

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

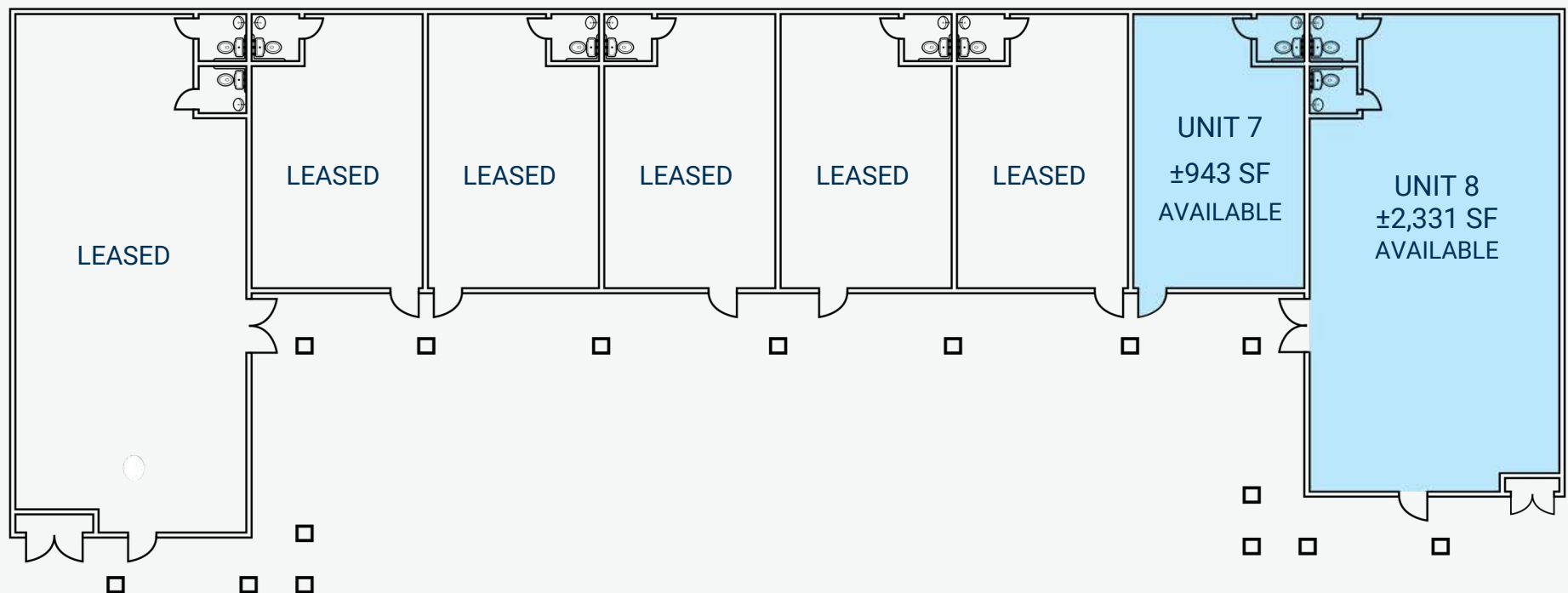
PROPERTY FEATURES

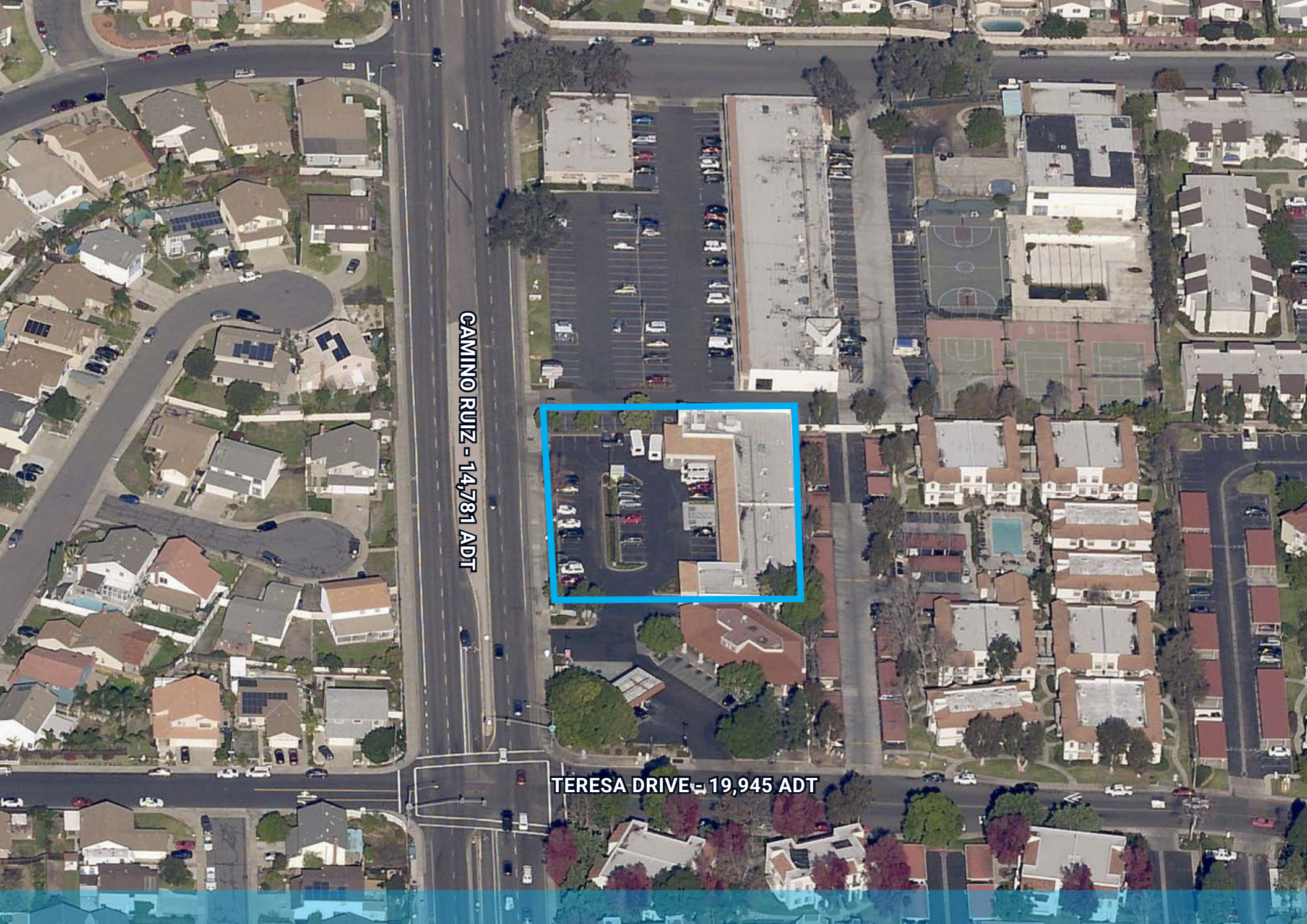
- » 943 SF and 2,331 SF spaces available
- » Excellent Office / Retail Opportunity
- » ±943 SF Available
- » Strong Demographics and Traffic Counts
- » High Barriers to Entry
- » Single Serving Retail Strip in High Density Area
- » Great Street Frontage Along Busy Street
- » Retail Amenities Nearby
-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





SITE PLAN





GAMINO RUIZ - 14,781 ADT

TERESA DRIVE - 19,945 ADT

DEMOGRAPHICS

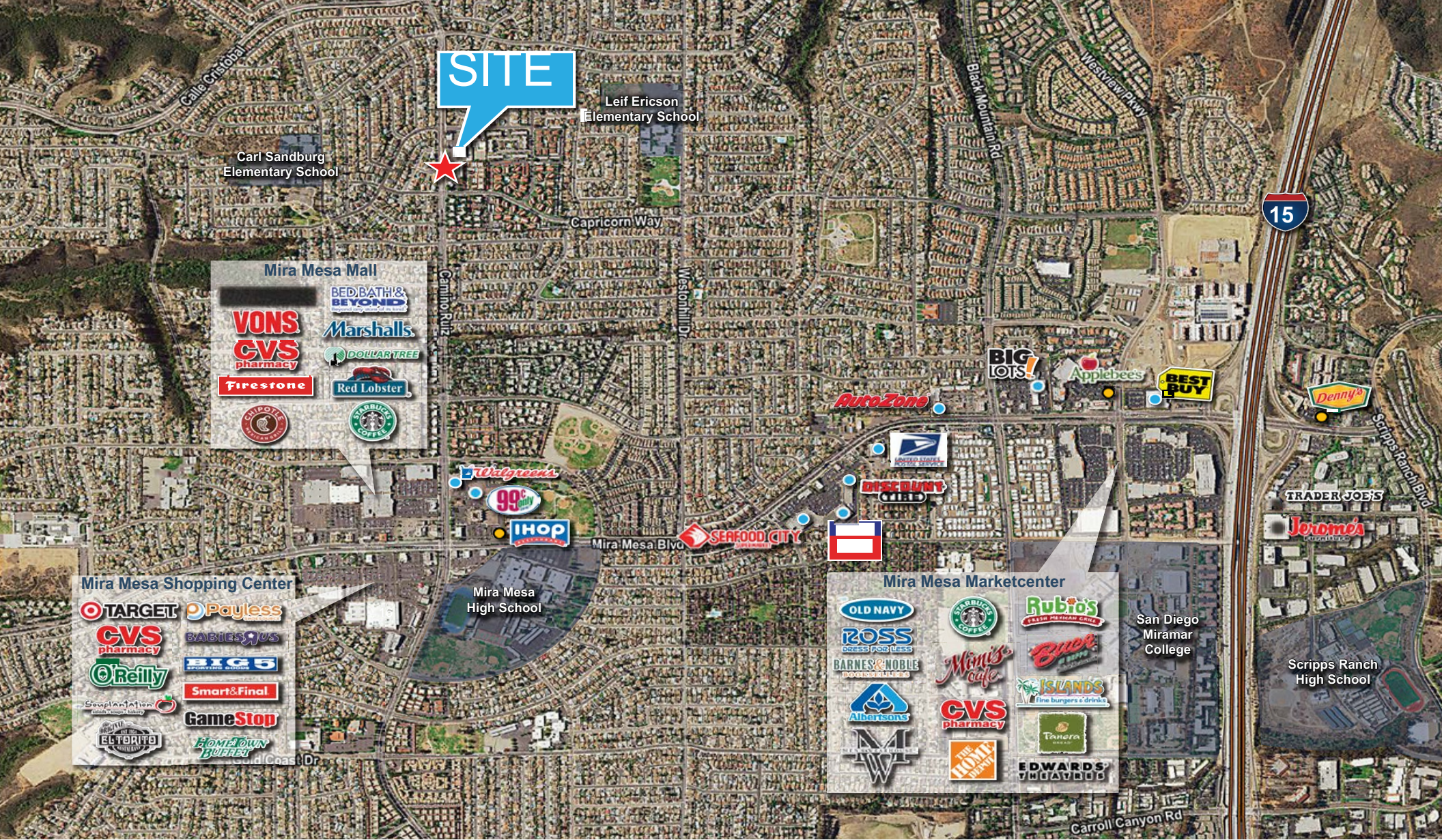
	1 MILE	3 MILES	5 MILES
2023 Population	26,234	125,308	221,991
2028 Population Projection	25,513	123,333	219,329
Annual Growth 2023-2028	-0.6%	-0.3%	-0.2%
2023 Households	8,152	39,967	72,177
Average Household Income	\$127,251	\$143,566	\$160,719
Median Home Value	\$659,194	\$717,595	\$821,384



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





CAST

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