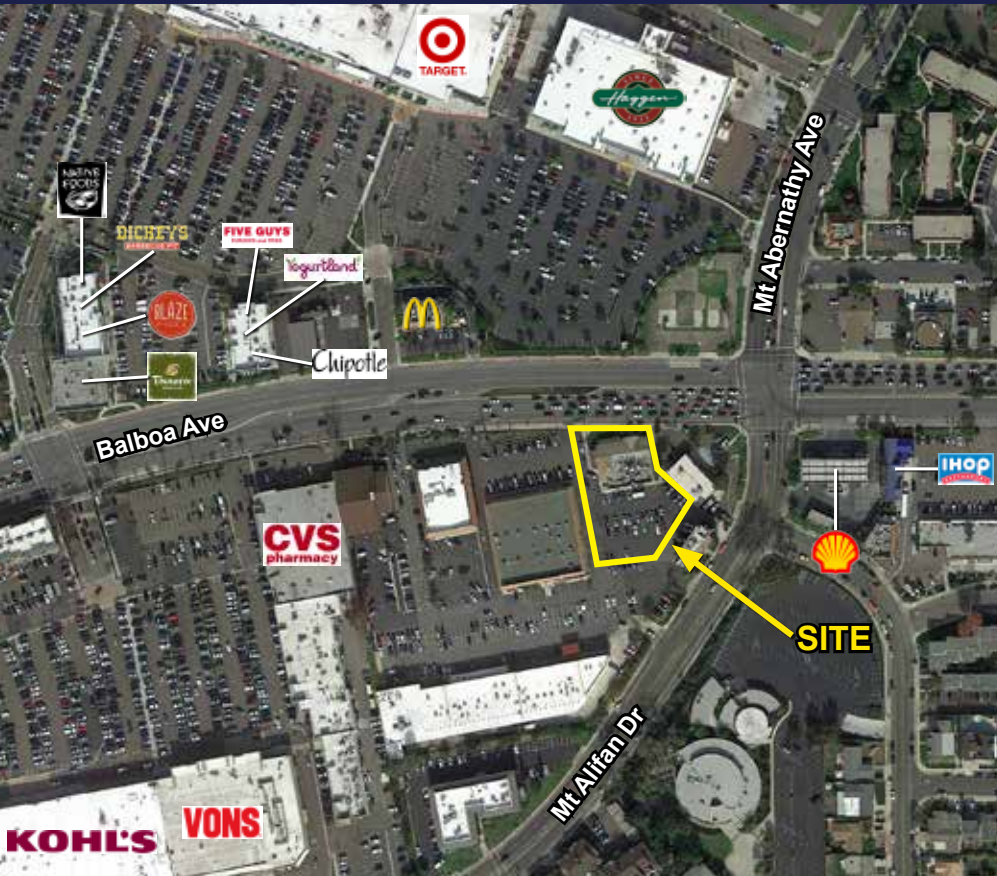


# FOR LEASE | FORMER COCO'S

5955 Balboa Avenue  
San Diego, CA



## FEATURES

- Rare restaurant opportunity in Clairemont
- Strong volumes from surrounding restaurants and retailers
- Excellent visibility to major thoroughfare
- Pylon signage available
- +/- 5,134 SF Building; 31,842 SF Land

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2016 Proj Pop:	13,733	223,755	531,493
Daytime Pop:	25,815	139,154	353,085
Avg HH Income:	\$94,482	\$86,198	\$85,292

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