

# For Lease • The Hub at Scripps Ranch

NEC 1-15 + CARROLL CANYON RD, SAN DIEGO, CA 92131



## FEATURES

- Freeway exposure to the heavily trafficked I-15 corridor
- New development located on the I-15 freeway with strong residential populations surrounding it
- Strong daytime population: 221,846 in 5 miles
- The proposed center will service the high income Scripps Ranch community via Carroll Canyon Road, which provides strong access to the project
- 3,364 SF Restaurant pad space available
- This mixed-use project includes 225 upscale apartment units. Retail delivery January 2022.
- Approximately 12,360 students attend Miramar College & Scripps Ranch High School adjacent to the project

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population:	13,138	106,675	187,893
Daytime Pop:	20,076	107,876	221,846
2022 Proj Pop:	13,905	111,550	194,655
Avg HH Income:	\$98,576	\$136,182	\$147,288

## TRAFFIC COUNTS

I-15 at Carroll Canyon Rd:	278,000 ADT
Carroll Canyon Rd:	17,248 ADT



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A MEMBER OF  
**CHAINLINKS**  
DETAIL ADVISORS



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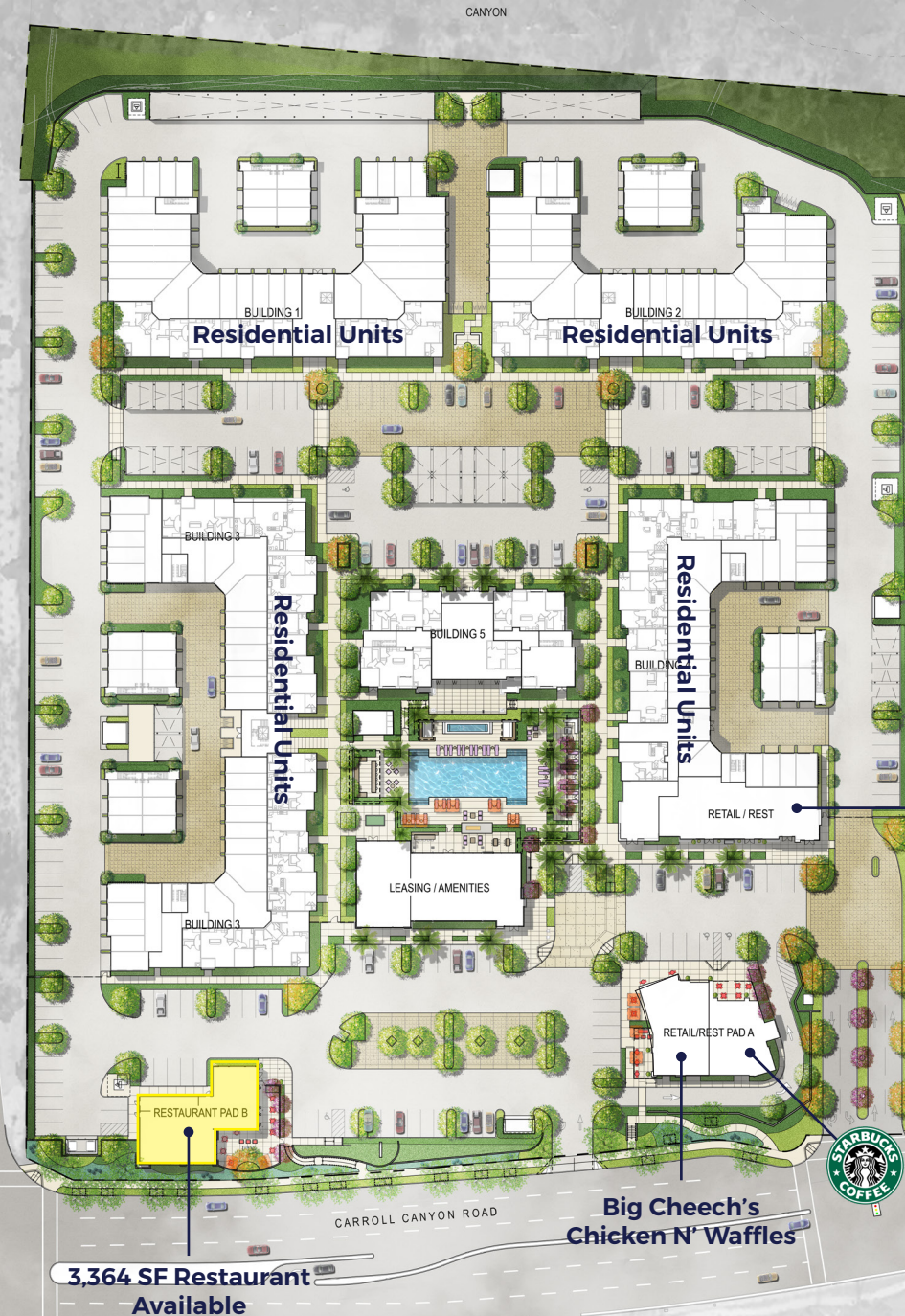




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## SITE PLAN



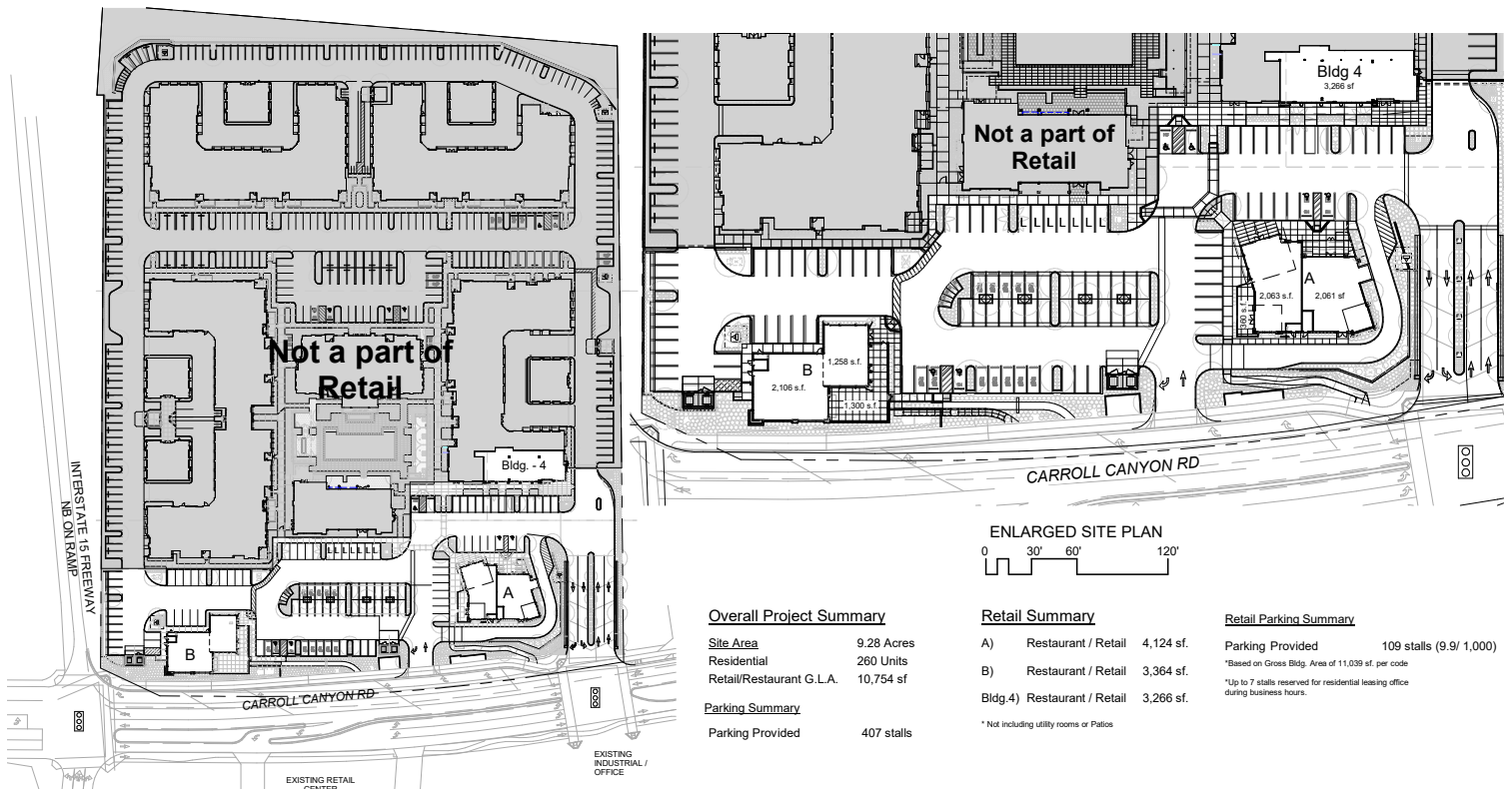
This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



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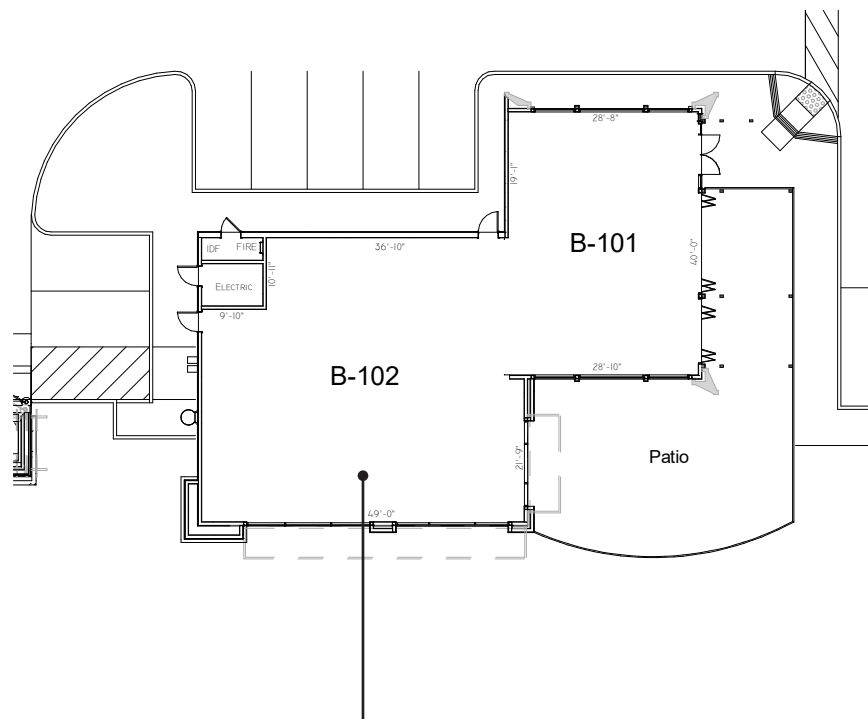


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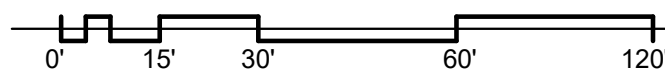
## SITE PLAN - ZOOMED

## BUILDING B FLOOR PLAN



**AVAILABLE**  
**3,364 SF Restaurant**

Building B Floor Plan





# Expanded Demographic Profile

ESTIMATED 2020 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

9850 Carroll Canyon Rd, San Diego, California, 9213192131



## POPULATION

1 mile

3 miles

5 miles

Total Population	13,138	106,675	187,893
Projected Population (2022)	13,905	111,550	194,655



## HOUSING

Total Households	5,092	34,722	62,609
Projected Total Households (2022)	5,400	36,302	64,778



## INCOME

Median Household Income	\$80,327	\$111,428	\$118,090
Average Household Income	\$98,576	\$136,182	\$147,288
Per Capita Income	\$38,478	\$44,711	\$49,370
Median Disposable Income	\$63,108	\$87,850	\$93,645
Average Disposable Income	\$76,266	\$99,509	\$105,242



## DAYTIME DEMOS

Total Daytime Population	20,076	107,876	221,846
Daytime Population Workers	14,744	60,446	137,427
Daytime Population Residents	5,332	47,430	84,419



## RACE & ETHNICITY

White	6,494	<b>49.43%</b>	45,813	<b>42.95%</b>	89,059	<b>47.40%</b>
Black or African American	793	<b>6.04%</b>	4,202	<b>3.94%</b>	6,143	<b>3.27%</b>
American Indian & Alaska Native Population	58	<b>0.44%</b>	372	<b>0.35%</b>	644	<b>0.34%</b>
Asian Population	3,760	<b>28.62%</b>	43,221	<b>40.52%</b>	70,037	<b>37.27%</b>
Pacific Islander Population	84	<b>0.64%</b>	563	<b>0.53%</b>	764	<b>0.41%</b>
Other Race Population	1,032	<b>7.85%</b>	5,360	<b>5.02%</b>	8,683	<b>4.62%</b>
Population of Two or More Races	918	<b>6.99%</b>	7,144	<b>6.70%</b>	12,563	<b>6.69%</b>
Hispanic Population	2,543	<b>19.36%</b>	14,535	<b>13.63%</b>	24,727	<b>13.16%</b>
Non-Hispanic Population	10,595	<b>80.64%</b>	92,140	<b>86.37%</b>	163,166	<b>86.84%</b>



## EDUCATION

Bachelor's Degree	2,852	<b>32.23%</b>	24,413	<b>33.38%</b>	44,217	<b>34.33%</b>
Graduate/Professional Degree	1,511	<b>17.08%</b>	14,823	<b>20.27%</b>	30,234	<b>23.48%</b>



## AGE

Median Age	33.9	36.8	37.6
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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.