

FOR LEASE | 1,090-1,190 SF

4125-4155 Mission Blvd

San Diego, California 92109



FEATURES

- High Profile Mixed Use Project located across the street from the Pacific Ocean!
- 1,090 SF retail unit available for lease (4125 Mission Blvd)
- 1,190 SF office unit available for lease (4155 Mission Blvd)
- Directly across from The Promenade, an 80,000 SF retail center boasting high volume Food and Beverage concepts
- Within close proximity to the Catamaran and other well-known coastal resorts
- Traffic Counts: Mission Blvd - 17,281 ADT; Pacific Beach Dr - 6,849 ADT
- Stamped concrete floors, upgrading lighting and floor to ceiling windows
- Great visibility along Mission Blvd



RETAIL INSITE

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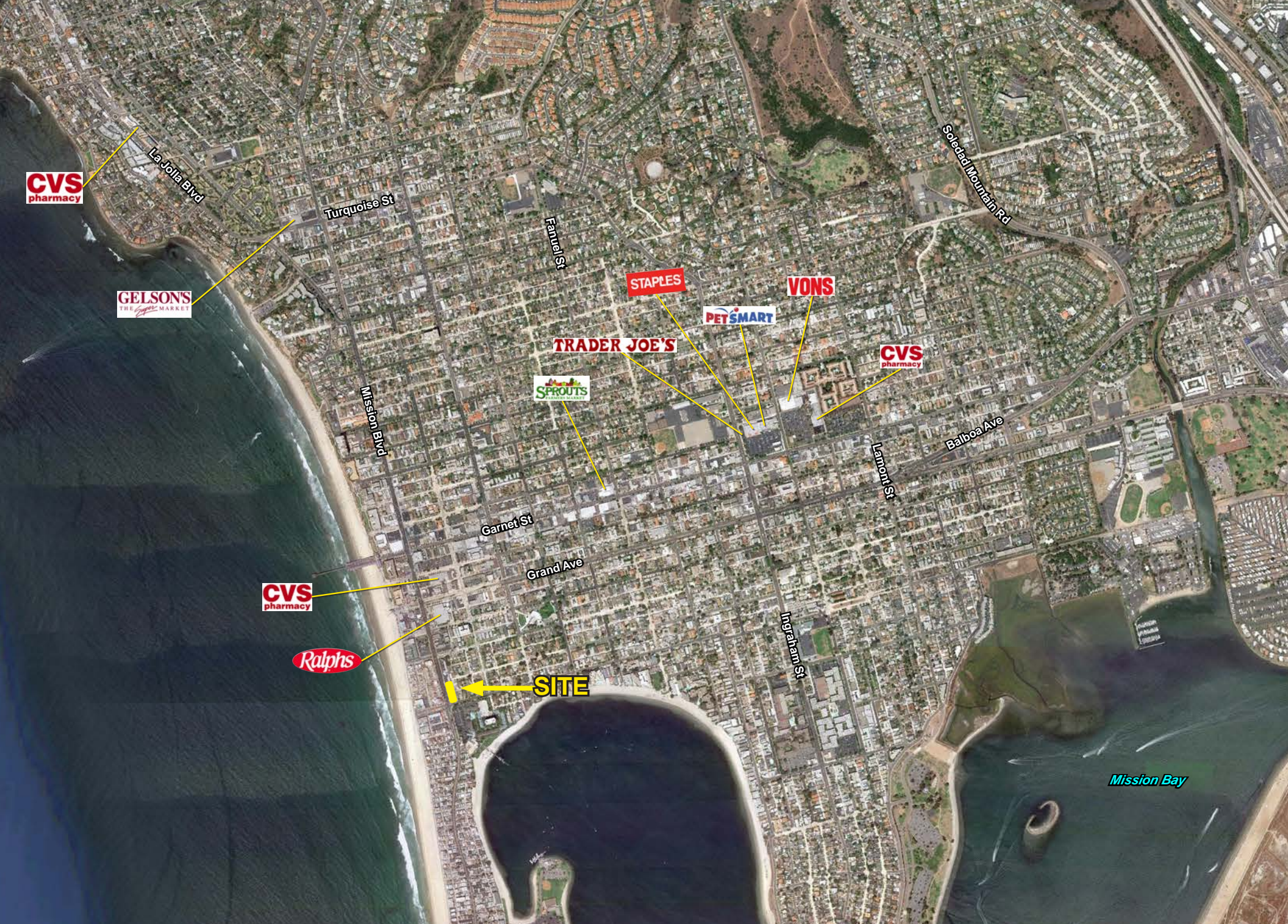
SITE

Mission Blvd

Pacific Beach Dr

6,849 ADT

17,281 ADT



CVS
pharmacy

La Jolla Blvd

Turquoise St

Fantuel St

Soledad Mountain Rd

GELSON'S
THE *Original* MARKET

STAPLES

VONS

PETSMART

TRADER JOE'S

CVS
pharmacy

SPROUTS
FRESH MARKET

Mission Blvd

Balboa Ave

Lanham St

Garnet St

Grand Ave

CVS
pharmacy

Ralphs

SITE

Ingram St

Mission Bay



SURF LESSONS

SURF BOARDS CAMP RENTALS

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844-444-2020

LEARN IT
YOUR WAY!
FROM 1 PM TO 5 PM
844-444-2020

BEACH & BOARD
844-444-2020

Café 20/20

ENTRANCE

OPEN

Menu board with food images

Expanded Demographic Profile

ESTIMATED 2019 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

4105 Mission Blvd, San Diego, California, 92109



POPULATION

	1 mile	3 miles	5 miles
Total Population	17,814	77,039	233,170
Projected Population (2022)	18,143	79,036	239,372



HOUSING

Total Households	9,743	37,923	101,745
Projected Total Households (2022)	9,900	38,764	104,318



INCOME

Median Household Income	\$79,944	\$85,132	\$85,565
Average Household Income	\$102,489	\$123,555	\$121,946
Per Capita Income	\$55,909	\$60,768	\$53,450
Median Disposable Income	\$61,657	\$67,151	\$67,850
Average Disposable Income	\$74,961	\$86,211	\$86,087



DAYTIME DEMOS

Total Daytime Population	13,984	64,123	238,069
Daytime Population Workers	9,156	35,387	138,512
Daytime Population Residents	4,828	28,736	99,557



RACE & ETHNICITY

White	15,312 85.95%	64,722 84.01%	180,239 77.30%
Black or African American	224 1.26%	1,171 1.52%	5,888 2.53%
American Indian & Alaska Native Population	83 0.47%	316 0.41%	1,267 0.54%
Asian Population	715 4.01%	3,628 4.71%	17,500 7.51%
Pacific Islander Population	34 0.19%	196 0.25%	737 0.32%
Other Race Population	668 3.75%	3,402 4.42%	15,317 6.57%
Population of Two or More Races	779 4.37%	3,603 4.68%	12,222 5.24%
Hispanic Population	2,137 12.00%	10,477 13.60%	42,059 18.04%
Non-Hispanic Population	15,677 88.00%	66,562 86.40%	191,111 81.96%



EDUCATION

Bachelor's Degree	7,208 49.04%	25,387 42.30%	59,482 34.66%
Graduate/Professional Degree	2,576 17.53%	14,024 23.37%	39,735 23.15%



AGE

Median Age	31.6	34.8	36.8
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