

FOR LEASE

# Rosecrans Center

3740 Rosecrans St | San Diego, CA 92110

±1,050 SF up to ±7,335 SF Retail & 2nd Generation Restaurant Available



**±1,050 SF UP TO ±7,335 SF AVAILABLE**  
3740 ROSECRANS BOULEVARD  
SAN DIEGO, CA 92115

ROSECRANS ST  
approx. 15,700 cpd

KURTZ ST  
approx. 11,000 cpd

SPORTS ARENA BLVD  
approx. 30,900 cpd

CAMINO DEL RIO  
approx. 49,700 cpd

## Property Highlights

- Trophy hard corner for retail and restaurant opportunity at one of San Diego's highest traffic count intersections
- Strategically located along established top performing retail arterial, with many national retailers immediately adjacent
- Dense population & strong daytime population (over 396,000 population within 5 miles radius)
- Well above average demographics with average household incomes of \$100,000+ within a 3 and 5 mile radius

## Contact

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## Demographics

EST. 2020	1 MILE	3 MILE	5 MILE
Population	14,147	132,150	396,267
Average Household Income	\$99,337	\$112,032	\$106,484
Daytime Population	33,191	119,795	293,448

Source: Esri

## TRAFFIC COUNT

Camino Del Rio W	approx. 49,700 cars per day
Rosecrans St	approx. 15,700 cars per day
Sports Arena Blvd	approx. 30,900 cars per day
Kurtz St	approx. 11,000 cars per day

Source: CoStar

## SRS REAL ESTATE PARTNERS

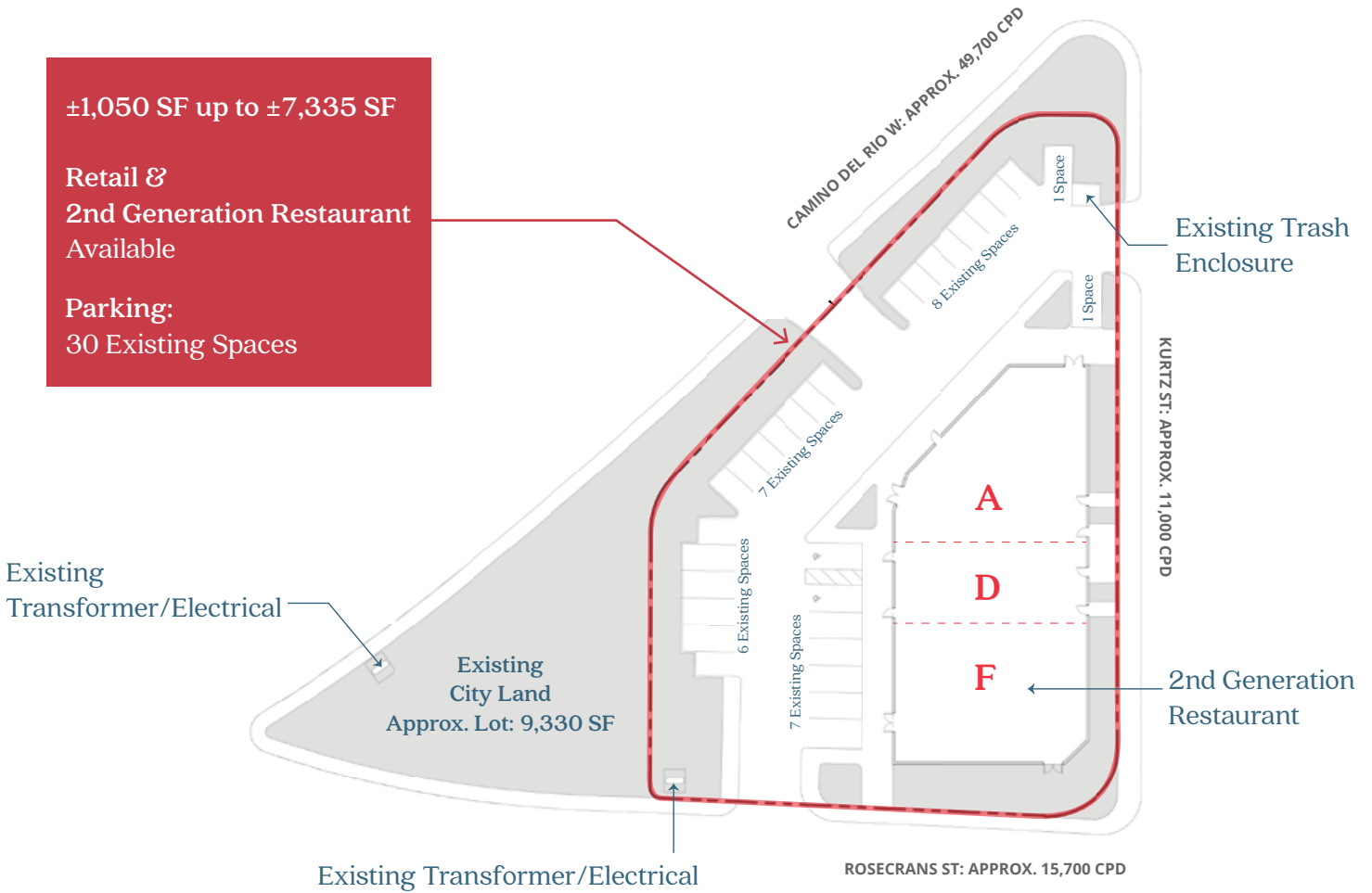
610 Newport Center Drive, Suite 1500, Newport Beach, CA 92660

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**±1,050 SF up to ±7,335 SF**

**Retail &  
2nd Generation Restaurant  
Available**

**Parking:  
30 Existing Spaces**

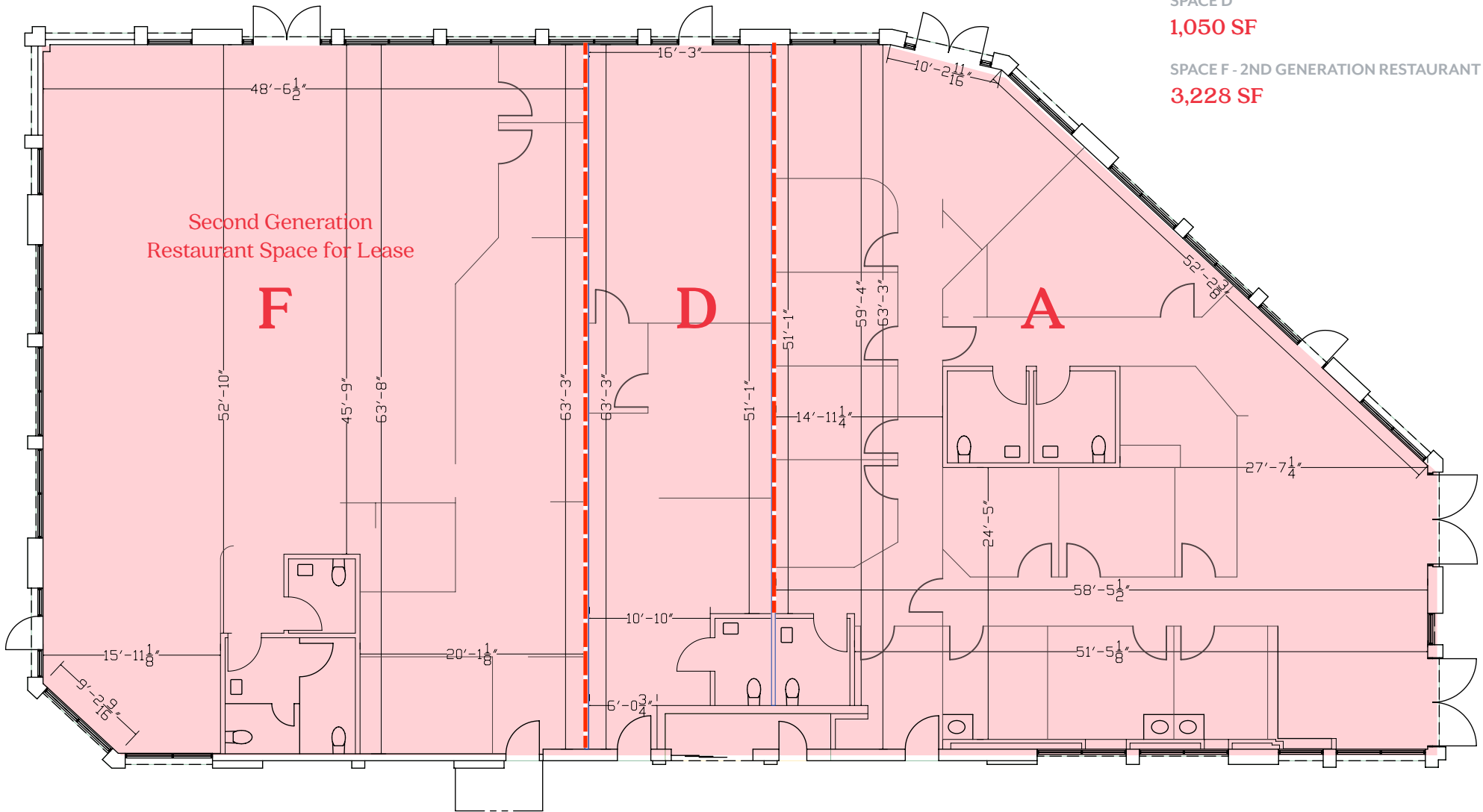


**Availabilities** ±1,050 SF UP TO ±7,335 SF

SPACE A  
**3,076 SF**

SPACE D  
**1,050 SF**

SPACE F - 2ND GENERATION RESTAURANT  
**3,228 SF**



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Surrounding Area



**STAPLES**

**E6S FITNESS**  
BETTER GYM. BETTER PRICE.

**Chuck E. Cheese**

**PANDA EXPRESS**  
SICHUAN CHINESE CUISINE

**±1,050 SF UP TO ±7,335 SF  
AVAILABLE**

3740 ROSECRANS BOULEVARD  
SAN DIEGO, CA 92115

**IN-N-OUT BURGER**

**DEL TACO**

CAMINO DEL RIO  
approx. 49,700 cpd

ROSECRANS ST  
approx. 15,700 cpd



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**SRSRE.COM**

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3mi

MISSION BAY

Site

CORONADO



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