

FOR LEASE

Palm Plaza

3350 Palm Avenue | San Diego, CA 92154

750 SF Endcap Improved Restaurant Space Available

1,185 SF Endcap Space Available



Property Highlights

- Site is located in densely populated residential/daytime population, with many traffic drivers (Schools, Churches, Medical Facilities & Recreation Centers)
- Close proximity to the I-5 Freeway and other major arterials
- Situated on busy signalized intersection (33,300 ADT)

Demographics

EST. 2020	1 MILE	3 MILE	5 MILE
Population	26,727	201,662	326,779
Average Household Income	\$76,875	\$74,399	\$81,720
Daytime Population	4,122	33,610	75,511

Source: Esri

TRAFFIC COUNT

Palm Avenue	approx. 20,100 cars per day
Beyer Boulevard	approx. 19,900 cars per day

Source: CoStar



Contact

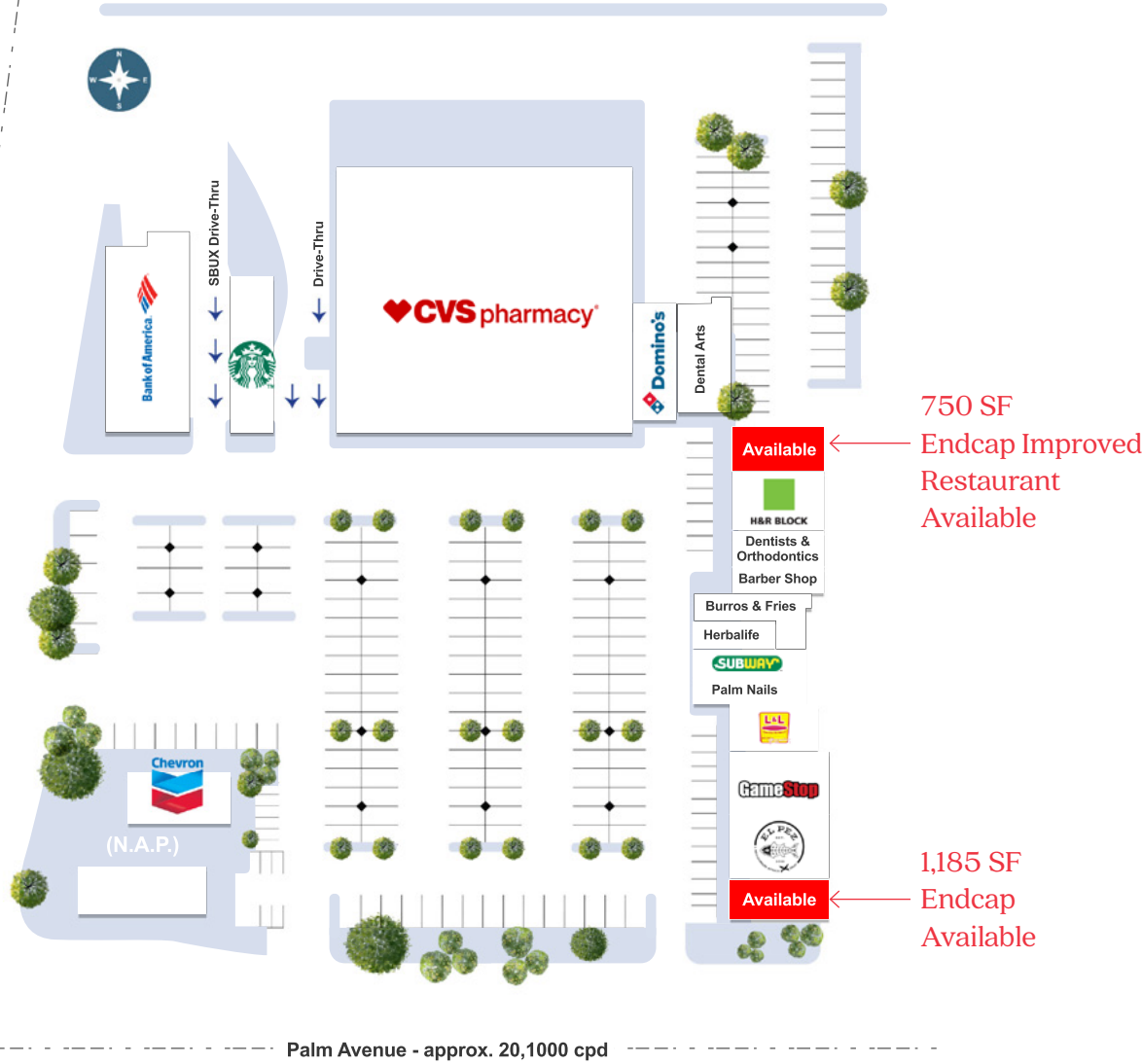
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SRS REAL ESTATE PARTNERS

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This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

Beyer Way - approx. 19,900 cpd



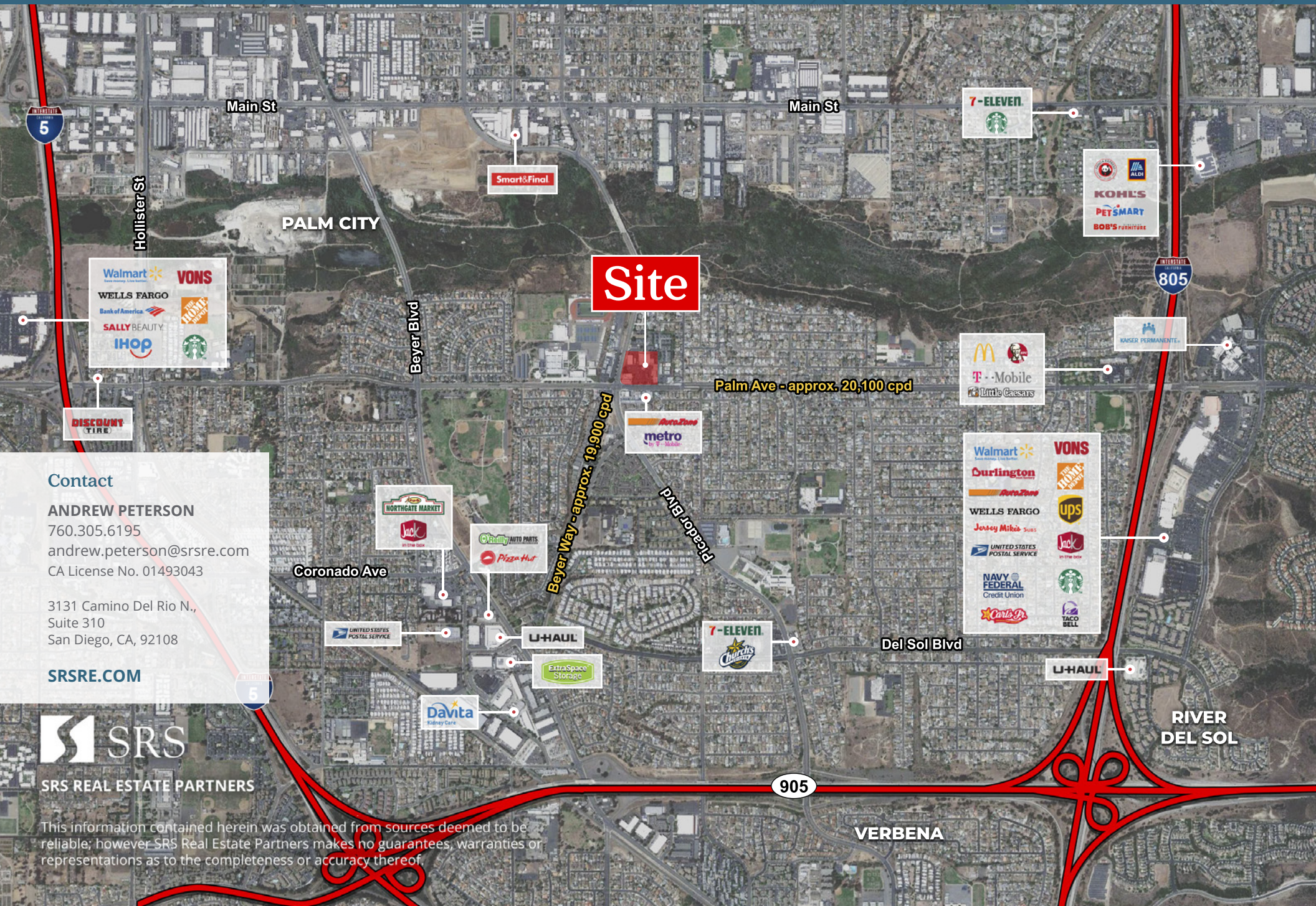
Palm Plaza Tenant Directory	
Total GLA: ±41,932 SF	
TENANT	(SF)
CVS	23,200
Domino's	1,500
Dental Arts	1,800
IMPROVED RESTAURANT AVAILABLE	750
H&R Block	1,500
Dentist & Orthodontics	1,000
Barber Shop	600
Burros & Fries	1,118
Herbalife	682
Subway	900
Palm Nails	1,200
L & L Hawaiian	1,200
Gamestop	1,465
El Pez Kitchen	1,465
AVAILABLE	1,185
Starbucks	1,500
Bank of America	7,700

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Site

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Beyer Way - approx. 19,900 cpd

PNE Jobs

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- Walmart
- VONS
- WELLS FARGO
- Bank of America
- SALLY BEAUTY
- IHOP
- Starbucks

- DISCOUNT TIRE

- NORTHGATE MARKET
- Jack

- Greenity AUTO PARTS
- Pizza Hut

- UNITED STATES POSTAL SERVICE

- LI-HAUL

- ExtraSpace Storage

- Davita Kidney Care

- AuraZone
- metro by T-Mobile

- 7-ELEVEN
- Starbucks

- McDonald's
- KFC
- T-Mobile
- Little Caesars

- Walmart
- VONS
- Curlington
- AuraZone
- WELLS FARGO
- ups
- Jersey Mike's
- UNITED STATES POSTAL SERVICE
- NAVY FEDERAL Credit Union
- Starbucks
- Carib's
- TACO BELL

- LI-HAUL

- KOHL'S
- PETSMART
- BOB'S PUSHBROS

- KAISER PERMANENTE

- 7-ELEVEN
- Starbucks

Main St

Main St

Hollister St

PALM CITY

Beyer Blvd

Coronado Ave

Del Sol Blvd

RIVER DEL SOL

VERBENA



	1 MILE	3 MILES	5 MILES
POPULATION			
2020 Population	26,727	201,662	326,779
2000 Population	25,207	171,781	261,429
2010 Population	25,623	190,387	299,974
2025 Population	27,227	206,596	334,769
2000-2010 Annual Rate	0.16%	1.03%	1.38%
2010-2020 Population: Annual Growth Rate	0.41%	0.56%	0.84%
2020-2025 Population: Annual Growth Rate	0.37%	0.48%	0.48%
2020 Median Age	35.5	33.3	34.1
HOUSEHOLDS			
2000 Households	6,673	49,772	82,024
2010 Households	6,856	53,710	90,726
2020 Total Households	7,126	56,438	97,599
2025 Total Households	7,232	57,571	99,536
2000-2010 Annual Rate	0.27%	0.76%	1.01%
2010-2020 Households: Annual Growth Rate	0.38%	0.48%	0.71%
2020-2025 Households: Annual Growth Rate	0.30%	0.40%	0.39%
HOUSING UNITS			
2020 Total Housing Units	7,339	58,466	102,024
2020 Owner Occupied Housing Units	4,461	28,059	48,802
2020 Renter Occupied Housing Units	2,666	28,379	48,797
RACE AND ETHNICITY			
2020 White Alone	47.6%	52.1%	52.7%
2020 Black Alone	3.1%	3.4%	3.8%
2020 American Indian/Alaska Native Alone	0.6%	0.7%	0.7%
2020 Asian Alone	12.3%	9.2%	11.4%
2020 Pacific Islander Alone	0.6%	0.5%	0.5%
INCOME			
2020 Median Household Income	\$63,114	\$58,015	\$63,425
2020 Average Household Income	\$76,875	\$74,399	\$81,720
2020 Per Capita Income	\$20,579	\$20,922	\$24,441
2020 POPULATION 25+ BY EDUCATIONAL ATTAINMENT			
Total	17,880	129,999	213,922
High School Graduate	23.5%	22.3%	20.3%
GED/Alternative Credential	3.0%	3.6%	3.5%
Some College, No Degree	21.2%	22.6%	23.2%
Associate Degree	7.4%	8.2%	8.6%
Bachelor's Degree	11.7%	12.0%	15.3%
Graduate/Professional Degree	4.3%	3.7%	6.1%
DATA FOR ALL BUSINESSES IN AREA			
Total Businesses:	690	4,647	8,583
Total Employees:	4,122	33,610	75,511
Total Residential Population:	26,727	201,662	326,779
Employee/Residential Population Ratio:	0:1	0:1	0:1
2020 Total Daytime Population	21,950	168,230	283,935
Workers	5,503	46,052	88,356
Residents	16,447	122,178	195,579