

# OTTO PLAZA

3506-3596 National Avenue | San Diego, CA

O'Reilly AUTO PARTS

PANADERIA TORTILLERIA

3,000 - 9,000 SF SHOP SPACE

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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



Otto Plaza | 3506-3596 National Avenue | San Diego, CA

AVAILABLE  
9,000 SF

AVAILABLE  
3,000 SF

dd's  
DISCOUNTS

HAPPY  
YOUNG  
APPAREL

O'Reilly  
AUTO PARTS

Manolo

Mexican  
Ice Cream

PIZZA  
KING

Launder

Casa  
King

H&R BLOCK

oasis

Bank of America  
On Lower  
Level

WIC  
Hair Salon  
Taco Rico  
Express  
Subway  
Smoke Shop  
Crickett

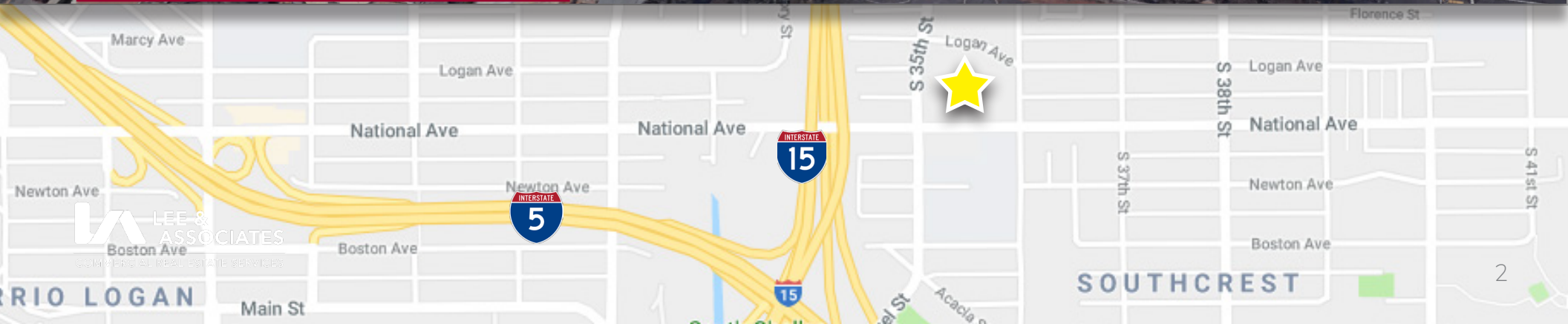
S 35th St

National Avenue

S 36th St

3,000 - 9,000 SF SHOP SPACE

3506-3596 NATIONAL AVENUE | SAN DIEGO, CA



LEE & ASSOCIATES  
Boston Ave  
COMMERCIAL REAL ESTATE SERVICES

RIO LOGAN

SOUTHCREST

## property highlights

- Available: 3,000 up to 9,000 SF shop space
- Excellent visibility at prominent intersection
- Very strong tenant mix in center
- Join: DD's Discounts, O'Reilly Auto Parts, Cricket Wireless, Manolo Farmers Market, Subway, Bank of America & H&R Block



- Traffic Counts:  
National Ave: 12,000 (ADT 2020)  
35th Ave: 7,100 (ADT 2020)



Population		Avg. HH Income		Average Age	
1 Mile	39,214	1 Mile	\$56,294	1 Mile	29
3 Miles	236,411	3 Miles	\$78,090	3 Miles	32.8
5 Miles	589,590	5 Miles	\$84,396	5 Miles	34.5







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