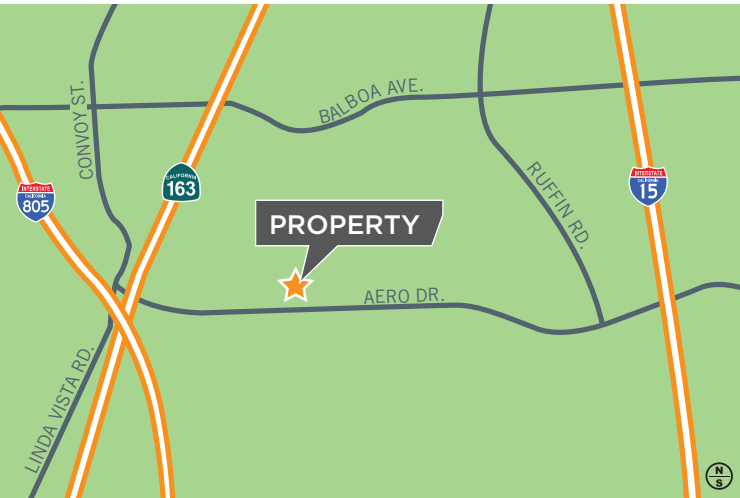


FOR LEASE | MONTGOMERY FIELD RETAIL CENTER

8690 AERO DRIVE., SAN DIEGO, CA 92123



FOR LEASE

SUITE 101: 2,363 SF

Property Highlights:

- Located at a signalized intersection at the main entrance to Montgomery Field Airport
- Northwest corner Aero Drive & John J. Montgomery Drive
- Surrounded by numerous business and industrial users
- Strong daytime population - 150,000 plus employees in 3 mile radius

Traffic Count:

- Aero Drive: 26,500 cars per day

Demographics:

	1 MILE	3 MILE	5 MILE
Population (2016)	14,683	123,664	376,127
AHH Income	\$69,480	\$80,653	\$79,594

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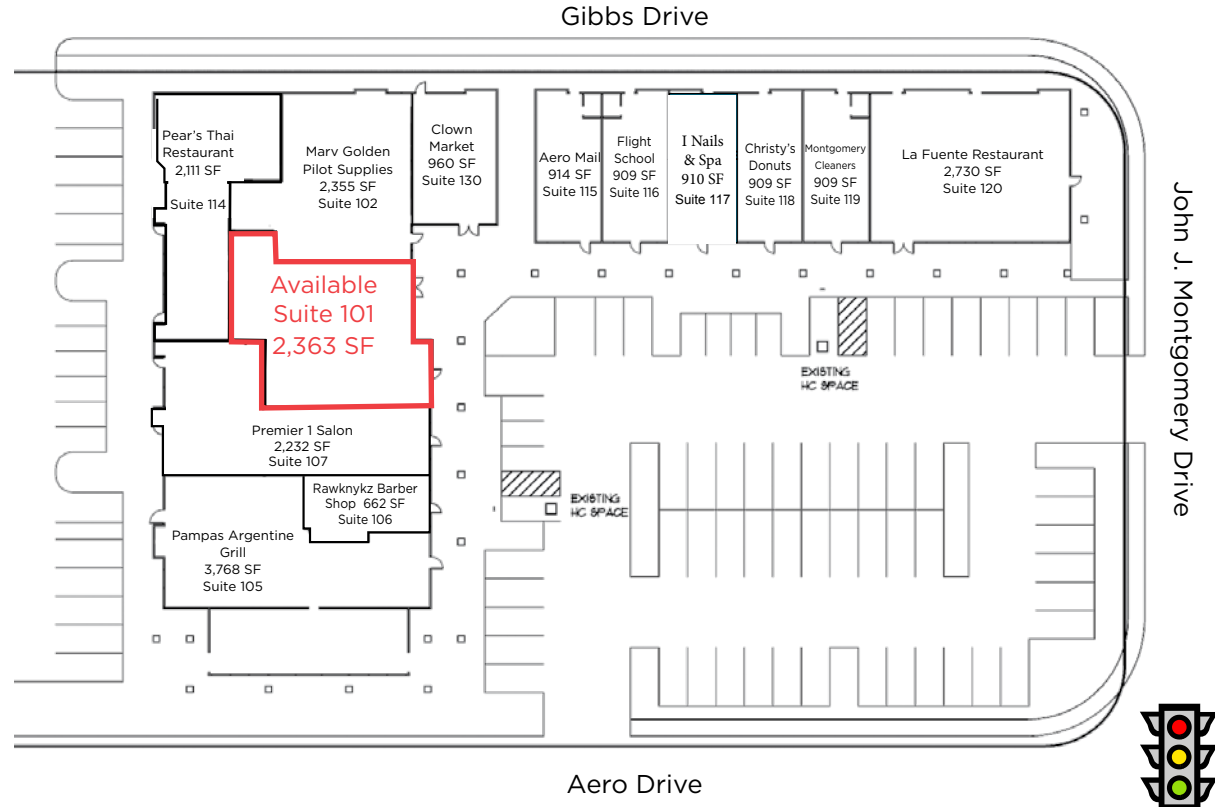
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Availabilities & Site Plan

SUITE	TENANT
101	Available
102	Marv Golden Pilot Supplies
105	Pampas Argentine Grill
106	Rawknykz Barber Shop
107	Premier 1 Salon
114	Pear's Thai Restaurant
115	Aero Mail
116	Flight School
117	I Nails & Spa
118	Christy's Donuts
119	Montgomery Cleaners
120	La Fuente Restaurant



DISCLAIMER: This drawing is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations and warranties as to the size and nature of improvements to be constructed (or that any improvements will be constructed) or as to the identity or nature of any occupants thereof.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. K:\8690 Aero\lease flyer\8690-aero-flyer.indd

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8690 AERO DRIVE., SAN DIEGO, CA 92123



Demographics

8690 Aero Dr, San Diego, California, 92123 Rings: 1, 3, 5 mile radii			
		Prepared by Esri Latitude: 32.80973 Longitude: -117.14117	
	1 mile	3 miles	5 miles
Population			
2000 Population	13,621	110,807	355,209
2010 Population	13,933	117,289	359,524
2016 Population	14,683	123,664	376,127
2021 Population	15,533	130,309	394,860
2000-2010 Annual Rate	0.23%	0.57%	0.12%
2010-2016 Annual Rate	0.84%	0.85%	0.72%
2016-2021 Annual Rate	1.13%	1.05%	0.98%
2016 Male Population	49.3%	49.7%	50.0%
2016 Female Population	50.7%	50.3%	50.0%
2016 Median Age	30.7	33.5	35.4
In the identified area, the current year population is 376,127. In 2010, the Census count in the area was 359,524. The rate of change since 2010 was 0.72% annually. The five-year projection for the population in the area is 394,860 representing a change of 0.98% annually from 2016 to 2021. Currently, the population is 50.0% male and 50.0% female.			
Median Age			
The median age in this area is 30.7, compared to U.S. median age of 38.0.			
Race and Ethnicity			
2016 White Alone	50.3%	59.2%	62.9%
2016 Black Alone	12.6%	6.8%	6.4%
2016 American Indian/Alaska Native Alone	0.9%	0.8%	0.7%
2016 Asian Alone	17.0%	15.8%	11.7%
2016 Pacific Islander Alone	0.9%	0.7%	0.5%
2016 Other Race	9.6%	9.4%	11.7%
2016 Two or More Races	8.7%	7.3%	6.2%
2016 Hispanic Origin (Any Race)	24.6%	24.0%	27.4%
Persons of Hispanic origin represent 27.4% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 75.1 in the identified area, compared to 63.5 for the U.S. as a whole.			
Households			
2000 Households	5,179	41,693	147,921
2010 Households	5,338	45,680	151,593
2016 Total Households	5,505	47,586	156,524
2021 Total Households	5,771	49,909	163,610
2000-2010 Annual Rate	0.30%	0.92%	0.25%
2010-2016 Annual Rate	0.49%	0.65%	0.51%
2016-2021 Annual Rate	0.95%	0.96%	0.89%
2016 Average Household Size	2.65	2.57	2.35
The household count in this area has changed from 151,593 in 2010 to 156,524 in the current year, a change of 0.51% annually. The five-year projection of households is 163,610, a change of 0.89% annually from the current year total. Average household size is currently 2.35, compared to 2.32 in the year 2010. The number of families in the current year is 79,561 in the specified area.			
Data Note: Income is expressed in current dollars Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.			

8690 Aero Dr, San Diego, California, 92123 Rings: 1, 3, 5 mile radii			
		Prepared by Esri Latitude: 32.80973 Longitude: -117.14117	
	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$56,649	\$64,637	\$58,187
2021 Median Household Income	\$60,770	\$74,691	\$63,680
2016-2021 Annual Rate	1.41%	2.93%	1.82%
Average Household Income			
2016 Average Household Income	\$69,480	\$80,653	\$79,594
2021 Average Household Income	\$75,165	\$88,246	\$86,550
2016-2021 Annual Rate	1.59%	1.82%	1.69%
Per Capita Income			
2016 Per Capita Income	\$26,243	\$31,611	\$33,790
2021 Per Capita Income	\$28,174	\$34,350	\$36,498
2016-2021 Annual Rate	1.43%	1.68%	1.55%
Households by Income			
Current median household income is \$58,187 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$63,680 in five years, compared to \$59,476 for all U.S. households			
Current average household income is \$79,594 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$86,550 in five years, compared to \$84,021 for all U.S. households			
Current per capita income is \$33,790 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$36,498 in five years, compared to \$32,025 for all U.S. households			
Housing			
2000 Total Housing Units	5,296	43,158	153,057
2000 Owner Occupied Housing Units	1,751	19,948	63,252
2000 Renter Occupied Housing Units	3,428	21,745	84,669
2000 Vacant Housing Units	117	1,465	5,136
2010 Total Housing Units	5,778	48,460	160,552
2010 Owner Occupied Housing Units	1,871	20,424	63,355
2010 Renter Occupied Housing Units	3,467	25,256	88,238
2010 Vacant Housing Units	440	2,780	8,959
2016 Total Housing Units	6,073	50,858	166,879
2016 Owner Occupied Housing Units	1,820	20,527	62,700
2016 Renter Occupied Housing Units	3,684	27,058	93,824
2016 Vacant Housing Units	568	3,272	10,355
2021 Total Housing Units	6,386	53,297	174,359
2021 Owner Occupied Housing Units	1,886	21,398	64,923
2021 Renter Occupied Housing Units	3,885	28,511	98,687
2021 Vacant Housing Units	615	3,388	10,749
Currently, 37.6% of the 166,879 housing units in the area are owner occupied; 56.2%, renter occupied; and 6.2% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 160,552 housing units in the area - 39.5% owner occupied, 55.0% renter occupied, and 5.6% vacant. The annual rate of change in housing units since 2010 is 1.73%. Median home value in the area is \$489,625, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 1.51% annually to \$527,803.			
Data Note: Income is expressed in current dollars Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.			

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