

FOR LEASE

SUNSET PLAZA

2204 Sunset Cliffs Boulevard | San Diego, CA 92107

NOW UNDER
CONSTRUCTION



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Voit
REAL ESTATE SERVICES

CK RETAIL
TEAM



Property Features

- Currently under construction
- Completion estimated August 2015
- Brand new construction
- Onsite parking at entrance to Ocean Beach
- Second floor perfect for medical, office or retail
- Elevator served

Property Details

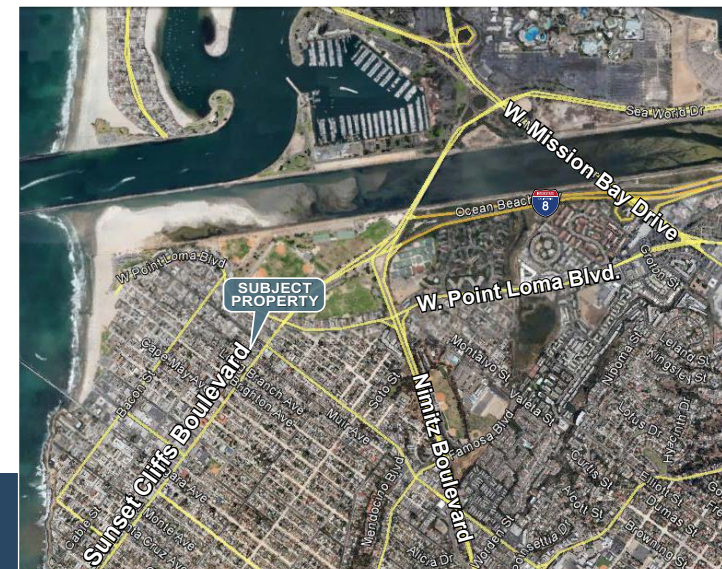
Total Building Area	±7,013 SF
Lot Size	±0.35 Acres
Parking	3.42/1,000 (±24 stalls)
Zoning	CC-4-2 (Allows for Retail, Restaurant, Most Commercial Services, Office, Medical)
Traffic Count	
Sunset Cliffs Blvd	24,000 ADT
Voltaire Street	7,000 ADT
Signage	Building Fascia

Current Availabilities

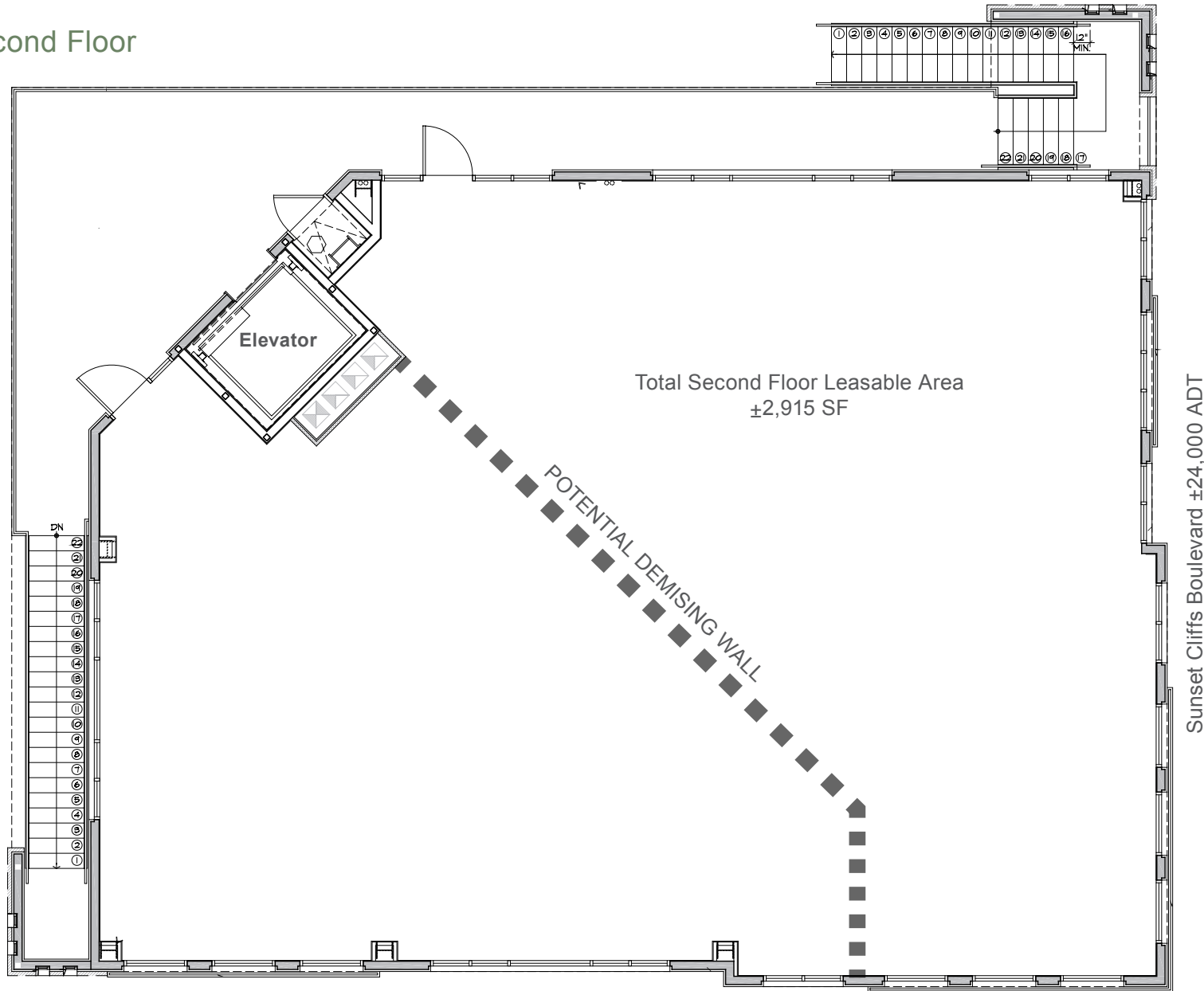
- Second Floor:
 - ±2,915 SF (Divisible)

Demographics

	1 mile	3 mile	5 mile
Population	23,782	76,238	202,784
Median Household Income	\$51,055	\$55,348	\$56,871
Average Household Income	\$69,278	\$82,295	\$82,672
Median Age	34	33.2	34.2
Households	12,199	33,479	91,347

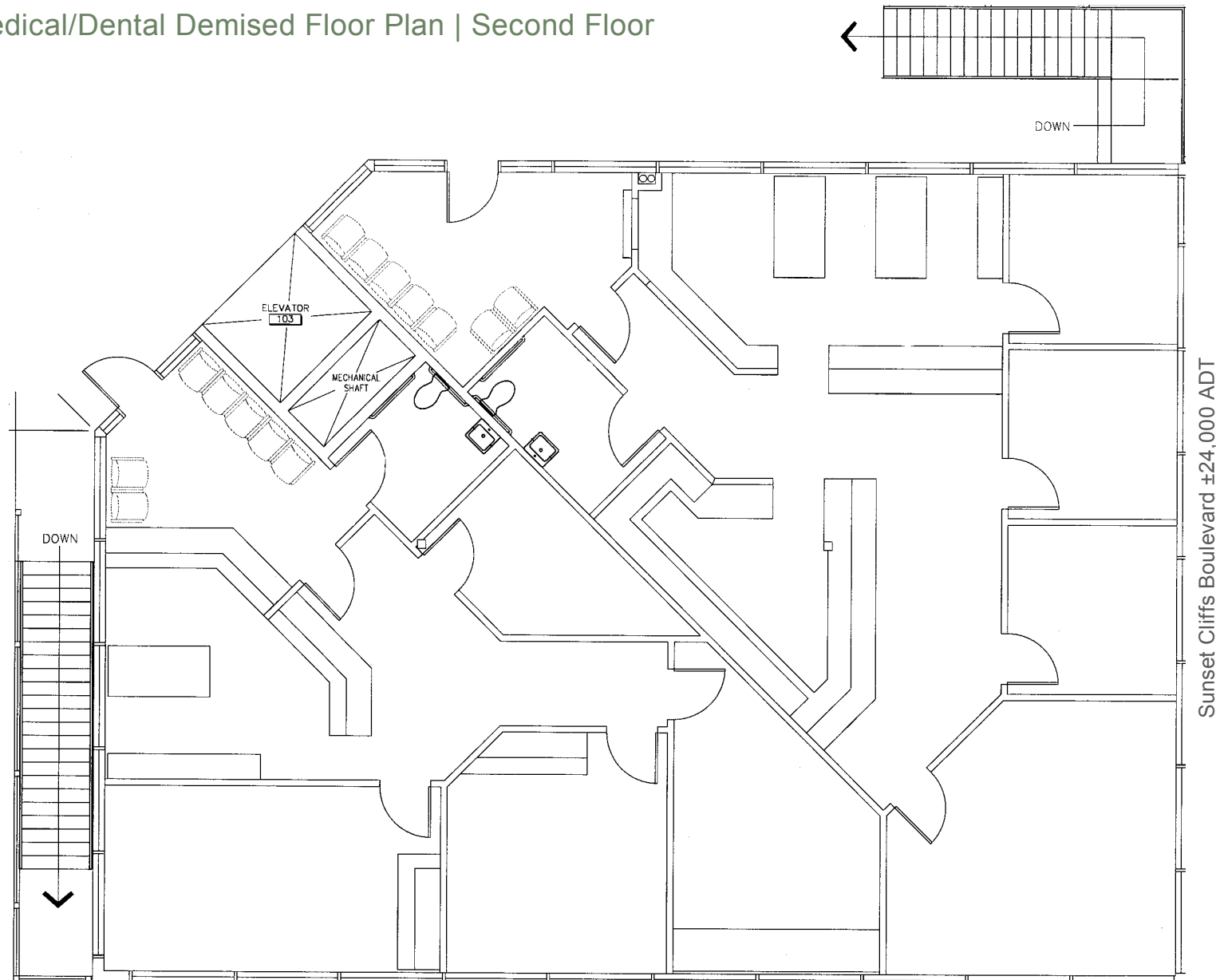


Floor Plan | Second Floor



*Not to Scale, Reference purpose only

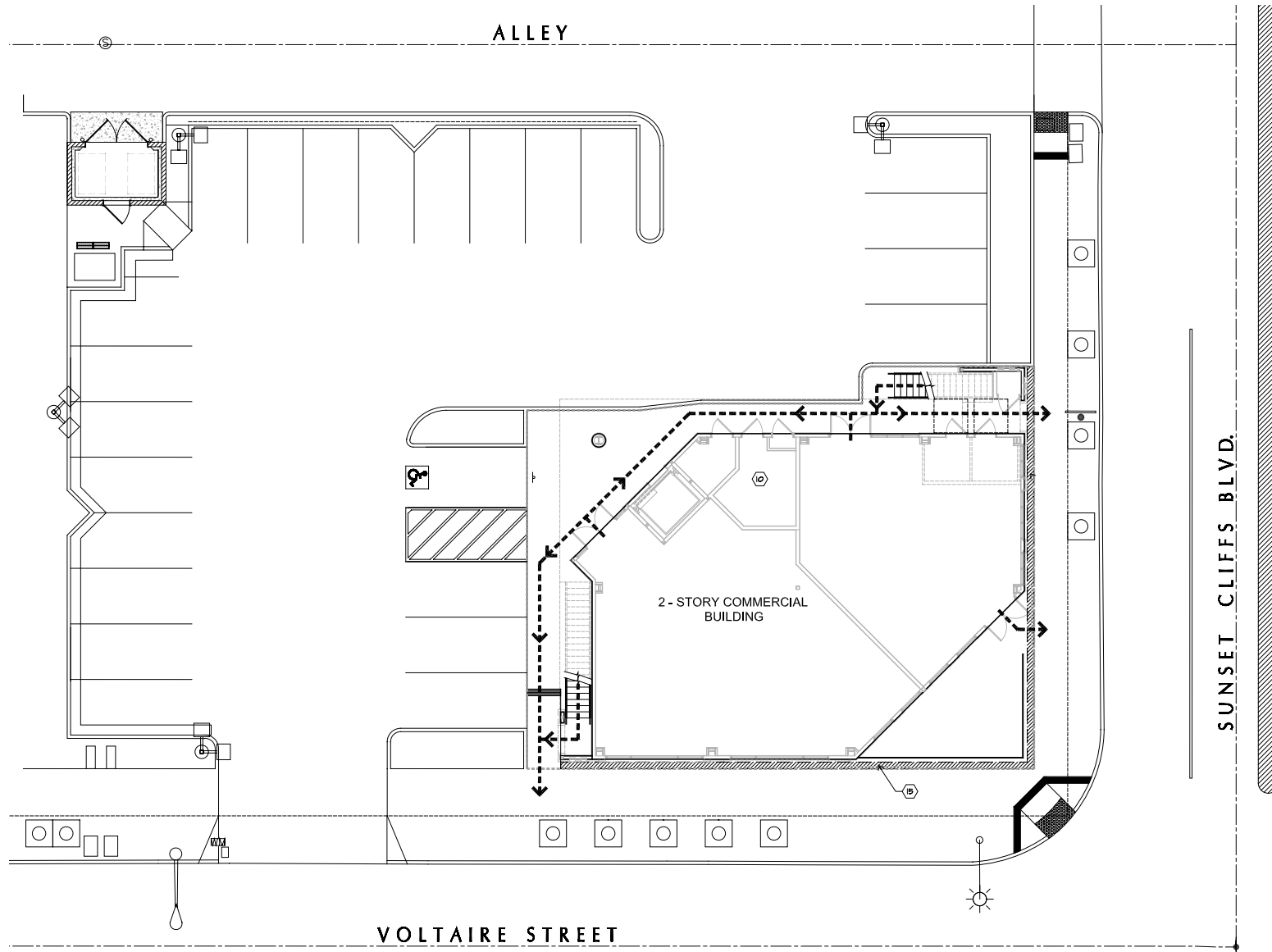
Conceptual Medical/Dental Demised Floor Plan | Second Floor

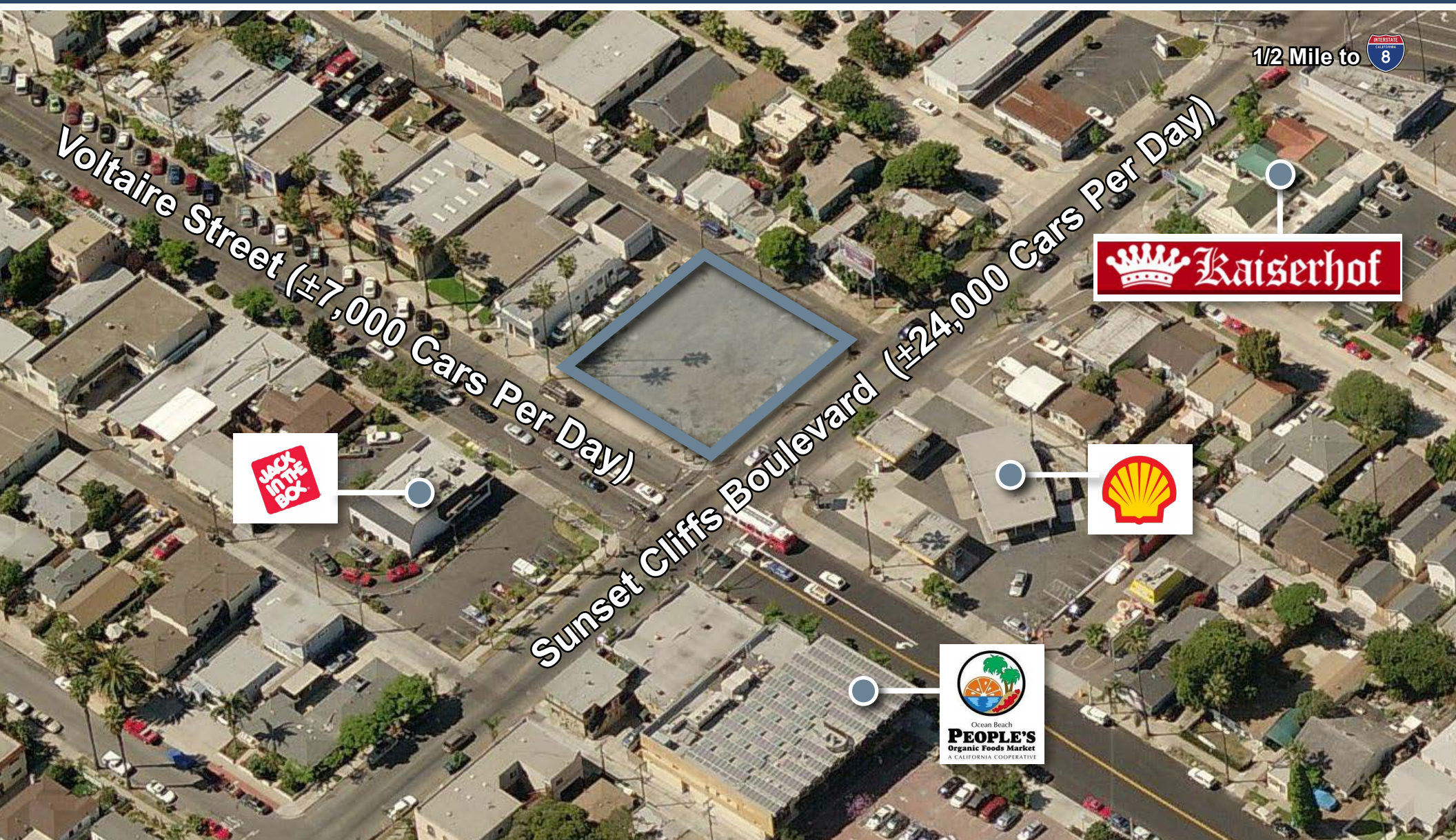


Voltaire Street ±7,000 ADT

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Site Plan





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