 33,339 | 68,930 |

INCOME

| | | | |
|---------------------------|-----------|-----------|-----------|
| Median Household Income | \$83,386 | \$125,077 | \$138,906 |
| Average Household Income | \$111,109 | \$164,059 | \$185,732 |
| Per Capita Income | \$32,815 | \$54,990 | \$65,248 |
| Median Disposable Income | \$66,341 | \$103,019 | \$108,946 |
| Average Disposable Income | \$82,710 | \$112,857 | \$123,161 |

DAYTIME DEMOS

| | | | |
|------------------------------|--------|---------|---------|
| Total Daytime Population | 29,970 | 118,415 | 263,780 |
| Daytime Population Workers | 24,989 | 76,152 | 178,935 |
| Daytime Population Residents | 4,981 | 42,263 | 84,845 |

RACE & ETHNICITY

| | | | |
|--------------------------------------------|----------------------|----------------------|-----------------------|
| White | 7,386 44.57% | 32,819 33.36% | 76,098 39.62% |
| Black or African American | 1,279 7.72% | 3,838 3.90% | 6,013 3.13% |
| American Indian & Alaska Native Population | 158 0.95% | 534 0.54% | 874 0.46% |
| Asian Population | 4,832 29.16% | 44,024 44.75% | 76,602 39.88% |
| Pacific Islander Population | 136 0.82% | 512 0.52% | 789 0.41% |
| Other Race Population | 1,351 8.15% | 5,699 5.79% | 9,153 4.77% |
| Population of Two or More Races | 1,431 8.63% | 10,959 11.14% | 22,537 11.73% |
| Hispanic Population | 4,353 26.27% | 15,161 15.41% | 26,584 13.84% |
| Non-Hispanic Population | 12,220 73.73% | 83,223 84.59% | 165,483 86.16% |

EDUCATION

| | | | |
|------------------------------|---------------------|----------------------|----------------------|
| Bachelor's Degree | 1,933 23.30% | 21,861 31.86% | 46,550 34.45% |
| Graduate/Professional Degree | 1,261 15.20% | 15,633 22.78% | 37,359 27.65% |

AGE

| | | | |
|------------|------|------|------|
| Median Age | 25.0 | 36.8 | 38.1 |
|------------|------|------|------|