



13870 Spring Canyon Rd San Diego, CA

MONARCH SCRIPPS RANCH | AVAILABLE FOR LEASE.

±2,000 SF GROUND LEVEL RETAIL SPACE



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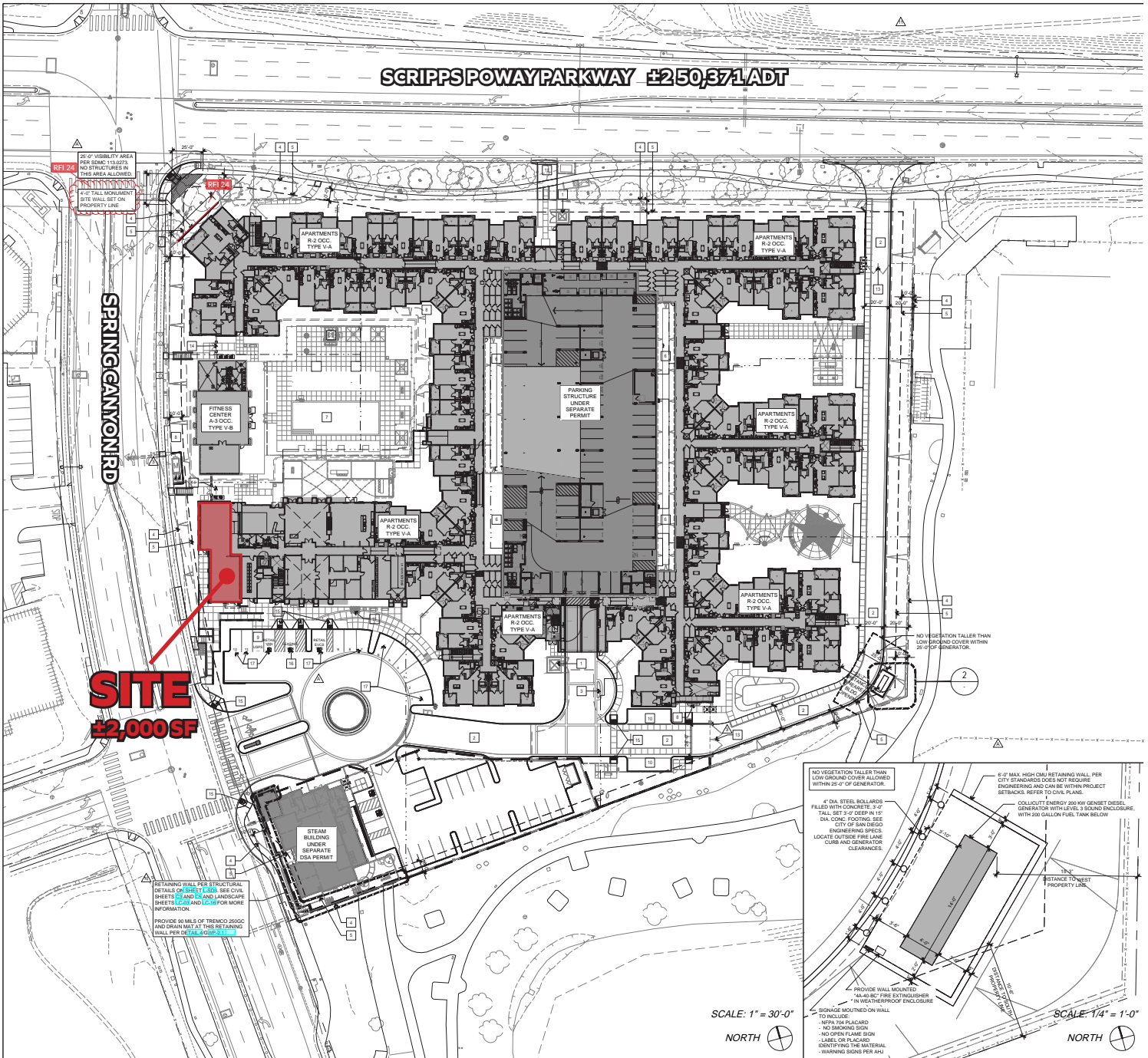
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Property Features.

- + Available: ±2,000 SF
- + Ground level retail space of Monarch Scripps Mesa Apartment Complex 246 unit apartment project
- + Estimated delivery 2nd Quarter 2023
- + Affluent Scripps Ranch trade area

SCRIPPSPOWAY PARKWAY ±250,371 ADT



SITE
±2,000 SF

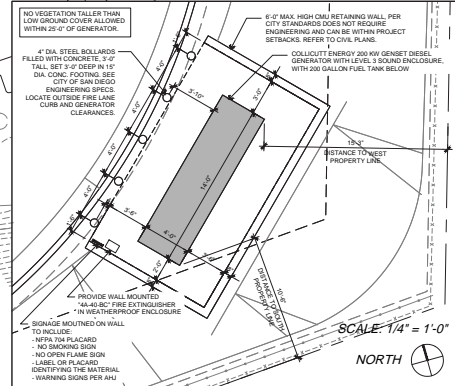
SPRING CANYON RD

RETAINING WALL PER STRUCTURAL DETAILS ON R1, R2, R3 SEE CIVIL SHEETS C3 AND C4 AND LANDSCAPE SHEETS L3 AND L4 FOR MORE INFORMATION. PROVIDE 60 MILS OF TREMCO 2500C AND DRAIN MAT AT THIS RETAINING WALL PER DETAIL 4 OF S-1.

STEAM BUILDING UNDER SEPARATE DSA PERMIT

PARKING STRUCTURE UNDER SEPARATE PERMIT

NO VEGETATION TALLER THAN LOW SPREADING COVER WITHIN 25'-0" OF GENERATOR.



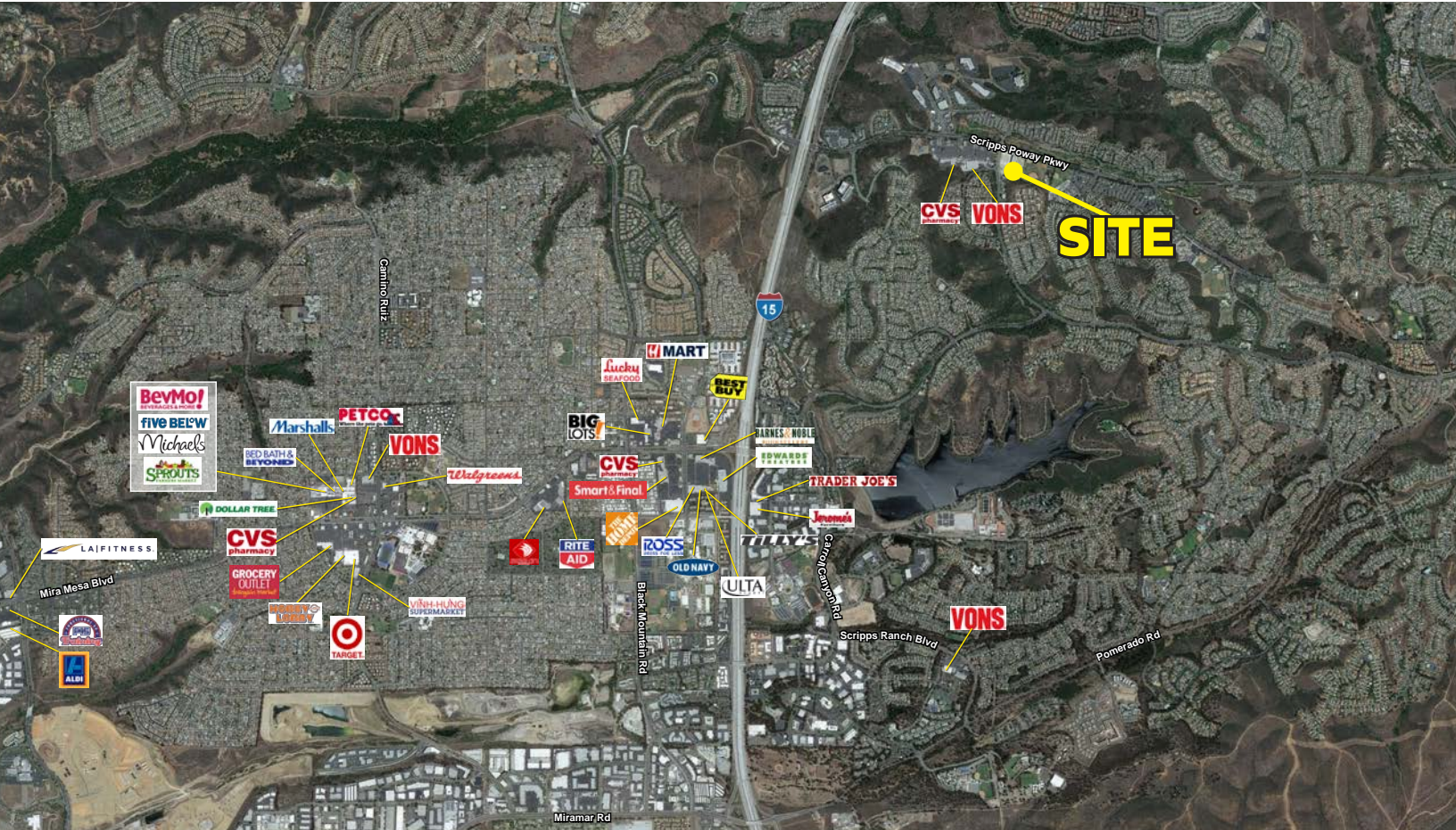
SCALE: 1" = 30'-0"
NORTH

SCALE: 1/4" = 1'-0"
NORTH

OVERALL SITE PLAN

ENLARGED GENERATOR PLAN

Sheets: 2107
Rev: 07/20/2021 11:05:09 AM
Project: 2021-11-0108-01
Location: 2021-11-0108-01 BOONVILLE SCRIPPS MESA RD CD01 APPR/DWG/GEN/PLN/A11 - SITE PLAN/DWG





13870 Spring Canyon Rd, San Diego, CA 92131

POPULATION

	1 mile	3 miles	5 miles
Total Population	14,828	113,348	226,170
Projected Population (2022)	15,822	118,061	233,835

HOUSING

Total Households	5,005	39,444	75,386
Projected Total Households (2022)	5,295	40,986	77,832

INCOME

Median Household Income	\$147,980	\$112,386	\$117,078
Average Household Income	\$182,800	\$140,784	\$145,586
Per Capita Income	\$62,251	\$48,847	\$48,787
Median Disposable Income	\$110,278	\$88,742	\$92,806
Average Disposable Income	\$125,204	\$101,461	\$104,358

DAYTIME DEMOS

Total Daytime Population	13,435	110,029	239,043
Daytime Population Workers	6,117	58,249	136,620
Daytime Population Residents	7,318	51,780	102,423

RACE & ETHNICITY

White	8,192 55.24%	55,381 48.86%	113,913 50.37%
Black or African American	328 2.21%	3,770 3.33%	7,079 3.13%
American Indian & Alaska Native Population	52 0.35%	376 0.33%	850 0.38%
Asian Population	5,008 33.77%	40,236 35.50%	77,815 34.41%
Pacific Islander Population	31 0.21%	453 0.40%	879 0.39%
Other Race Population	283 1.91%	5,513 4.86%	10,854 4.80%
Population of Two or More Races	935 6.31%	7,618 6.72%	14,779 6.53%
Hispanic Population	1,396 9.41%	15,406 13.59%	31,154 13.77%
Non-Hispanic Population	13,432 90.59%	97,942 86.41%	195,015 86.22%

EDUCATION

Bachelor's Degree	3,738 37.58%	27,060 34.60%	52,936 34.04%
Graduate/Professional Degree	3,385 34.03%	17,969 22.98%	35,565 22.87%

AGE

Median Age	38.9	37.7	37.9
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