

FOR LEASE



LOCATION: 2505 - 2511 Coronado Ave
San Diego, CA 92154

AVAILABLE: 1254 SF

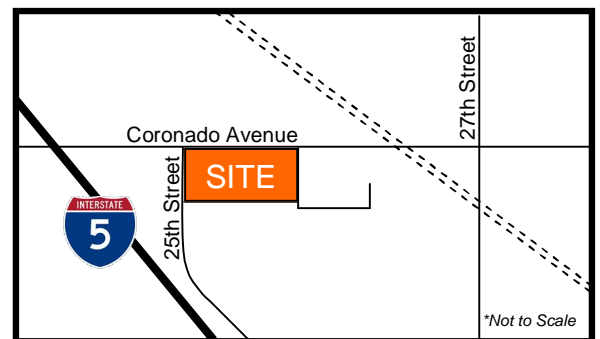
TRAFFIC COUNTS: Coronado Ave - 20,800 (2010)

DEMOGRAPHICS:	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total 2011 Population:	28,915	168,278	267,787
Average 2011 HH	\$53,213	\$52,328	\$57,742



COMMENTS :

- 7-11 Anchored Center in South San Diego
- Highly Visible Location Just East of I-5
- Located Amongst Heavy Residential Neighborhood
- Two (2) Retail Suites Available



For Further Information Contact:



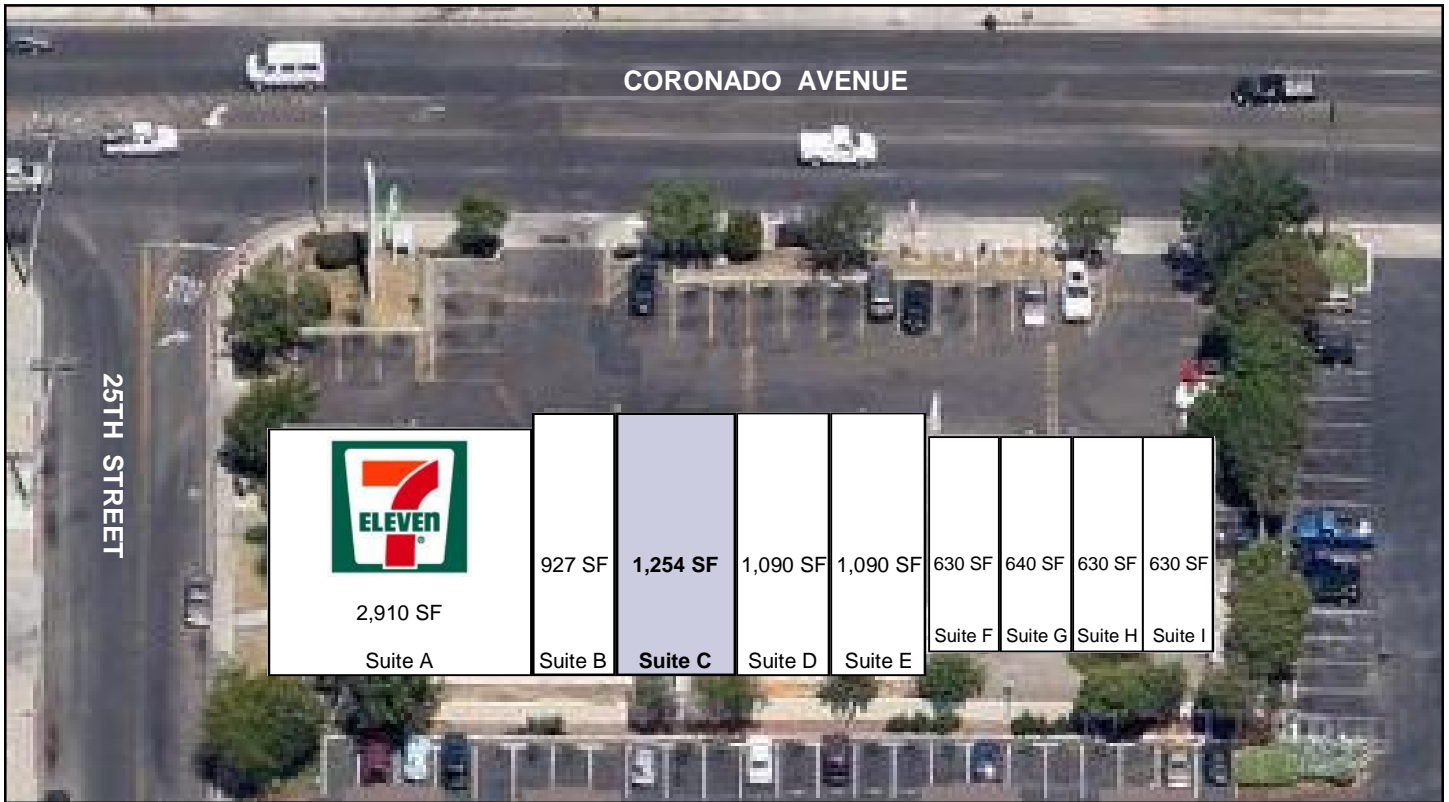
Brian G Pyke
619-491-0335 x17 (Direct)
Brian@DuhsCommercial.com
CA License: 01507690

Craig Duhs
619-491-0612 (Direct)
Craig@DuhsCommercial.com
CA License: 01086079

3026 University Ave, Suite B
San Diego, CA 92104

www.DuhsCommercial.com
Fax-619-491-0696

SITE PLAN



**2502-2511 Coronado Ave
San Diego, CA 92154**

<u>Suite</u>		<u>SF</u>
A	7-11	2,910
B	DMV Registration	927
C	AVAILABLE	1,254
D	Gloria's Bakery	1,090
E	Dos Panchos	1,090
F	Moya Gomez Income Tax	1,800
G	Kuts & Fades	640
H	Hair Salon	630
I	Herbalife (Available)	630

3026 University Ave, Suite B
San Diego, CA 92104

www.DuhsCommercial.com
Fax-619-491-0696

AERIAL



3026 University Ave, Suite B
San Diego, CA 92104

www.DuhsCommercial.com
Fax-619-491-0696