

ROSECRANS CENTER

3555 ROSECRANS STREET
SAN DIEGO, CA 92110

FOR LEASE
8,165 - 11,606 SF AVAILABLE



UNIQUE JUNIOR ANCHOR LEASING OPPORTUNITY



For more information, please contact:

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CUSHMAN & WAKEFIELD OF SAN DIEGO, INC.
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The depiction in the included photograph of any person, entity, sign, logo or property, other than Cushman & Wakefield's (C&W) client and the property offered by C&W, is incidental only, and is not intended to connote any affiliation, connection, association, sponsorship or approval by or between that which is incidentally depicted and C&W or its client. This listing shall not be deemed an offer to lease, sublease or sell such property; and, in the event of any transaction for such property, no commission shall be earned by or payable to any cooperating broker except if otherwise provided pursuant to the express terms, rates and conditions of C&W's agreement with its principal, if, as and when such commission (if any) is actually received from such principal. (A copy of the rates and conditions referred to above with respect to this property is available upon request.)

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DESCRIPTION

- Prime location in the heart of dense commercial and residential market.
- Anchor tenants in the market include Target, Home Depot, Sport Chalet, PetSmart, Big Lots and TJ Maxx.
- Co-Tenants include Rubio's, Naked Café, Allstate Insurance and The Joint Chiropractic.

TRAFFIC COUNT (SANDAG)

- 57,900 average daily traffic at the intersection of Rosecrans Street and Sports Arena Boulevard.
- 39,800 average daily traffic at the intersection of Rosecrans Street and Midway Drive.



EXISTING STOREFRONT



PROPOSED NEW MONUMENT SIGNAGE

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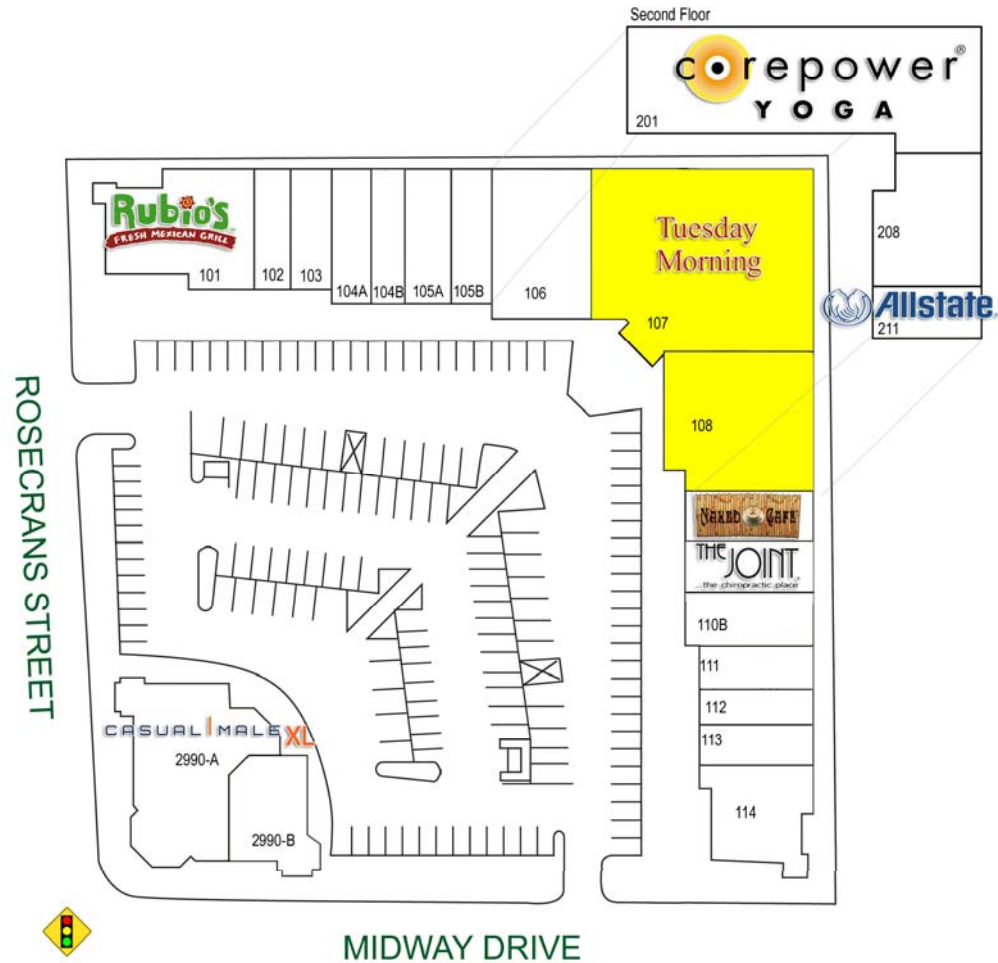
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STE.	TENANT	SQ. FT.
101	Rubio's	2,995
102	Eyeglasses Galore	780
103	MD Wireless	946
104A	Kimiya Sushi	1,140
104B	Core Power Yoga Office	610
105A	Presidio Jewelry & Pawn	1,088
105B	Midway Cigar	937
106	Massage Eden	2,000
107	Tuesday Morning (Available 5/1/15)	8,165
108	Available	3,441
109	Naked Café	1,214
110A	The Joint Chiropractic	1,144
110B	Available	1,270
111	If I was a Bird Yoga	946
112	Great Wall Express	780
113	Wendy's Beauty Salon	915
114	K Grill	1,857
201	Core Power Yoga	6,637
211	Allstate Insurance	676
2990-A	Casual Male XL	3,940



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POPULATION	1 MILE	3 MILES	5 MILES
2014 Estimated Total Population	14,424	119,475	369,385
2019 Forecast Total Population	14,822	124,807	385,243
Daytime Population	20,298	98,472	277,025
Forecast Population Growth 2014-2019	2.75%	4.45%	4.29%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2014 Estimated Total Households	4,572	55,983	171,164
2019 Forecast Total Households	4,778	58,957	180,087
Household Growth 2010 to 2014	3.62%	4.32%	4.34%
Forecast Household Growth 2014-2019	4.51%	5.30%	5.20%

INCOME	1 MILE	3 MILES	5 MILES
<\$15,000	751	6,361	23,819
\$15,000-\$24,999	548	5,237	17,609
\$25,000-\$34,999	412	5,159	15,604
\$35,000-\$49,999	662	7,411	22,500
\$50,000-\$74,999	701	10,831	31,465
\$75,000-\$99,999	633	7,147	21,716
\$100,000-\$124,999	288	4,686	13,451
\$125,000-\$149,999	99	2,524	7,727
\$150,000-\$199,999	177	3,136	8,846
\$200,000-\$499,999	215	2,859	7,129
\$500,000+	84	631	1,296
2014 Estimated Median Household Income	\$47,858	\$58,161	\$54,335
2014 Estimated Average Household Income	\$74,539	\$80,293	\$73,909
2014 Estimated Per Capita Household Income*	\$23,625	\$37,623	\$34,248

Age	1 MILE	3 MILES	5 MILES
2014 Estimated Median Age	27.64	36.45	35.57
2014 Estimated Average Age	34.34	39.68	38.84

Claritas, 2014



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