

2ND FLOOR OFFICE SPACE AVAILABLE FOR LEASE.



1651 Rosecrans St

SAN DIEGO, CA 92106



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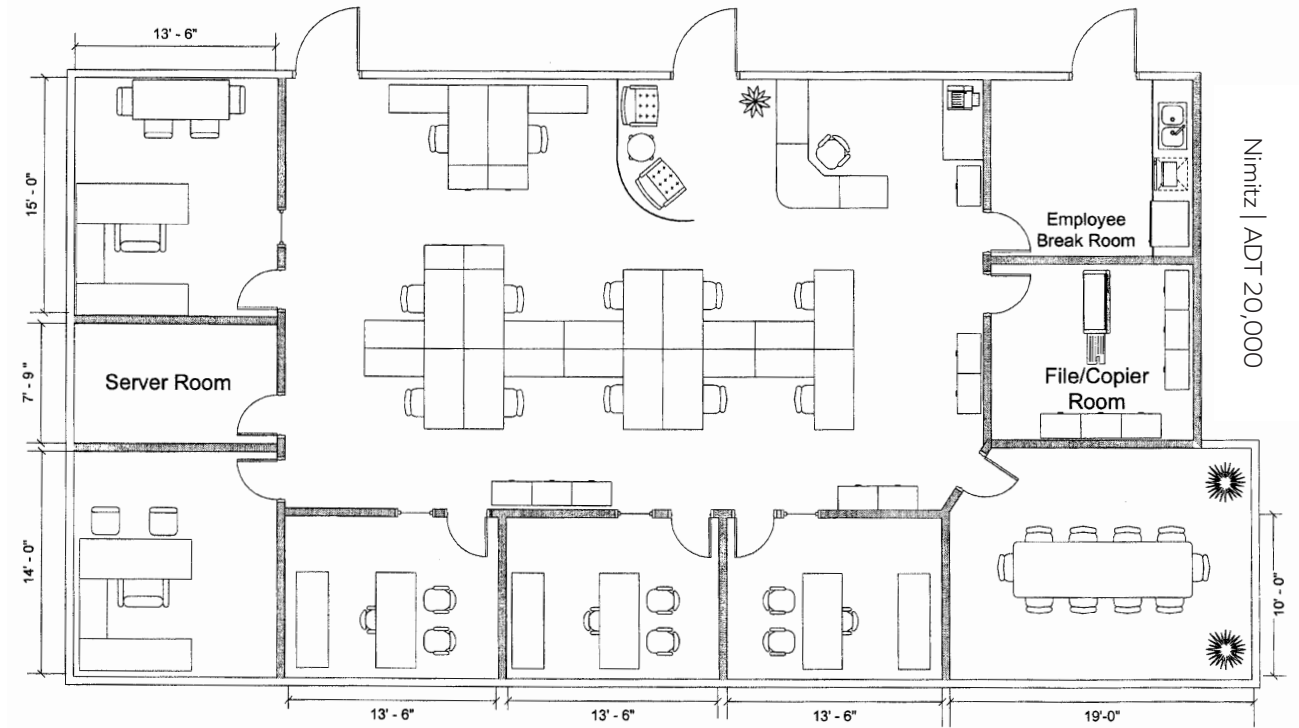
Property Highlights

- + +/- 3,001 SF (divisible)
- + Fully built out office space
- + Excellent location with high traffic
- + Large parking Lot
- + Prominent signage facing Rosecrans St

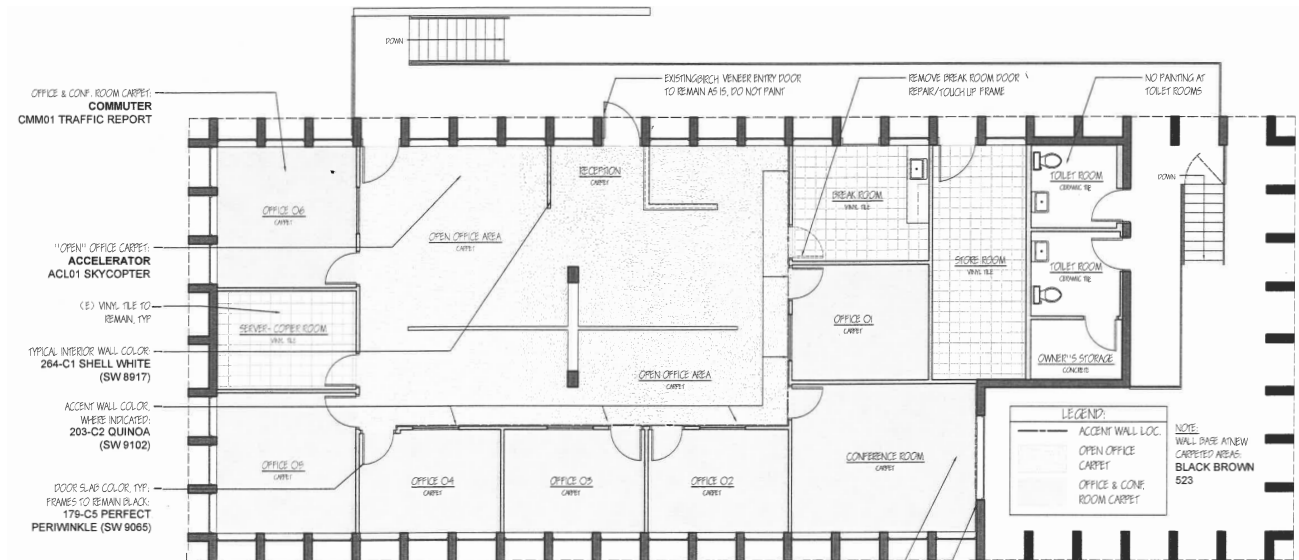


S I T E P L A N

Rosecrans St | ADT 36,150

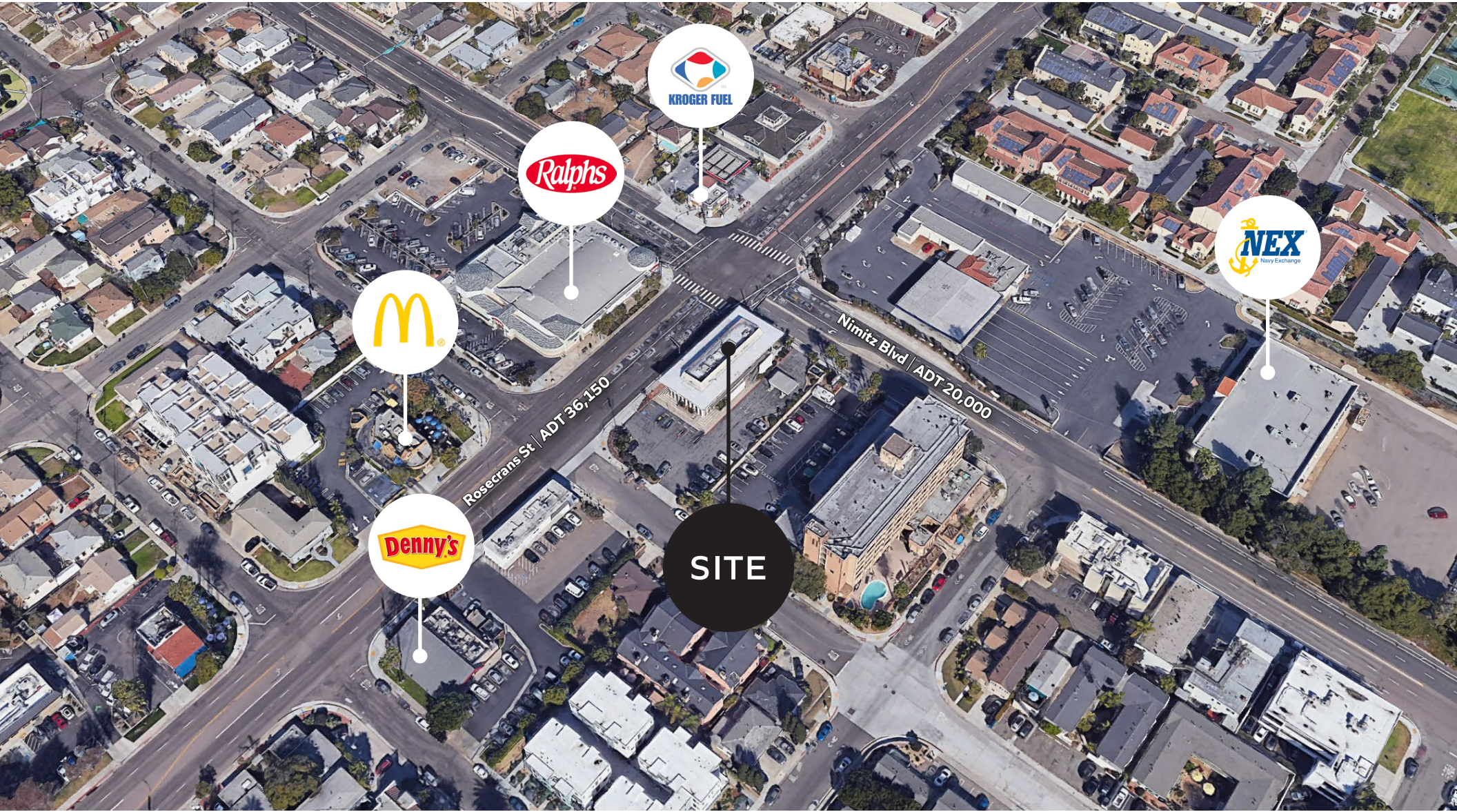


Nimitz | ADT 20,000



1651 ROSECRANES STREET - THE JONES PAYNE GROUP: CARPETING AND PAINT DIAGRAM (NTS)

OFFICE & CONF. ROOM CARPET: COMMUTER MCM01 TRAFFIC REPORT
ACCENT WALL COLOR: 203-C2 QUINOA (SW 9102)



The projects, tenants and site plans illustrated herein are subject to change without notice. You and your advisors should conduct a careful, independent investigation of the information herein to determine to your satisfaction the accuracy.



1651 Rosecrans St, San Diego, CA 92106

POPULATION

| | 1 mile | 3 miles | 5 miles |
|-----------------------------|--------|---------|---------|
| Total Population | 14,708 | 72,167 | 235,685 |
| Projected Population (2027) | 14,486 | 72,264 | 241,256 |

HOUSING

| | 1 mile | 3 miles | 5 miles |
|-----------------------------------|--------|---------|---------|
| Total Households | 5,915 | 28,879 | 109,905 |
| Projected Total Households (2027) | 5,818 | 28,692 | 113,225 |

INCOME

| | 1 mile | 3 miles | 5 miles |
|---------------------------|-----------|-----------|-----------|
| Median Household Income | \$122,328 | \$102,630 | \$91,658 |
| Average Household Income | \$172,632 | \$144,507 | \$130,651 |
| Per Capita Income | \$69,631 | \$60,009 | \$62,331 |
| Median Disposable Income | \$101,333 | \$81,868 | \$73,976 |
| Average Disposable Income | \$117,643 | \$101,254 | \$92,329 |

DAYTIME DEMOS

| | 1 mile | 3 miles | 5 miles |
|------------------------------|--------|---------|---------|
| Total Daytime Population | 19,174 | 102,796 | 325,485 |
| Daytime Population Workers | 12,275 | 74,124 | 229,213 |
| Daytime Population Residents | 6,899 | 28,672 | 96,272 |

RACE & ETHNICITY

| | 1 mile | 3 miles | 5 miles |
|--|----------------------|----------------------|-----------------------|
| White | 11,109 75.54% | 51,943 71.98% | 157,302 66.74% |
| Black or African American | 429 2.92% | 2,916 4.04% | 10,794 4.58% |
| American Indian & Alaska Native Population | 111 0.75% | 551 0.76% | 1,908 0.81% |
| Asian Population | 582 3.96% | 3,064 4.25% | 16,974 7.20% |
| Pacific Islander Population | 41 0.28% | 249 0.35% | 707 0.30% |
| Other Race Population | 650 4.42% | 4,247 5.88% | 17,729 7.52% |
| Population of Two or More Races | 1,785 12.14% | 9,197 12.74% | 30,271 12.84% |
| Hispanic Population | 2,180 14.82% | 12,367 17.14% | 46,859 19.88% |
| Non-Hispanic Population | 12,528 85.18% | 59,799 82.86% | 188,825 80.12% |

EDUCATION

| | 1 mile | 3 miles | 5 miles |
|------------------------------|---------------------|----------------------|----------------------|
| Bachelor's Degree | 3,351 32.35% | 16,918 33.59% | 64,897 36.27% |
| Graduate/Professional Degree | 2,970 28.68% | 12,566 24.95% | 42,744 23.89% |

AGE

| | 1 mile | 3 miles | 5 miles |
|------------|--------|---------|---------|
| Median Age | 40.0 | 35.1 | 36.8 |



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