



FOR LEASE

3846-48 CAMINO DEL RIO WEST | SAN DIEGO, CA 92110



PROPERTY HIGHLIGHTS

- 10,849 SF automotive retail center available for lease
- Offering strong visibility to the street
- Former Midas (do not disturb tenant)
- Available Q2 2022 | 2,661 SF
- Located along the heavily trafficked corridor of Camino Del Rio West just blocks from Interstate-8 and 5 Freeway

SITE PLAN

3848 Camino Del Rio West

+2,661 SF

+ Three (3) Bays

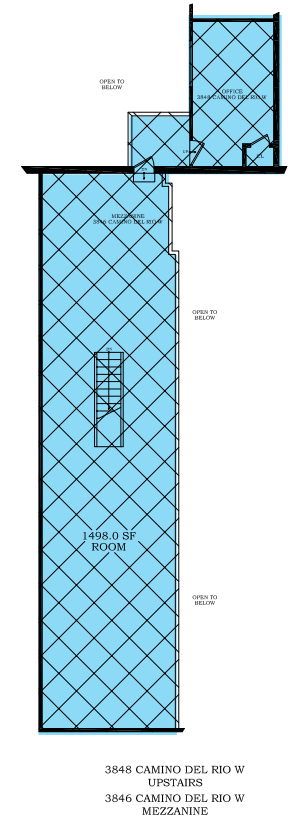
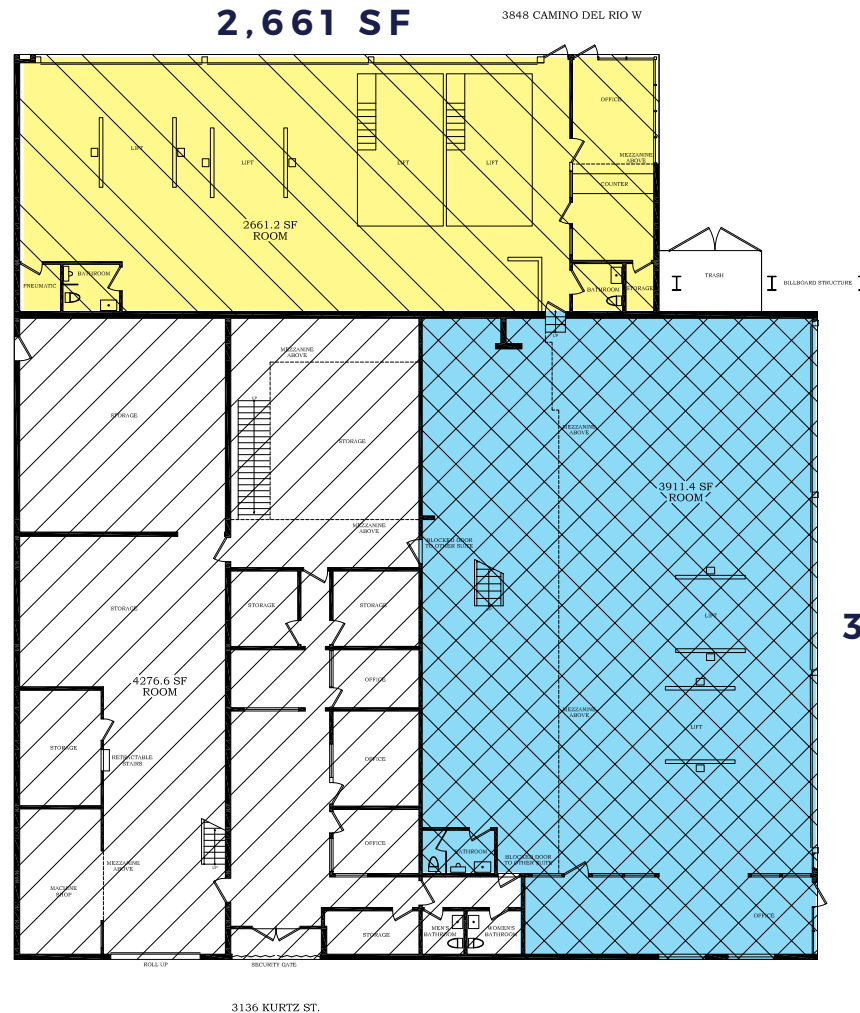
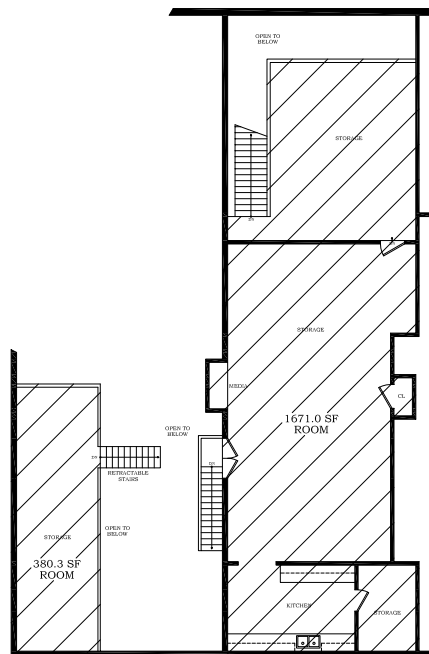
+ Automotive Uses

3848 Camino Del Rio West

+3,911 SF (Lease Pending)

+ 1,498 SF Mezzanine not included in quoted rent

+ Three (3) Bays



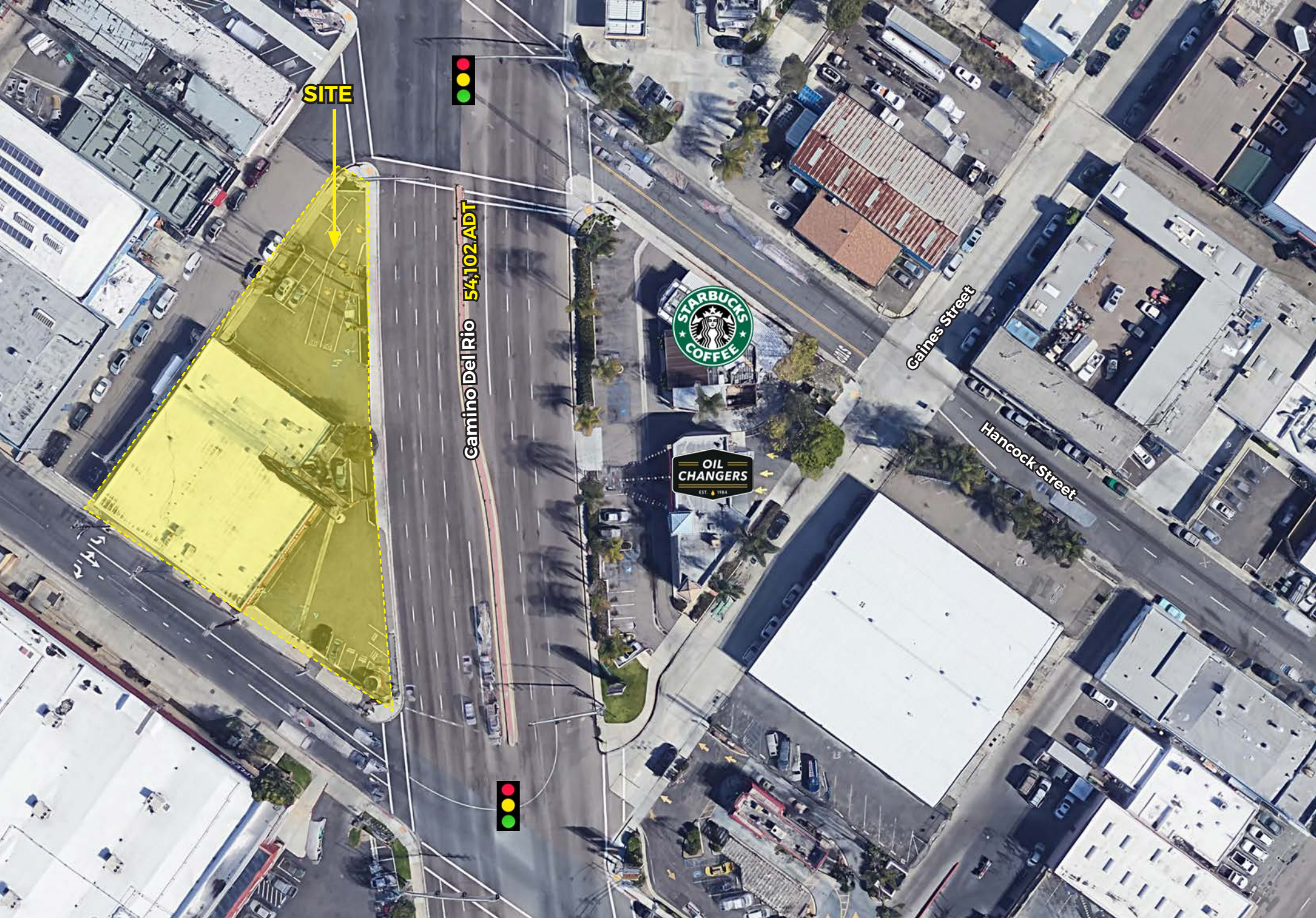
3,911 SF

3846 CAMINO DEL RIO W

AVAILABLE

LEASE PENDING

LEASED



SITE

Camino Del Rio 54,102 ADT



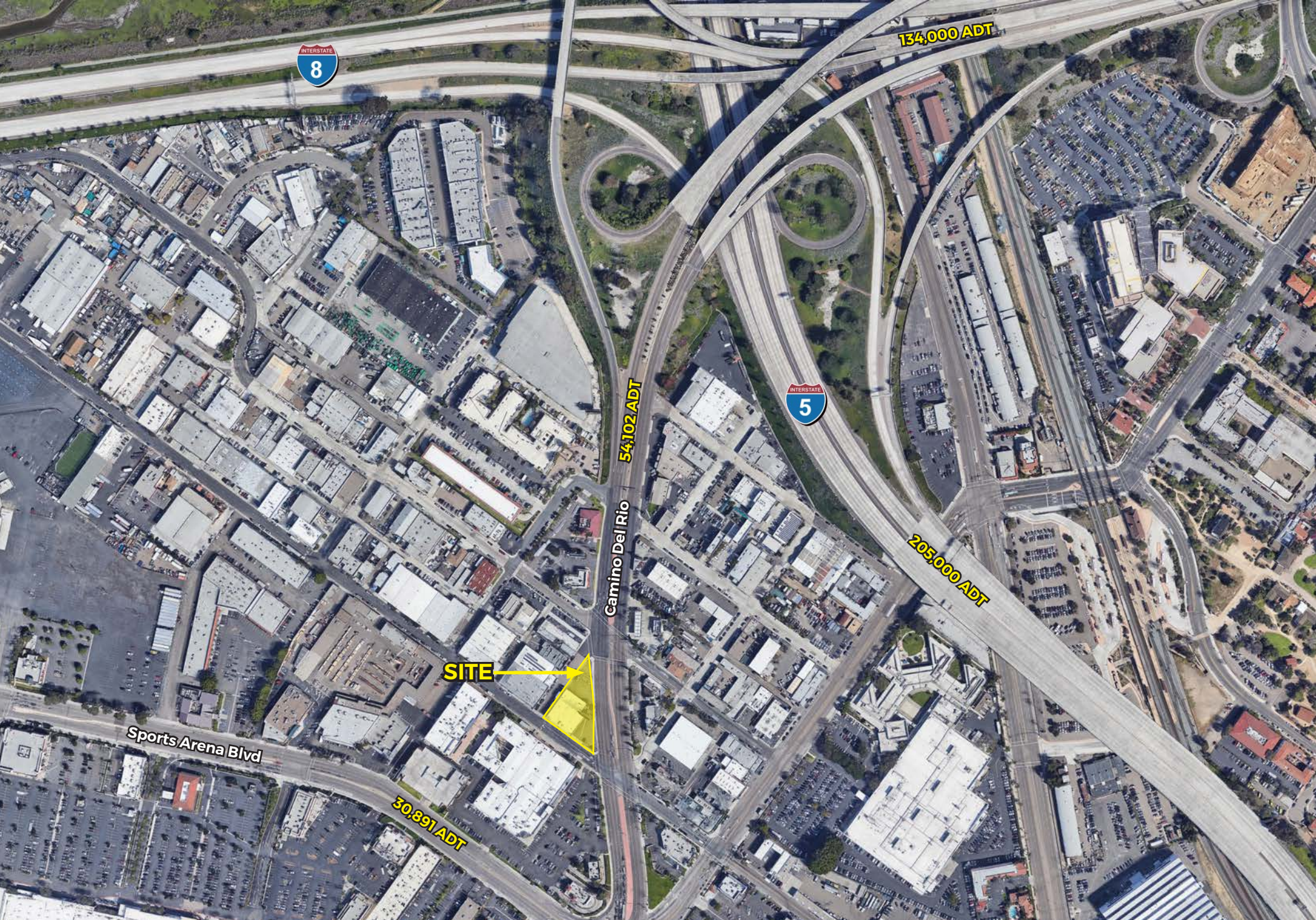
Ganes Street

Hancock Street



RETAIL INSITE

3846-48 CAMINO DEL RIO WEST



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The projects, tenants and site plans illustrated herein are subject to change without notice. You and your advisors should conduct a careful, independent investigation of the information herein to determine to your satisfaction the accuracy.

Expanded Demographic Profile

ESTIMATED 2020 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

3846 Camino del Rio W, San Diego, California, 92110

Rings: 1, 3, 5 mile radii



POPULATION

	1 mile	3 miles	5 miles
Total Population	11,741	128,716	388,636
Projected Population (2022)	11,960	134,095	404,946



HOUSING

	1 mile	3 miles	5 miles
Total Households	4,218	56,105	180,422
Projected Total Households (2022)	4,248	58,975	189,717



INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$68,791	\$88,730	\$81,755
Average Household Income	\$101,306	\$116,002	\$108,943
Per Capita Income	\$39,736	\$52,791	\$51,457
Median Disposable Income	\$56,817	\$70,807	\$64,978
Average Disposable Income	\$75,092	\$85,040	\$80,357



DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	30,676	170,761	457,467
Daytime Population Workers	25,639	123,310	308,534
Daytime Population Residents	5,037	47,451	148,933



RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	7,878 67.10%	96,850 75.24%	273,276 70.32%
Black or African American	1,071 9.12%	5,755 4.47%	21,859 5.62%
American Indian & Alaska Native Population	100 0.85%	850 0.66%	2,789 0.72%
Asian Population	715 6.09%	9,223 7.17%	31,198 8.03%
Pacific Islander Population	62 0.53%	490 0.38%	1,444 0.37%
Other Race Population	1,087 9.26%	8,452 6.57%	35,796 9.21%
Population of Two or More Races	828 7.05%	7,097 5.51%	22,274 5.73%
Hispanic Population	2,882 24.55%	24,665 19.16%	91,172 23.46%
Non-Hispanic Population	8,859 75.45%	104,051 80.84%	297,464 76.54%



EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	1,978 26.39%	31,412 33.86%	99,657 34.09%
Graduate/Professional Degree	1,172 15.64%	21,409 23.08%	63,087 21.58%



AGE

	1 mile	3 miles	5 miles
Median Age	31.9	35.7	36.5

Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.



RETAIL INSITE

3846-48 CAMINO DEL RIO WEST



RETAIL INSITE



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