



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 (2024)	13,533	144,894	406,572
AHH Income	\$124,605	\$140,001	\$142,531
Daytime Pop.	9,171	129,714	348,880

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 3

1277 Morena Blvd, San Diego, California, 92110

Ring: 1 mile radius

Latitude: 32.77122, Longitude: -117.20158



Summary	Census 2010	Census 2020	2024	2029		
Population	9,605	13,449	13,533	13,740		
Households	3,558	3,964	4,101	4,245		
Families	1,686	-	1,980	2,058		
Average Household Size	2.23	2.32	2.30	2.27		
Owner Occupied Housing Units	1,884	-	1,787	1,870		
Renter Occupied Housing Units	1,674	-	2,314	2,375		
Median Age	31.7	-	29.0	29.3		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	0.30%	0.09%	0.30%			
Households	0.69%	0.38%	0.49%			
Families	0.78%	0.37%	0.44%			
Owner HHS	0.91%	0.58%	0.66%			
Median Household Income	2.51%	2.70%	2.57%			
Households by Income	2024		2029			
	Number	Percent	Number	Percent		
<\$15,000	536	13.1%	501	11.8%		
\$15,000 - \$24,999	220	5.4%	173	4.1%		
\$25,000 - \$34,999	109	2.7%	106	2.5%		
\$35,000 - \$49,999	302	7.4%	289	6.8%		
\$50,000 - \$74,999	597	14.6%	566	13.3%		
\$75,000 - \$99,999	496	12.1%	497	11.7%		
\$100,000 - \$149,999	761	18.6%	791	18.6%		
\$150,000 - \$199,999	398	9.7%	486	11.4%		
\$200,000+	681	16.6%	836	19.7%		
Median Household Income	\$87,786		\$99,391			
Average Household Income	\$124,605		\$142,256			
Per Capita Income	\$39,787		\$46,360			
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	383	4.0%	401	3.0%	398	2.9%
5 - 9	300	3.1%	349	2.6%	340	2.5%
10 - 14	246	2.6%	329	2.4%	365	2.7%
15 - 19	1,338	13.9%	1,210	8.9%	1,236	9.0%
20 - 24	1,382	14.4%	3,087	22.8%	3,029	22.0%
25 - 34	1,604	16.7%	2,851	21.1%	2,825	20.6%
35 - 44	1,095	11.4%	1,866	13.8%	1,894	13.8%
45 - 54	1,146	11.9%	1,011	7.5%	1,109	8.1%
55 - 64	967	10.1%	980	7.2%	910	6.6%
65 - 74	522	5.4%	816	6.0%	872	6.3%
75 - 84	409	4.3%	467	3.5%	568	4.1%
85+	214	2.2%	169	1.2%	194	1.4%

Demographic and Income Profile

1277 Morena Blvd, San Diego, California, 92110 3

1277 Morena Blvd, San Diego, California, 92110

Ring: 3 mile radius

Latitude: 32.77122, Longitude: -117.20158



Summary	Census 2010	Census 2020	2024	2029		
Population	136,459	144,041	144,894	149,850		
Households	59,884	61,710	62,997	66,344		
Families	26,324	-	28,585	30,371		
Average Household Size	2.15	2.18	2.15	2.12		
Owner Occupied Housing Units	23,464	-	24,004	24,742		
Renter Occupied Housing Units	36,420	-	38,993	41,602		
Median Age	33.6	-	36.1	37.5		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	0.67%	0.09%	0.30%			
Households	1.04%	0.38%	0.49%			
Families	1.22%	0.37%	0.44%			
Owner HHS	0.61%	0.58%	0.66%			
Median Household Income	1.90%	2.70%	2.57%			
Households by Income	2024		2029			
	Number	Percent	Number	Percent		
<\$15,000	3,695	5.9%	3,340	5.0%		
\$15,000 - \$24,999	2,395	3.8%	1,891	2.9%		
\$25,000 - \$34,999	2,956	4.7%	2,484	3.7%		
\$35,000 - \$49,999	4,512	7.2%	3,861	5.8%		
\$50,000 - \$74,999	8,588	13.6%	7,917	11.9%		
\$75,000 - \$99,999	8,075	12.8%	8,311	12.5%		
\$100,000 - \$149,999	13,744	21.8%	14,936	22.5%		
\$150,000 - \$199,999	8,135	12.9%	10,061	15.2%		
\$200,000+	10,898	17.3%	13,541	20.4%		
Median Household Income	\$103,011		\$113,203			
Average Household Income	\$140,001		\$159,660			
Per Capita Income	\$61,409		\$71,226			
Population by Age	Census 2010		2024		2029	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,588	4.8%	6,253	4.3%	6,375	4.3%
5 - 9	5,465	4.0%	5,817	4.0%	5,897	3.9%
10 - 14	4,888	3.6%	5,076	3.5%	5,862	3.9%
15 - 19	8,193	6.0%	7,084	4.9%	7,580	5.1%
20 - 24	15,625	11.5%	11,856	8.2%	11,771	7.9%
25 - 34	31,113	22.8%	33,430	23.1%	29,760	19.9%
35 - 44	18,477	13.5%	24,172	16.7%	26,822	17.9%
45 - 54	16,380	12.0%	15,861	10.9%	17,832	11.9%
55 - 64	13,991	10.3%	14,090	9.7%	13,971	9.3%
65 - 74	7,808	5.7%	11,915	8.2%	12,650	8.4%
75 - 84	5,355	3.9%	6,809	4.7%	8,371	5.6%
85+	2,575	1.9%	2,528	1.7%	2,959	2.0%

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Demographics

Demographic and Income Profile						
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1277 Morena Blvd, San Diego, California, 92110						
Ring: 5 mile radius						
Latitude: 32.77122, Longitude: -117.20158						
						
Summary	Census 2010	Census 2020	2024	2029		
Population	380,198	402,689	406,572	419,950		
Households	175,362	184,562	190,004	201,209		
Families	74,167	-	81,831	86,371		
Average Household Size	2.07	2.08	2.04	2.00		
Owner Occupied Housing Units	68,303	-	70,550	72,971		
Renter Occupied Housing Units	107,059	-	119,454	128,238		
Median Age	34.8	-	37.3	38.9		
Trends: 2023-2028 Annual Rate	Area	State	State	National		
Population	0.65%	0.09%	0.30%	0.30%		
Households	1.15%	0.38%	0.49%	0.49%		
Families	1.09%	0.37%	0.44%	0.44%		
Owner HHs	0.68%	0.58%	0.66%	0.66%		
Median Household Income	1.85%	2.70%	2.57%	2.57%		
Households by Income		2024	2029			
	Number	Percent	Number	Percent		
<\$15,000	13,912	7.3%	13,307	6.6%		
\$15,000 - \$24,999	7,691	4.0%	6,124	3.0%		
\$25,000 - \$34,999	8,623	4.5%	7,355	3.7%		
\$35,000 - \$49,999	12,337	6.5%	10,503	5.2%		
\$50,000 - \$74,999	25,174	13.2%	23,561	11.7%		
\$75,000 - \$99,999	22,946	12.1%	23,754	11.8%		
\$100,000 - \$149,999	40,439	21.3%	44,053	21.9%		
\$150,000 - \$199,999	23,562	12.4%	28,936	14.4%		
\$200,000+	35,309	18.6%	43,606	21.7%		
Median Household Income		\$103,503	\$113,437			
Average Household Income		\$142,531	\$161,872			
Per Capita Income		\$66,900	\$77,824			
Population by Age	Census 2010	2024	2029			
	Number	Percent	Number	Percent	Number	Percent
0 - 4	17,838	4.7%	17,015	4.2%	16,804	4.0%
5 - 9	14,257	3.7%	15,170	3.7%	15,194	3.6%
10 - 14	13,136	3.5%	12,923	3.2%	15,068	3.6%
15 - 19	18,119	4.8%	15,483	3.8%	16,600	4.0%
20 - 24	38,289	10.1%	28,551	7.0%	26,747	6.4%
25 - 34	89,752	23.6%	96,074	23.6%	84,737	20.2%
35 - 44	54,578	14.4%	70,175	17.3%	78,219	18.6%
45 - 54	48,713	12.8%	45,901	11.3%	51,888	12.4%
55 - 64	39,908	10.5%	42,037	10.3%	42,008	10.0%
65 - 74	22,268	5.9%	35,667	8.8%	38,483	9.2%
75 - 84	15,906	4.2%	19,806	4.9%	25,118	6.0%
85+	7,434	2.0%	7,768	1.9%	9,083	2.2%

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