# **MULTI-TENANT RETAIL STORE FRONT FOR SALE**

5390 NAPA STREET | SAN DIEGO, CA 92110



## **PROPERTY FEATURES**

Price:	\$2,495,000 - \$229 PSF
Building SF:	10,869
Lot Size:	24,830
APN:	436-350-32
Zoning/Use Code:	CC5-1 Retail Strip
Cap Rate:	7%

Contact Listing Broker for Complete Offering Memorandum

### FOR MORE INFORMATION CONTACT

**STEVE MALLEY - PRINCIPAL** 858.642.2354 | Lic No. 01335036 smalley@lee-associates.com





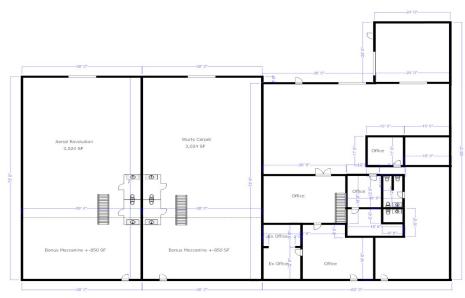
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DEMOGRAPHICS	<u>1 MILE</u>	<u> 3 MILES</u>	<u>5 MILES</u>
Population	11,688	135,342	416,927
Avg. HH Income	\$80,204	\$76,552	\$75,276
Est. Adj. Daytime Demos (Ages 16+)	24,397	163,623	447,244

TRAFFIC COUNTS	<u>Cars Per Day</u>
Morena Boulevard	± 40,400
Linda Vista Road	± 22,200
Napa Street	± 11,400

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