

NEW RETAIL COMING SOON  
SAN DIEGO INTERNATIONAL BORDER CROSSING

RI

# 4575 Camino De La Plaza San Diego, CA

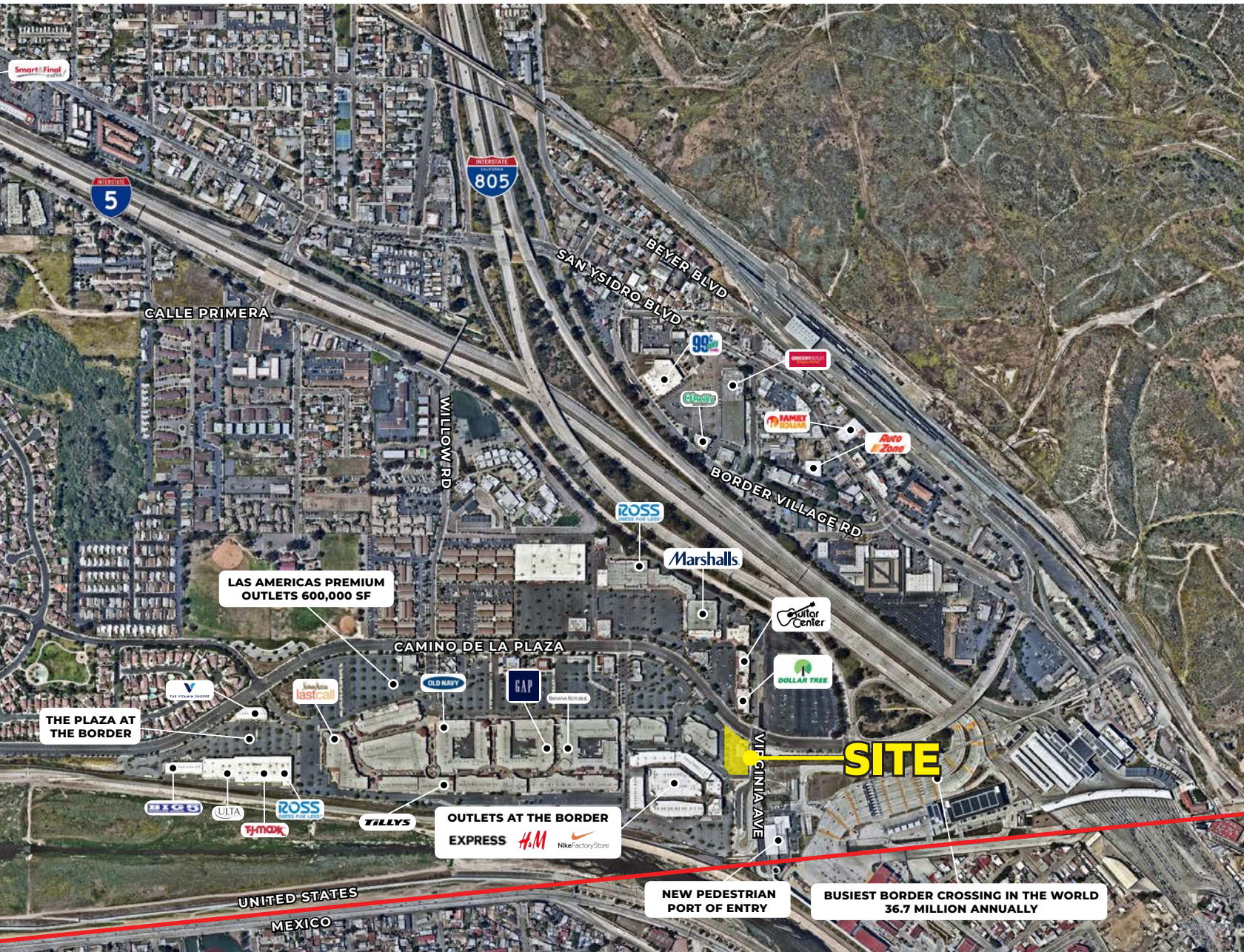
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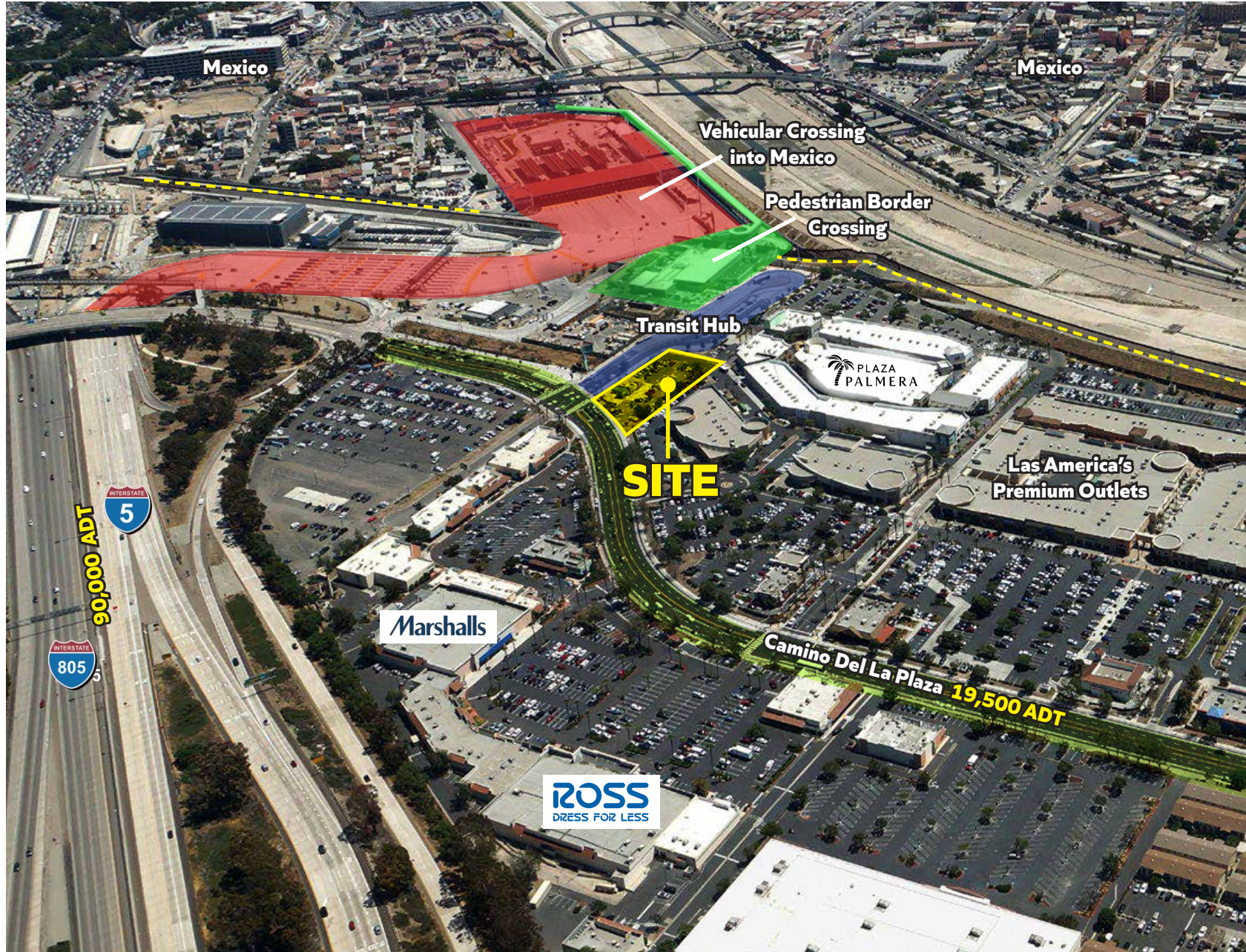
THE BUSIEST LAND PORT OF ENTRY IN THE WESTERN HEMISPHERE

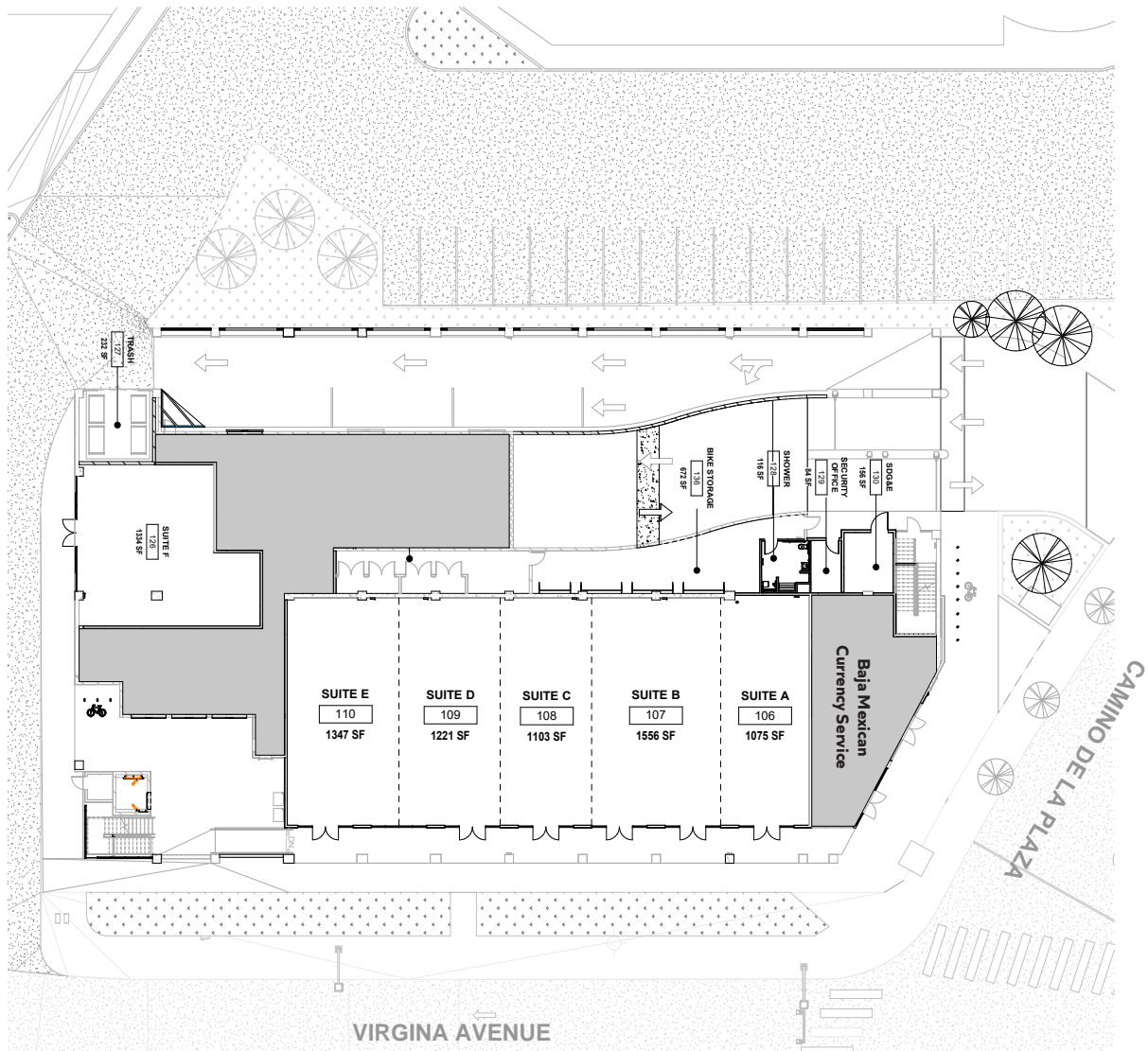
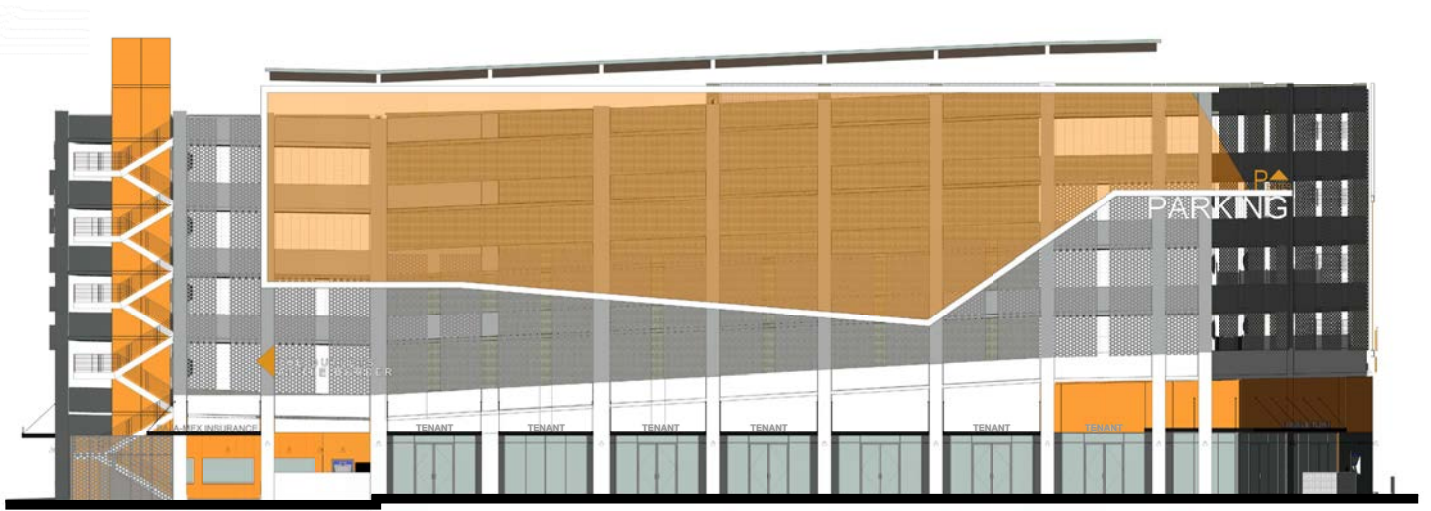


## Property Features.

- + Total Retail SF ± 7600 SF = (divisible for smaller suites)
- + Highly visible - Corner of Camino De La Plaza and Virginia Ave
- + Adjacent to Las Americas Premium Outlets
- + Walking path from new pedestrian border crossing
- + First highly visible corner for all major shopping









**LAS AMERICAS OUTLETS & MAJOR RETAIL SHOPPING HUB**

+ 125 stores, Las Americas Premium Outlet is the area’s largest Outlet center. Stores include J.Crew, Nike Factory store, Michael Kors, and more! Retailers such as Ross, Marshall’s, Guitar Center, T.J. Maxx and others experiencing tremendous sales in the area.



**NEW BUS STOP/ PEDESTRIAN BORDER CROSSING**

- + Approximately 30,000 pedestrians crossing daily.
- + Over 36.7 million total crossing the border each year.



# 4575 Camino De La Plaza, San Diego, CA 92173

### POPULATION

	1 mile	3 miles	5 miles
Total Population	8,636	72,556	172,338
Projected Population (2022)	8,943	74,604	176,455

### HOUSING

	1 mile	3 miles	5 miles
Total Households	2,094	18,942	47,494
Projected Total Households (2022)	2,155	19,424	48,455

### INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$49,829	\$65,241	\$60,912
Average Household Income	\$70,577	\$79,871	\$76,090
Per Capita Income	\$17,253	\$20,710	\$21,198
Median Disposable Income	\$43,150	\$53,647	\$51,437
Average Disposable Income	\$56,725	\$64,167	\$61,609

### DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	9,076	58,616	145,376
Daytime Population Workers	4,215	17,714	48,875
Daytime Population Residents	4,861	40,902	96,501

### RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	4,813 <b>55.74%</b>	36,863 <b>50.81%</b>	88,668 <b>51.45%</b>
Black or African American	191 <b>2.21%</b>	2,188 <b>3.02%</b>	5,731 <b>3.33%</b>
American Indian & Alaska Native Population	70 <b>0.81%</b>	434 <b>0.60%</b>	1,192 <b>0.69%</b>
Asian Population	297 <b>3.44%</b>	7,735 <b>10.66%</b>	17,963 <b>10.42%</b>
Pacific Islander Population	16 <b>0.19%</b>	265 <b>0.37%</b>	764 <b>0.44%</b>
Other Race Population	2,944 <b>34.09%</b>	21,685 <b>29.89%</b>	49,012 <b>28.44%</b>
Population of Two or More Races	304 <b>3.52%</b>	3,387 <b>4.67%</b>	9,007 <b>5.23%</b>
Hispanic Population	7,955 <b>92.11%</b>	57,486 <b>79.23%</b>	129,325 <b>75.04%</b>
Non-Hispanic Population	680 <b>7.87%</b>	15,070 <b>20.77%</b>	43,013 <b>24.96%</b>

### EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	499 <b>9.62%</b>	6,240 <b>13.32%</b>	14,760 <b>13.20%</b>
Graduate/Professional Degree	176 <b>3.39%</b>	1,648 <b>3.52%</b>	4,481 <b>4.01%</b>

### AGE

	1 mile	3 miles	5 miles
Median Age	30.1	33.0	33.5



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