

# FOR LEASE

2420 Coronado Avenue | San Diego, California



## CURRENT DENNY'S FREESTANDING BUILDING FOR LEASE

### FEATURES

- 4,790 SF freestanding restaurant building
- Potential drive-thru BTS or ground lease
- Excellent location directly off the 5 freeway with 116,000 cars per day
- Signature location in the south bay trade area
- Close proximity to Imperial Beach and San Ysidro



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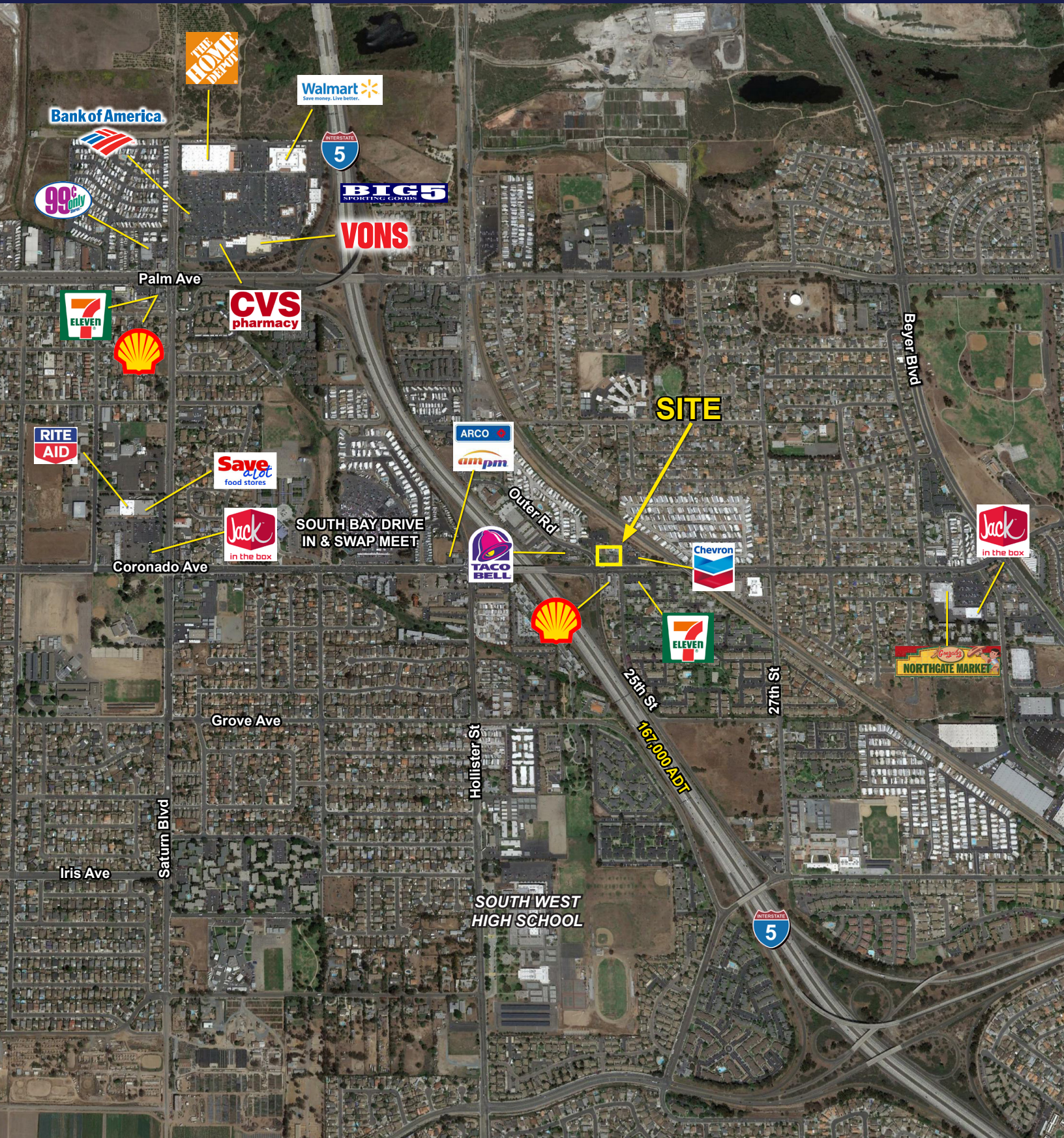
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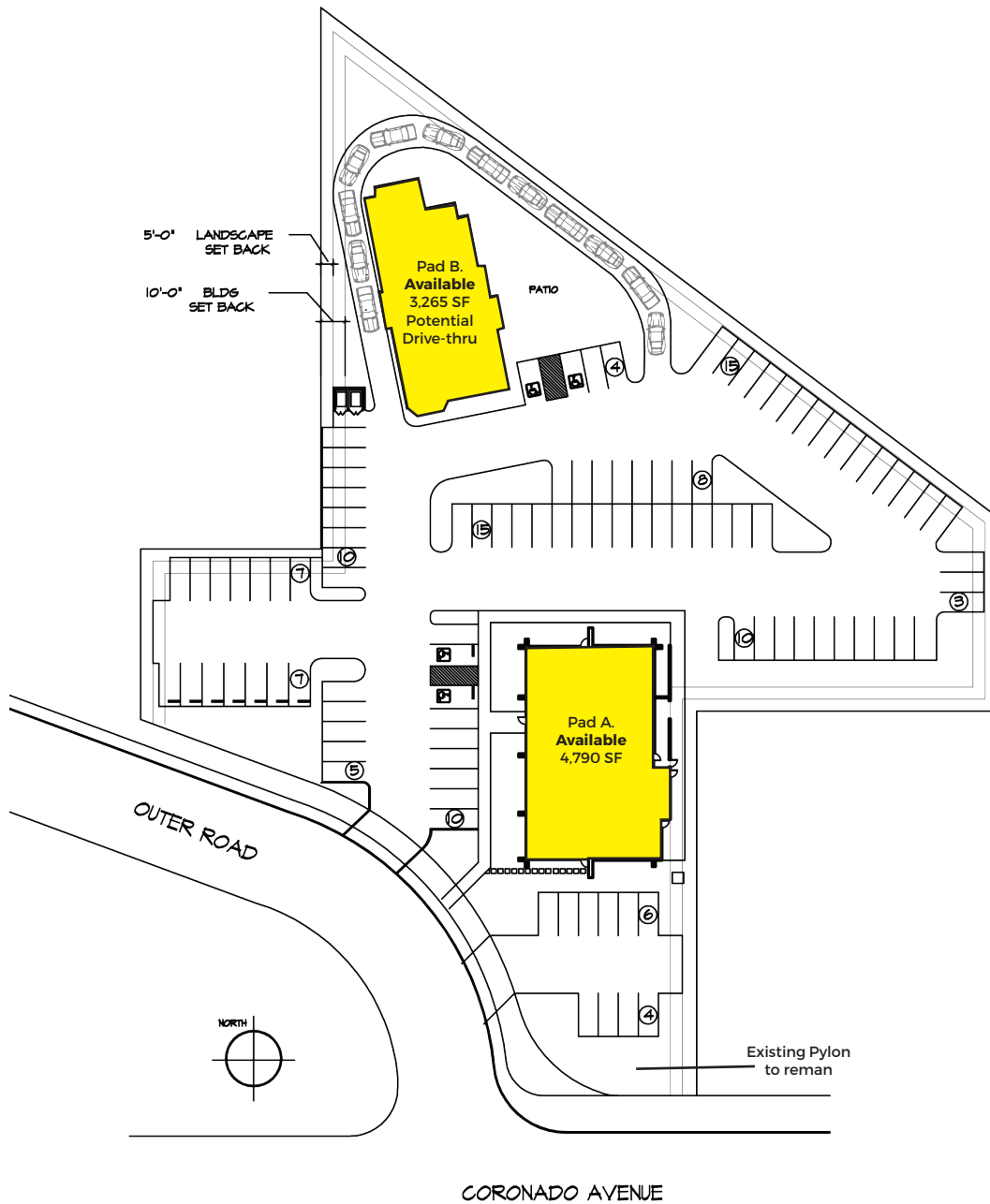
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## SITE PLAN



# EXPANDED DEMOGRAPHIC PROFILE

Estimated 2016 • Calculated Using Proportional Block Groups

## 2420 Coronado Avenue | San Diego, California

 POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	46,372	206,686	522,101
Forecasted Population (2021)	52,239	225,613	560,996
 HOUSEHOLDS			
Households	18,580	80,667	188,633
 AVG HHD INCOME			
Estimated Avg Household Income	\$70,645	\$87,180	\$78,771
Avg Family Income	\$66,695	\$86,225	\$74,440
 MEDIAN HH INCOME			
Estimated Median Household Income	\$43,800	\$60,499	\$78,771
Median Family Income	\$66,695	\$86,225	\$74,440
 \$\$\$ PER CAPITA INCOME			
Est. Proj. Per Capita Income	\$30,384	\$39,867	\$32,961
 \$\$ OTHER INCOME			
Est. Proj. Median Disposable Income	\$37,524	\$49,566	\$46,179
 DAYTIME DEMOS			
Total Number of Businesses	1,977	9,894	20,214
Total Number of Employees	29,131	170,210	286,005
 RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White	21,365 52.0%	111,239 58.8%	246,254 51.4%
Black or African American	3,826 9.3%	15,711 8.3%	50,247 10.5%
American Indian & Alaskan Native	445 1.1%	1,594 0.8%	50,247 10.5%
Asian	1,549 3.8%	9,610 5.1%	49,924 10.4%
Hawaiian & Pacific Islander	112 0.3%	642 0.3%	2,519 0.5%
Other Race	11,864 28.9%	42,027 22.2%	101,325 21.1%
Two or More Races	1,931 4.7%	8,496 4.5%	25,115 5.2%
 AGE DISTRIBUTION			
Median Age	35.2 yrs	35.0 yrs	34.7 yrs
 HOUSING			
Total Housing Units	19,156	83,432	190,746