

FORMER 7-ELEVEN

# AVAILABLE FOR SHORT TERM LEASE

126 W WASHINGTON STREET, SAN DIEGO, CA



## FEATURES

- Short Term Lease Available: 2-3 Years
- 1,500-4,500 SF available
- Located on heavily trafficked Washington St - 24,284 ADT
- High profile, high visibility retail building in the heart of Hillcrest
- Rare on-site parking
- Heavy daytime population and surrounded by synergistic retail, medical, and office
- Located within close proximity to CVS, Lazy Acres, VONS, etc.



RETAIL INSITE

A MEMBER OF  
CHAINLINKS  
RETAIL ADVISORS

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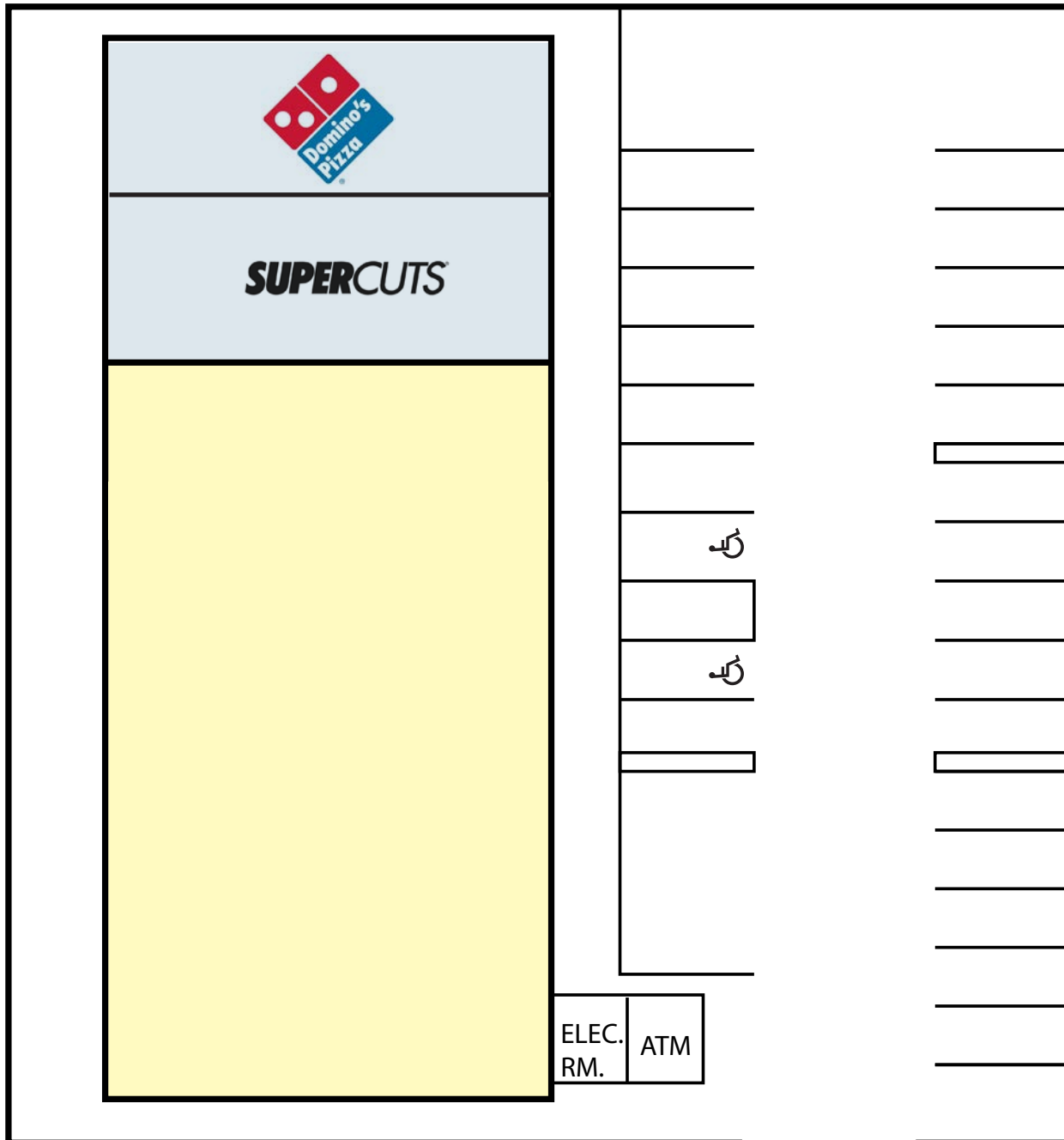
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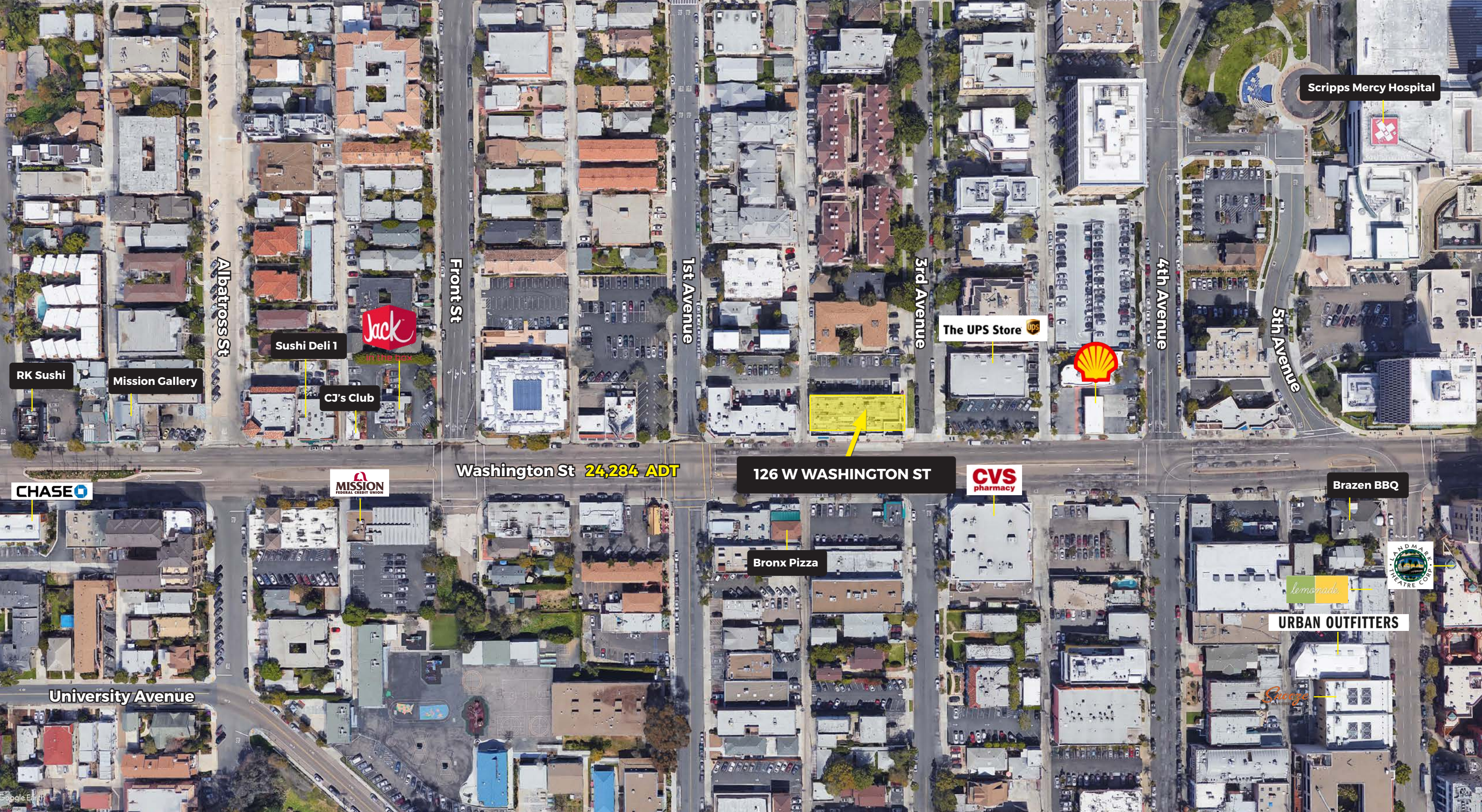
126 W WASHINGTON STREET, SAN DIEGO, CA

## SITE PLAN



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.





Scripps Mercy Hospital

Albatross St

Sushi Deli 1



CJ's Club

Front St

1st Avenue

3rd Avenue

The UPS Store



4th Avenue

5th Avenue

RK Sushi

Mission Gallery

Washington St 24,284 ADT

126 W WASHINGTON ST



Brazen BBQ



URBAN OUTFITTERS



Bronx Pizza

University Avenue

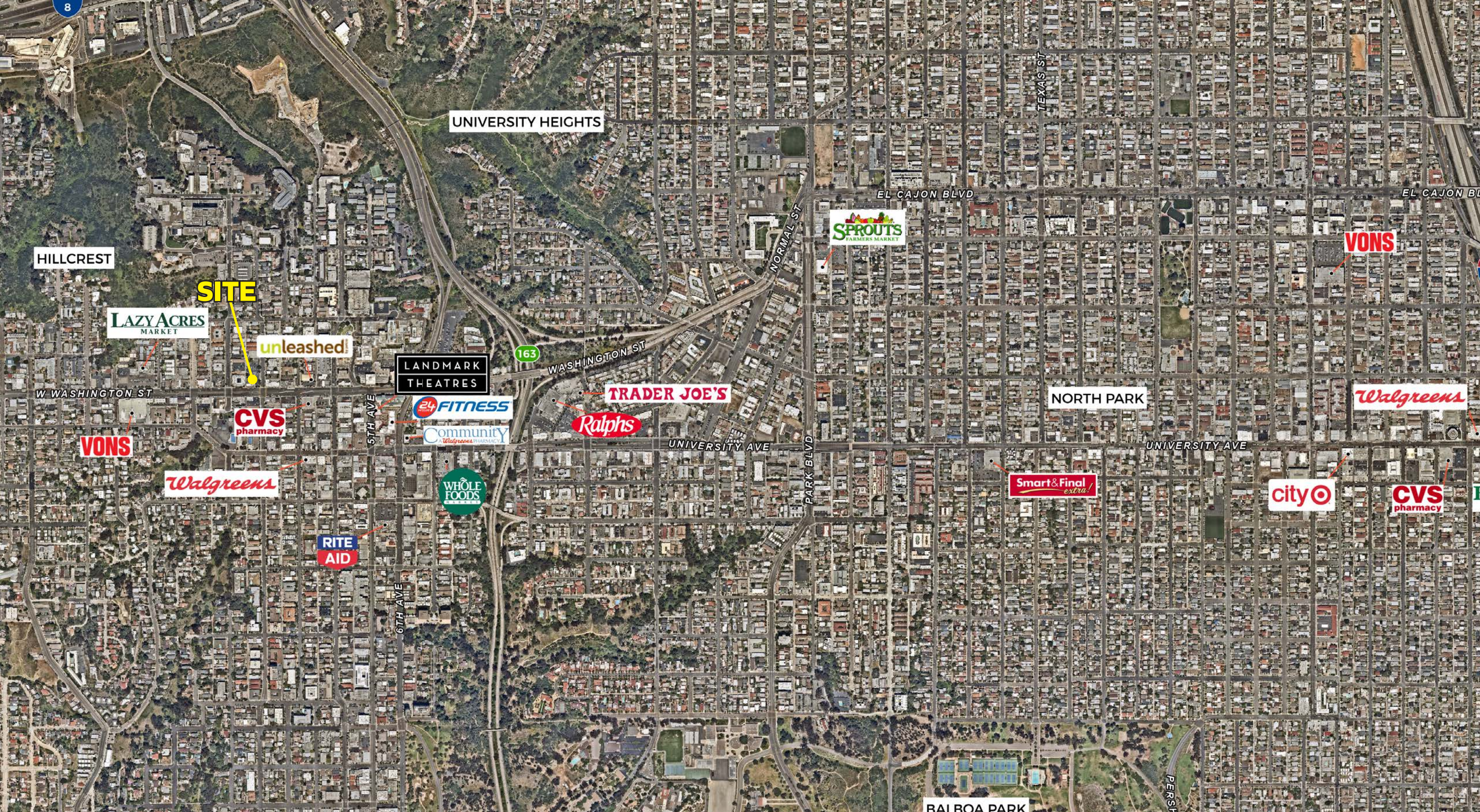
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HILLCREST





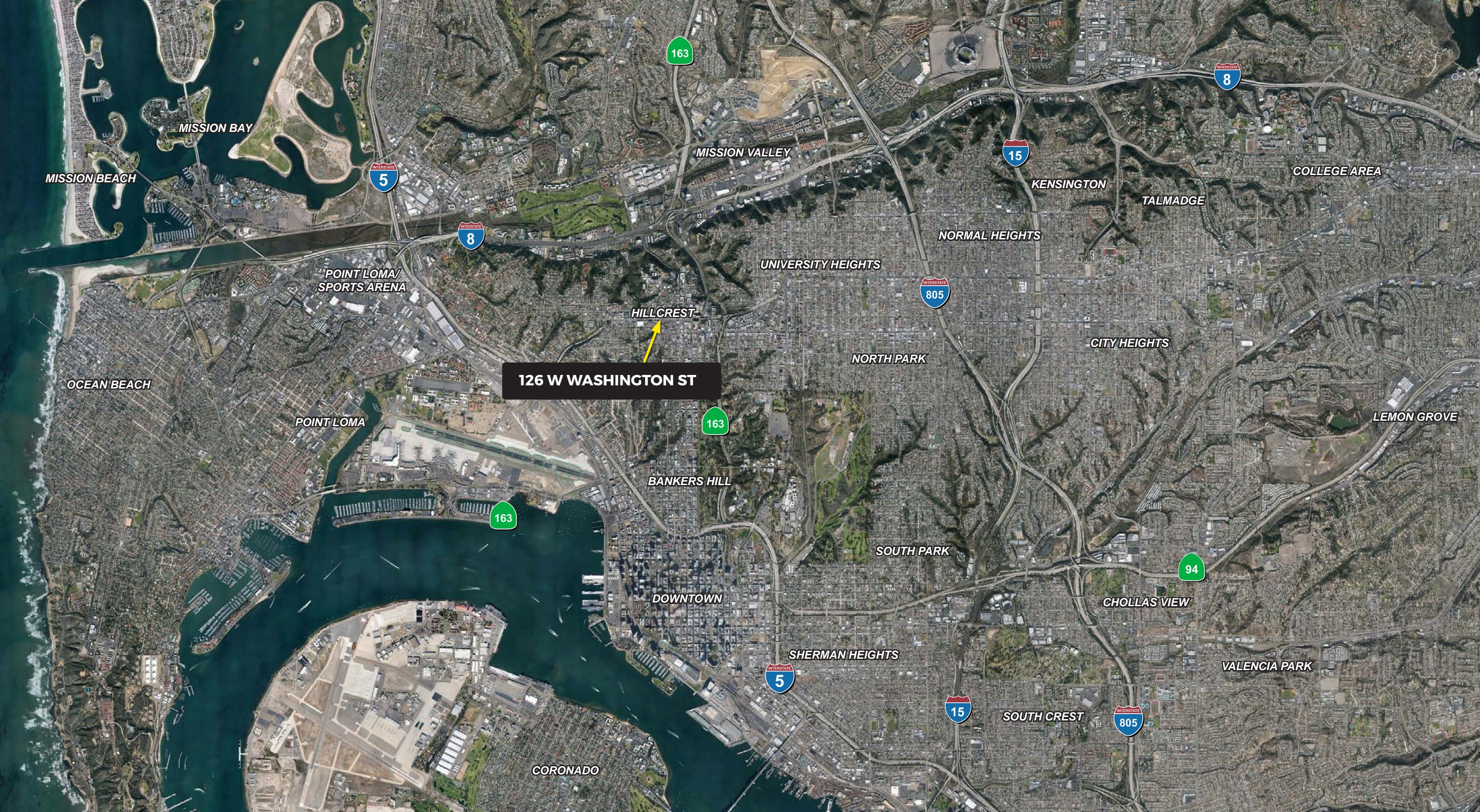
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HILLCREST - NORTH PARK







# Expanded Demographic Profile

ESTIMATED 2023 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

126 W WASHINGTON ST | SAN DIEGO, CA



## POPULATION

### 1 MILE

### 3 MILES

### 5 MILES

Estimated Population

26,478

226,142

518,779

Forecasted Population (2027)

27,112

236,774

528,190



## HOUSEHOLDS

Households

15,101

112,184

221,123



## AVG HHD INCOME

Estimated Avg Household Income

\$137,709

\$119,801

\$116,409

Avg Family Income

-

\$100,785

\$98,550



## MEDIAN HH INCOME

Estimated Median Household Income

\$110,298

\$98,796

\$94,563

Median Family Income

\$96,662

\$84,568

\$81,034



## PER CAPITA INCOME

Est. Proj. Per Capita Income

\$78,894

\$60,184

\$50,423



## OTHER INCOME

Est. Proj. Median Disposable Income

\$77,425

\$68,317

\$65,754



## DAYTIME DEMOS

Total Number of Businesses

2,896

20,551

33,105

Total Number of Employees

31,246

234,148

451,740



## RACE & ETHNICITY

### 1 MILE

### 3 MILES

### 5 MILES

White

17,895 67.58%

125,426 55.46%

125,426 55.46%

Black or African American

845 3.19%

14,036 6.21%

37,245 7.18%

American Indian & Alaskan Native

174 0.66%

2,297 1.02%

6,120 1.18%

Asian

2,141 8.09%

23,490 10.39%

55,583 10.71%

Hawaiian & Pacific Islander

64 0.24%

778 0.34%

1,952 0.38%

Other Race

1,734 6.55%

27,969 12.37%

90,024 17.35%

Two or More Races

3,625 13.69%

32,145 14.21%

76,572 14.76%



## AGE DISTRIBUTION

Median Age

41.0 yrs

37.0 yrs

35.5 yrs



## HOUSING

Total Housing Units

15,101

112,184

221,123