

4711 FEDERAL BLVD. | SAN DIEGO, CA 92102
APN: 541-330-01

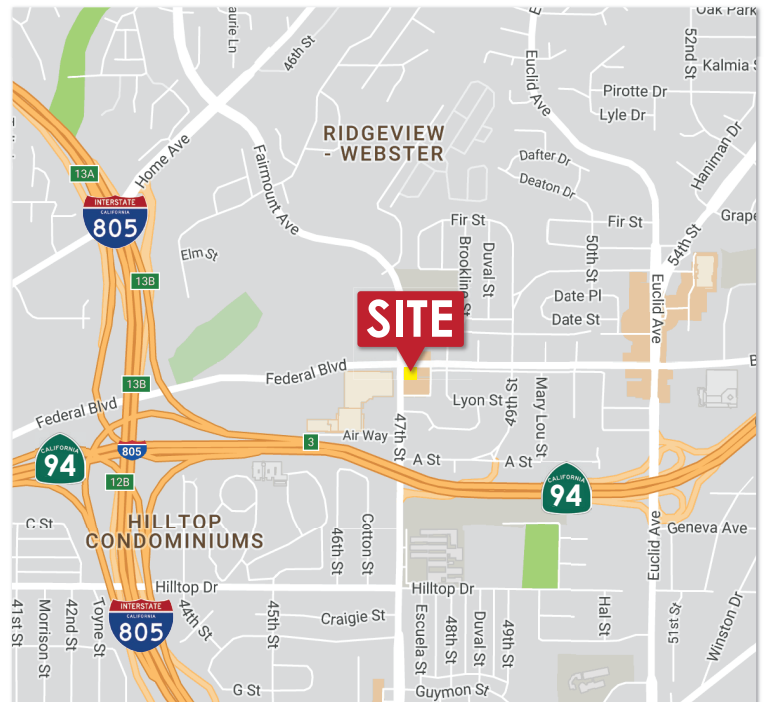
**COMMERCIAL PAD
FOR LEASE**



PROPERTY HIGHLIGHTS:

- SE corner of Federal Blvd. and 47th Street
- Commercial Zone
- ± 5,323 SF Pad
- Plans for 2,465 SF Building
- 47th Street: 13,350 cars per day
Federal Blvd: 9,749 cars per day
- Ideal location for fast food or convenience store

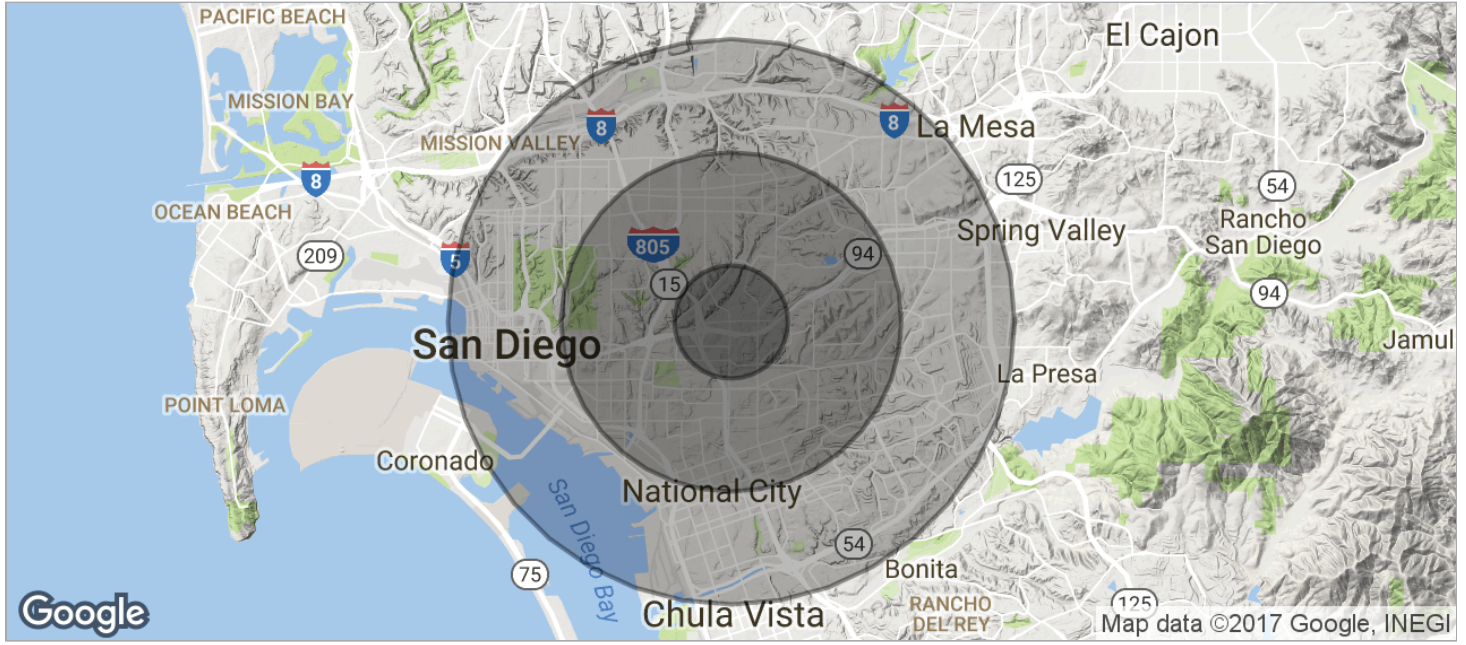
LEASE RATE: NEGOTIABLE



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DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	21,427	286,728	638,283
Median Age	29.6	30.6	32.2
Median Age (Male)	30.1	29.8	31.6
Median Age (Female)	29.3	31.4	32.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,324	89,507	222,367
# Of Persons Per HH	3.4	3.2	2.9
Average HH Income	\$52,293	\$51,906	\$59,128
Average House Value	\$334,816	\$408,543	\$462,678