



FOR LEASE

8,748 SF BUILDING
3,500 SF SUITE AVAILABLE

Property Highlights

- Ideally located right off the 5 Freeway and busy Sea World Dr./Morena Blvd
- Great visibility fronting Morena Blvd
- Rare off street exclusive parking & additional overflow parking in the rear (14 spaces)

Traffic Counts

- Morena Blvd: 15,760 ADT
- Tecalote Rd: 21,761 ADT
- I-5 Freeway: 264,761 ADT

Demographics

	1 MILE	3 MILES	5 MILES
Pop (2023)	13,740	146,404	407,976
AHH Income	\$119,017	\$128,254	\$131,552
Daytime Pop.	11,123	121,970	340,930

Tenants In Neighborhood



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1277-1287 MORENA BLVD
SAN DIEGO, CA 92110



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Demographics

Demographic and Income Profile

1277 Morena Blvd, San Diego, California, 92110

Ring: 1 mile radius



Latitude: 32.77122, Longitude: -117.20158

Summary	Census 2010	Census 2020	2023	2028		
Population	9,728	13,489	13,740	13,984		
Households	3,614	3,979	4,109	4,203		
Families	1,704	-	1,853	1,901		
Average Household Size	2.23	-	2.31	2.31		
Owner Occupied Housing Units	1,918	-	2,168	2,228		
Renter Occupied Housing Units	1,706	-	1,941	1,975		
Median Age	31.9	-	27.5	27.9		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	0.35%	0.13%	0.30%			
Households	0.45%	0.25%	0.49%			
Families	0.51%	0.24%	0.44%			
Owner HHs	0.55%	0.40%	0.66%			
Median Household Income	2.97%	2.95%	2.57%			
Households by Income	2023		2028			
	Number	Percent	Number	Percent		
<\$15,000	527	12.8%	491	11.7%		
\$15,000 - \$24,999	206	5.0%	155	3.7%		
\$25,000 - \$34,999	132	3.2%	119	2.8%		
\$35,000 - \$49,999	353	8.6%	284	6.8%		
\$50,000 - \$74,999	653	15.9%	626	14.9%		
\$75,000 - \$99,999	503	12.2%	496	11.8%		
\$100,000 - \$149,999	804	19.6%	875	20.8%		
\$150,000 - \$199,999	370	9.0%	464	11.0%		
\$200,000+	562	13.7%	692	16.5%		
Median Household Income	\$82,636		\$95,637			
Average Household Income	\$119,017		\$137,056			
Per Capita Income	\$37,696		\$43,691			
Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	387	4.0%	375	2.7%	388	2.8%
5 - 9	301	3.1%	313	2.3%	310	2.2%
10 - 14	248	2.5%	311	2.3%	295	2.1%
15 - 19	1,341	13.8%	2,567	18.7%	2,579	18.4%
20 - 24	1,391	14.3%	2,762	20.1%	2,781	19.9%
25 - 34	1,625	16.7%	1,986	14.5%	1,912	13.7%
35 - 44	1,103	11.3%	1,311	9.5%	1,393	10.0%
45 - 54	1,162	11.9%	1,064	7.7%	1,084	7.8%
55 - 64	989	10.2%	1,270	9.2%	1,216	8.7%
65 - 74	542	5.6%	973	7.1%	1,047	7.5%
75 - 84	420	4.3%	511	3.7%	646	4.6%
85+	219	2.3%	297	2.2%	335	2.4%

Demographic and Income Profile

1277 Morena Blvd, San Diego, California, 92110

Ring: 3 mile radius



Latitude: 32.77122, Longitude: -117.20158

Summary	Census 2010	Census 2020	2023	2028		
Population	135,197	144,129	146,404	150,083		
Households	59,357	62,012	63,274	65,013		
Families	26,059	-	27,161	28,102		
Average Household Size	2.15	-	2.16	2.16		
Owner Occupied Housing Units	23,436	-	25,283	25,606		
Renter Occupied Housing Units	35,933	-	37,991	39,407		
Median Age	33.6	-	35.6	36.3		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	0.50%	0.13%	0.30%			
Households	0.54%	0.25%	0.49%			
Families	0.68%	0.24%	0.44%			
Owner HHs	0.25%	0.40%	0.66%			
Median Household Income	2.58%	2.95%	2.57%			
Households by Income	2023		2028			
	Number	Percent	Number	Percent		
<\$15,000	4,287	6.8%	3,795	5.8%		
\$15,000 - \$24,999	2,799	4.4%	2,107	3.2%		
\$25,000 - \$34,999	3,024	4.8%	2,432	3.7%		
\$35,000 - \$49,999	5,397	8.5%	4,461	6.9%		
\$50,000 - \$74,999	9,814	15.5%	8,973	13.8%		
\$75,000 - \$99,999	8,181	12.9%	8,245	12.7%		
\$100,000 - \$149,999	13,255	20.9%	14,617	22.5%		
\$150,000 - \$199,999	7,446	11.8%	9,248	14.2%		
\$200,000+	9,072	14.3%	11,135	17.1%		
Median Household Income	\$93,055		\$105,699			
Average Household Income	\$128,254		\$147,348			
Per Capita Income	\$55,936		\$64,330			
Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,510	4.8%	6,013	4.1%	6,469	4.3%
5 - 9	5,406	4.0%	5,543	3.8%	5,552	3.7%
10 - 14	4,820	3.6%	5,432	3.7%	5,175	3.4%
15 - 19	8,139	6.0%	8,548	5.8%	8,406	5.6%
20 - 24	15,517	11.5%	14,405	9.8%	15,337	10.2%
25 - 34	30,895	22.9%	31,753	21.7%	30,850	20.6%
35 - 44	18,280	13.5%	22,455	15.3%	23,434	15.6%
45 - 54	16,204	12.0%	15,084	10.3%	16,128	10.7%
55 - 64	13,875	10.3%	15,056	10.3%	14,319	9.5%
65 - 74	7,749	5.7%	12,614	8.6%	12,898	8.6%
75 - 84	5,317	3.9%	6,596	4.5%	6,259	5.5%
85+	2,483	1.8%	2,907	2.0%	3,255	2.2%

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Demographics

Demographic and Income Profile

1277 Morena Blvd, San Diego, California, 92110

Ring: 5 mile radius

Latitude: 32.77122, Longitude: -117.20158



Summary	Census 2010	Census 2020	2023	2028		
Population	379,639	402,009	407,976	418,695		
Households	175,105	184,306	188,268	195,032		
Families	73,946	-	76,787	78,883		
Average Household Size	2.07	-	2.06	2.05		
Owner Occupied Housing Units	67,959	-	72,541	73,597		
Renter Occupied Housing Units	107,145	-	115,727	121,435		
Median Age	34.8	-	37.3	38.1		
Trends: 2023-2028 Annual Rate						
	Area	State	National			
Population	0.52%	0.13%	0.30%			
Households	0.71%	0.25%	0.49%			
Families	0.54%	0.24%	0.44%			
Owner HHS	0.29%	0.40%	0.66%			
Median Household Income	2.39%	2.95%	2.57%			
Households by Income						
		2023	2028			
		Number	Percent	Number	Percent	
<\$15,000		15,116	8.0%	14,064	7.2%	
\$15,000 - \$24,999		8,665	4.6%	6,616	3.4%	
\$25,000 - \$34,999		8,094	4.3%	6,504	3.3%	
\$35,000 - \$49,999		14,364	7.6%	11,756	6.0%	
\$50,000 - \$74,999		28,620	15.2%	26,495	13.6%	
\$75,000 - \$99,999		23,124	12.3%	23,412	12.0%	
\$100,000 - \$149,999		39,133	20.8%	43,589	22.4%	
\$150,000 - \$199,999		22,091	11.7%	27,621	14.2%	
\$200,000+		29,049	15.4%	34,966	17.9%	
Median Household Income		\$94,862		\$106,748		
Average Household Income		\$131,552		\$149,823		
Per Capita Income		\$61,027		\$70,172		
Population by Age						
	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	17,838	4.7%	16,247	4.0%	17,187	4.1%
5 - 9	14,238	3.8%	15,148	3.7%	14,827	3.5%
10 - 14	13,112	3.5%	14,826	3.6%	14,171	3.4%
15 - 19	18,113	4.8%	18,920	4.6%	18,721	4.5%
20 - 24	38,282	10.1%	33,375	8.2%	35,958	8.6%
25 - 34	89,758	23.6%	88,355	21.7%	85,398	20.4%
35 - 44	54,535	14.4%	65,684	16.1%	68,439	16.3%
45 - 54	48,612	12.8%	45,180	11.1%	48,276	11.5%
55 - 64	39,798	10.5%	44,957	11.0%	42,735	10.2%
65 - 74	22,130	5.8%	36,602	9.0%	38,417	9.2%
75 - 84	15,815	4.2%	19,736	4.8%	24,434	5.8%
85+	7,407	2.0%	8,947	2.2%	10,133	2.4%

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