

FOR LEASE | 1,090 SF

4105-75 Mission Blvd, Suite 5125

San Diego, California 92109



FEATURES

- High Profile Mixed Use Project located across the street from the Pacific Ocean!
- 1,090 SF vacant retail unit available for lease
- Directly across from The Promenade, an 80,000 SF retail center boasting high volume Food and Beverage concepts
- Within close proximity to the Catamaran and other well-known coastal resorts
- Situated below 18 3BD/3BTH residential units for built-in clientele
- Traffic Counts: Mission Blvd - 17,281 ADT; Pacific Beach Dr - 6,849 ADT
- Stamped concrete floors, upgrading lighting and floor to ceiling windows
- Ideally suited for a Spa, Salon, and Retail
- Great visibility along Mission Blvd



RETAIL INSITE

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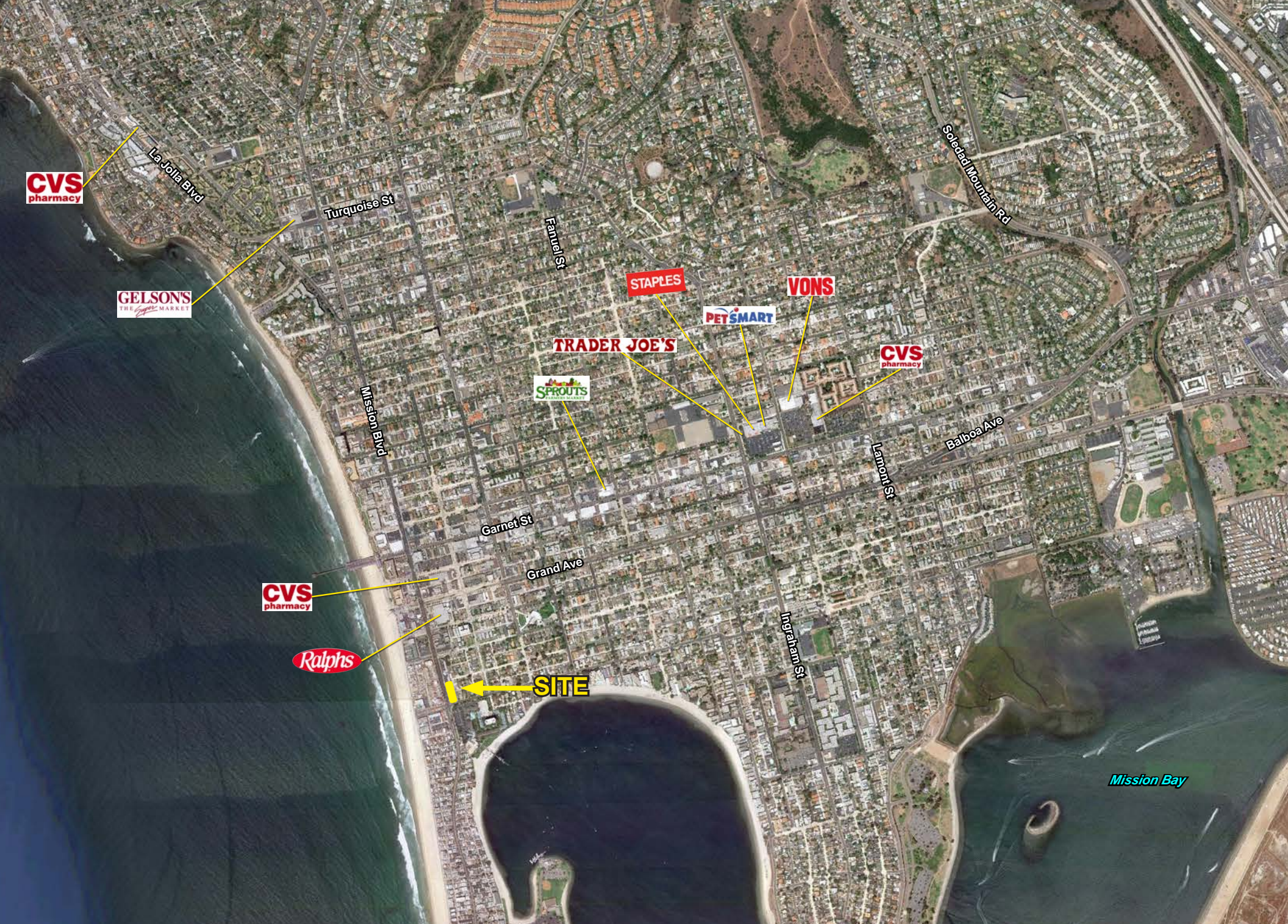
SITE

Mission Blvd

Pacific Beach Dr

6,849 ADT

17,281 ADT



CVS
pharmacy

La Jolla Blvd

Turquoise St

Fantuel St

Soledad Mountain Rd

GELSON'S
THE *Original* MARKET

STAPLES

VONS

PETSMART

TRADER JOE'S

CVS
pharmacy

SPROUTS
FRESH MARKET

Mission Blvd

Lanham St

Balboa Ave

Garnet St

CVS
pharmacy

Grand Ave

Ralphs

Ingram St

SITE

Mission Bay



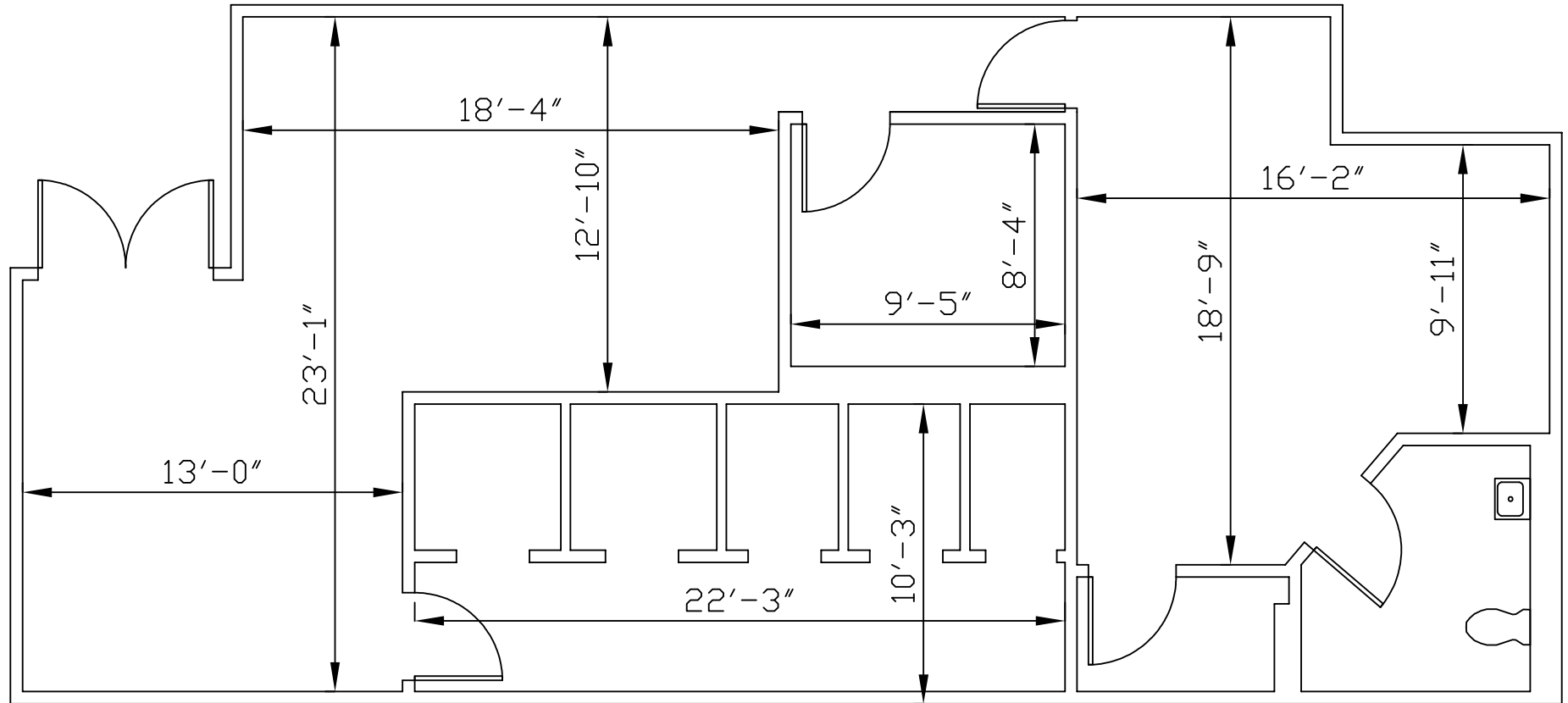
4151

FOR RENT
888-445-7213

4125

4121

SITE PLAN



1090 SQUARE FEET RENTABLE



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Expanded Demographic Profile

ESTIMATED 2019 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

4105 Mission Blvd, San Diego, California, 92109



POPULATION

	1 mile	3 miles	5 miles
Total Population	17,814	77,039	233,170
Projected Population (2022)	18,143	79,036	239,372



HOUSING

	1 mile	3 miles	5 miles
Total Households	9,743	37,923	101,745
Projected Total Households (2022)	9,900	38,764	104,318



INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$79,944	\$85,132	\$85,565
Average Household Income	\$102,489	\$123,555	\$121,946
Per Capita Income	\$55,909	\$60,768	\$53,450
Median Disposable Income	\$61,657	\$67,151	\$67,850
Average Disposable Income	\$74,961	\$86,211	\$86,087



DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	13,984	64,123	238,069
Daytime Population Workers	9,156	35,387	138,512
Daytime Population Residents	4,828	28,736	99,557



RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	15,312 85.95%	64,722 84.01%	180,239 77.30%
Black or African American	224 1.26%	1,171 1.52%	5,888 2.53%
American Indian & Alaska Native Population	83 0.47%	316 0.41%	1,267 0.54%
Asian Population	715 4.01%	3,628 4.71%	17,500 7.51%
Pacific Islander Population	34 0.19%	196 0.25%	737 0.32%
Other Race Population	668 3.75%	3,402 4.42%	15,317 6.57%
Population of Two or More Races	779 4.37%	3,603 4.68%	12,222 5.24%
Hispanic Population	2,137 12.00%	10,477 13.60%	42,059 18.04%
Non-Hispanic Population	15,677 88.00%	66,562 86.40%	191,111 81.96%



EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	7,208 49.04%	25,387 42.30%	59,482 34.66%
Graduate/Professional Degree	2,576 17.53%	14,024 23.37%	39,735 23.15%



AGE

	1 mile	3 miles	5 miles
Median Age	31.6	34.8	36.8