

FOR LEASE

ROLL DRIVE CENTER

2335 ROLL DRIVE, SAN DIEGO, CA

RETAIL

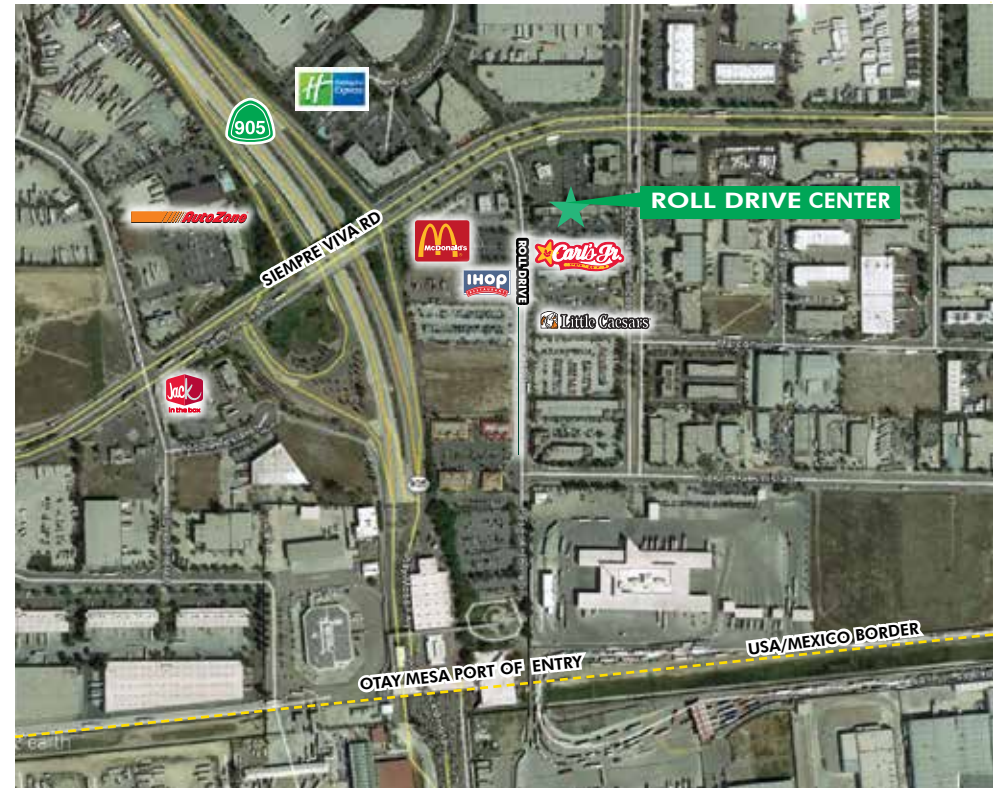


AVAILABLE

- Suite 7 & 8 1,856 SF available 1/15/17

PROPERTY HIGHLIGHTS

- Located within walking distance to the Otay Mesa Port Of Entry
- Great opportunity for retailers to expand into an area with limited competition and benefit from the cross border retail traffic in Tijuana Mexico, Mexico's sixth largest city with over 1.7 million residents.
- Located off of the 905 freeway and within close proximity to both North/South freeways to and from Mexico (805 and 125 Toll-road)
- Co-tenants include: Carl's Jr., Subway, Baja-Mex, Vega Caffe and Vallarta Mexican Food.



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DEMOGRAPHICS

	5 Miles	10 Miles
2016 Est. Population	24,561	380,290
2021 Projected Population	27,171	407,237
2016 Est. Ave HH Income	\$105,269	\$83,430
2016 Est. Daytime Population	23,533	87,048

TRAFFIC COUNTS

905 Freeway	29,663 ADT
Siempre Viva Rd	15,387 ADT

Source: SanDag, 2013



BORDER CROSSING/ENTRY QUERY RESULTS AT PORT LEVEL (YEARLY)

PORT NAME	YEAR	TRUCKS	LOADED TRUCK CONTAINERS	EMPTY TRUCK CONTAINERS	TRAINS	BUSES	BUS PASSENGERS	PERSONAL VEHICLES	PERSONAL VEHICLE PASSENGERS	PEDESTRIANS
CA: Otay Mesa	2015	829,581	641,512	190,133	220	38,303	138,590	6,933,472	12,225,410	3,411,485

NOTE: Zero Values (0) - When a zero value is shown in a table, no vehicles or passengers may have entered the U.S. at a port of entry in a month or year where such crossings are possible, for example - a lack of bus traffic at a rural port of entry. Alternatively, a zero value may mean that data cannot be recorded due to a lack of facilities, for example - a zero value for trains at a port of entry that does not have a rail crossing. Truck passenger data are not available prior to 2003.

SOURCE: U.S. Department of Transportation, Research and Innovative Technology Administration, Bureau of Transportation Statistics, based on data from the Department of Homeland Security, U.S. Customs and Border Protection, Office of Field Operations.

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TENANT ROSTER



SUITE	TENANT	SF
1	Subway	1,334
2	Cricut Wirreless	1,334
3	Baja-Mex Insurance	1,414
4	A Green Alternative	1,406
5	Sandi DutyFree	925
6	Windfall Insurance	928
7-8	AVAILABLE	928-1,856 SF
9	Vega Caffe	1,764
10-11	Vallarta Mexican Food	3,126
Pad	Carl's Jr.	

This site plan is not a representation, warranty or guarantee as to size, location or identity of any tenant, and the building, improvements, parking, ingress and egress are subject to such changes, additions and deletions as the architect, Landlord or any governmental agency may direct. Any specified tenant referenced herein is subject to change, deletion, change of location, etc. at any time without prior notice.

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POPULATION	5 Miles	10 Miles
2016 Population	24,561	380,290
2021 Population	27,171	407,237
2010 Population	20,023	343,818
2000 Population	8,107	262,160
Percent Pop Change: 2010 to 2016	22.66%	10.61%
Percent Pop Change: 2016 to 2021	10.63%	7.09%
HOUSEHOLDS		
2016 Households	4,582	106,401
2021 Households	5,221	113,525
2010 Households	3,617	98,292
2000 Households	440	76,571
Percent HH Change: 2010 to 2016	26.65%	8.25%
Percent HH Change: 2016 to 2021	13.95%	6.70%
Average Household Size	3.87	3.48
HOUSEHOLD INCOME		
2000 Average Household Income	\$76,705	\$62,327
2016 Average Household Income	\$105,269	\$83,430
2021 Average Household Income	\$114,346	\$91,142
2000 Median Household Income	\$71,741	\$46,139
2016 Median Household Income	\$95,380	\$66,982
2021 Median Household Income	\$102,459	\$73,093
2016 Per Capita Income	\$19,636	\$23,343
HOUSING UNITS		
2016 Housing Units	4,898	111,279
2016 Occupied Housing Units	4,582	106,401
2016 Vacant Housing Units	316	4,878
2016 Owner-Occupied Housing Units	3,484	64,657
2016 Renter-Occupied Housing Units	1,097	41,744
2016 Median Home Value	\$433,598	\$398,525
2016 Average Home Value	\$470,757	\$431,714

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