

CAMINO RUIZ PLAZA - FOR LEASE

11211-11225 CAMINO RUIZ, SAN DIEGO, CA 92126



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CAST
CAPITAL PARTNERS

11211-11225 CAMINO RUIZ SAN DIEGO, CA 92126

SF AVAILABLE: Unit 7: 943 SF
Unit 8: 2,331 SF
Spaces can be combined to total 3,274 SF

LEASE RATE: \$2.45 NNN

BUILDING SIZE: 10,322 SF

PARKING: 5.40/1,000 SF

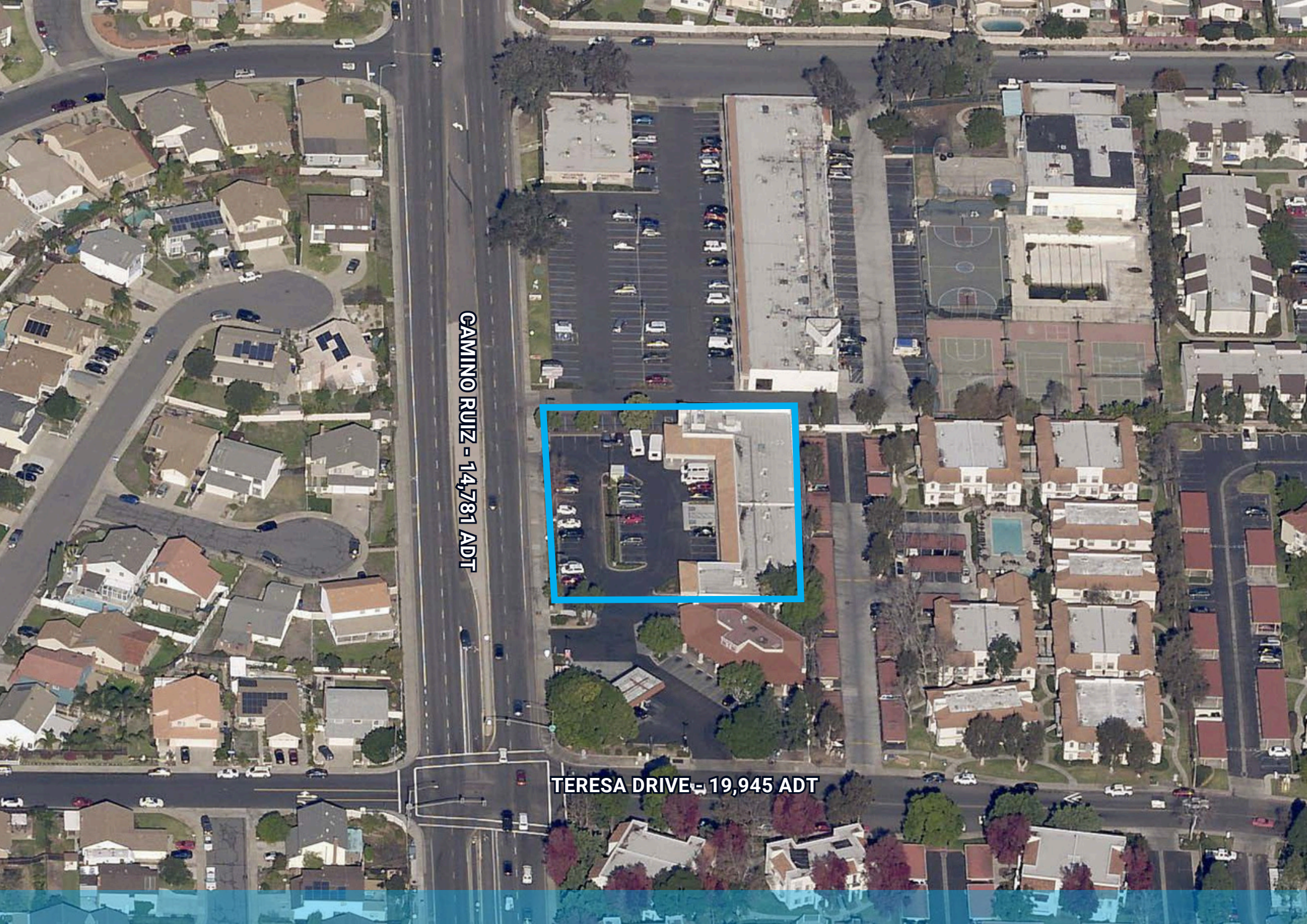
FRONTAGE: 213' on Camino Ruiz

YEAR BUILT: 1990

PROPERTY FEATURES

- » 943 SF and 2,331 SF spaces available
- » Excellent Office / Retail Opportunity
- » ±943 SF Available
- » Strong Demographics and Traffic Counts
- » High Barriers to Entry
- » Single Serving Retail Strip in High Density Area
- » Great Street Frontage Along Busy Street
- » Retail Amenities Nearby
- » NNN = \$0.97 /SF





GAMINO RUIZ - 14,781 ADT

TERESA DRIVE - 19,945 ADT

DEMOGRAPHICS

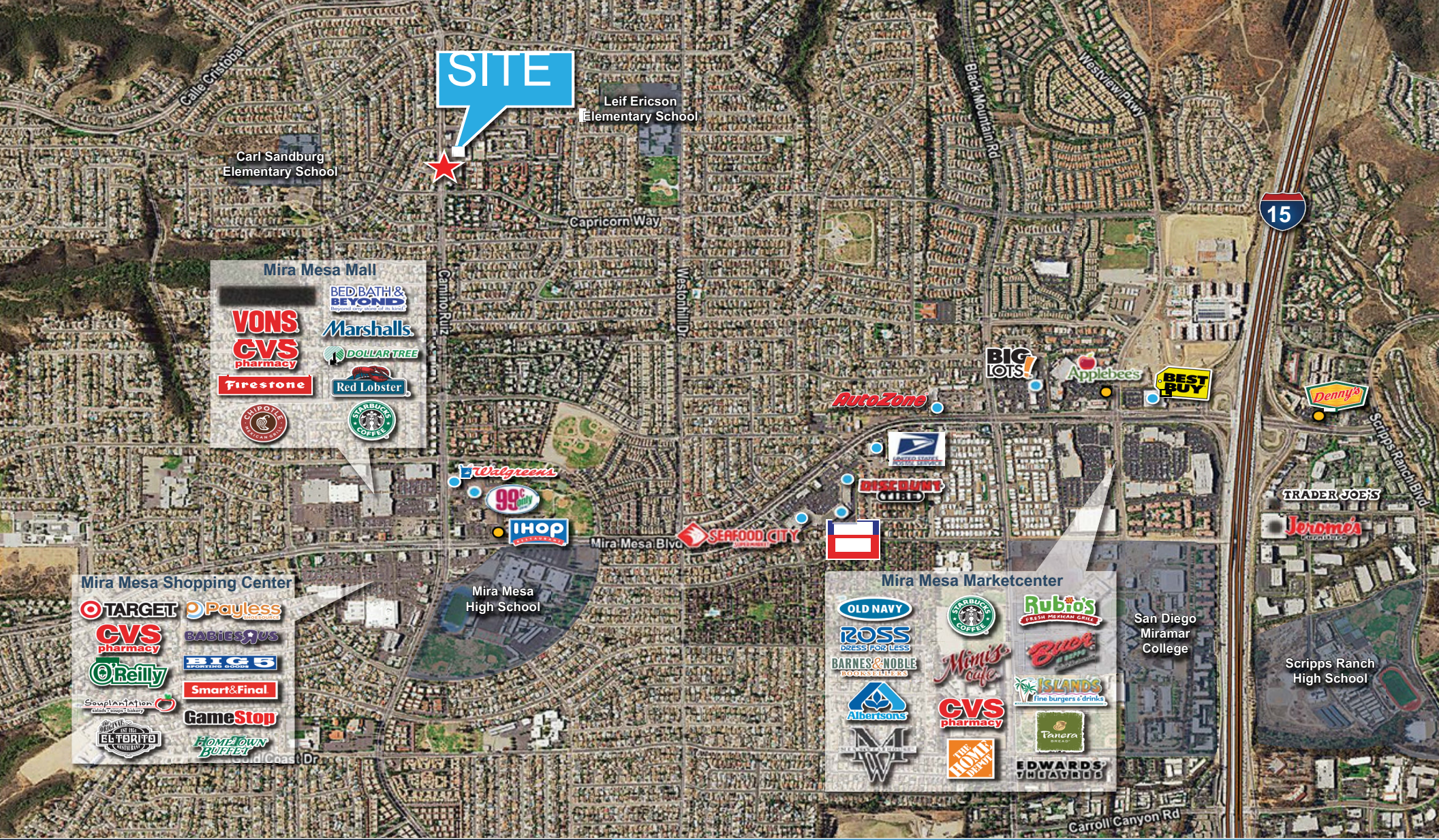
| | 1 MILE | 3 MILES | 5 MILES |
|----------------------------|-----------|-----------|-----------|
| 2023 Population | 26,234 | 125,308 | 221,991 |
| 2028 Population Projection | 25,513 | 123,333 | 219,329 |
| Annual Growth 2023-2028 | -0.6% | -0.3% | -0.2% |
| 2023 Households | 8,152 | 39,967 | 72,177 |
| Average Household Income | \$127,251 | \$143,566 | \$160,719 |
| Median Home Value | \$659,194 | \$717,595 | \$821,384 |



TRAFFIC COUNTS

| COLLECTION STREET | CROSS STREET | TRAFFIC VOL |
|-------------------|---------------------|-------------|
| Camino Ruiz | Capricorn Way South | 14,580 |
| Capricorn Way | Kelowna Road NW | 7,490 |
| Camino Ruiz | Zapata Avenue South | 10,969 |
| Capricorn Way | Ganesta Road West | 6,264 |
| Camino Ruiz | Hydra Lane North | 19,802 |
| Camino Ruiz | Aquarius Drive | 10,500 |





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