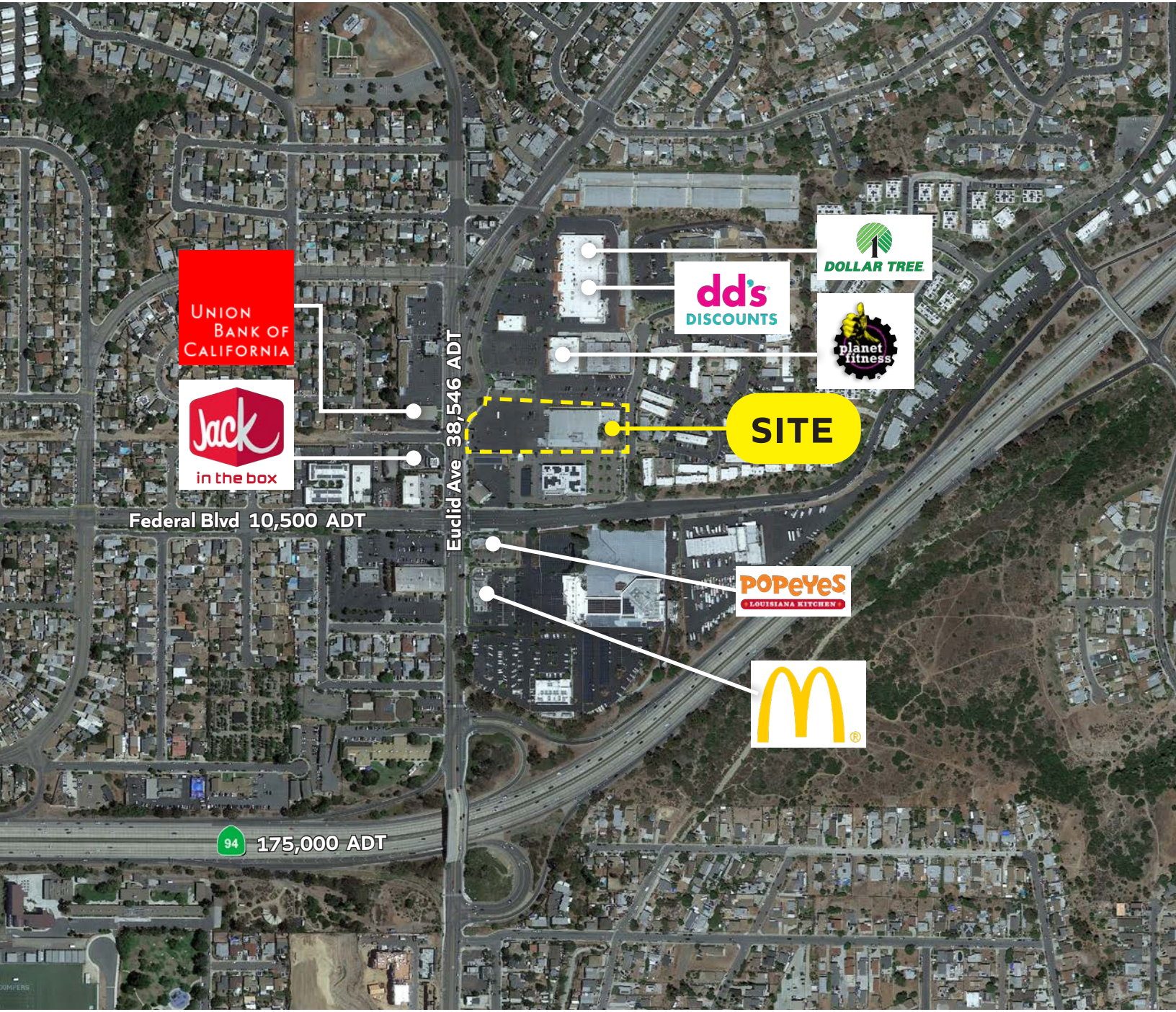
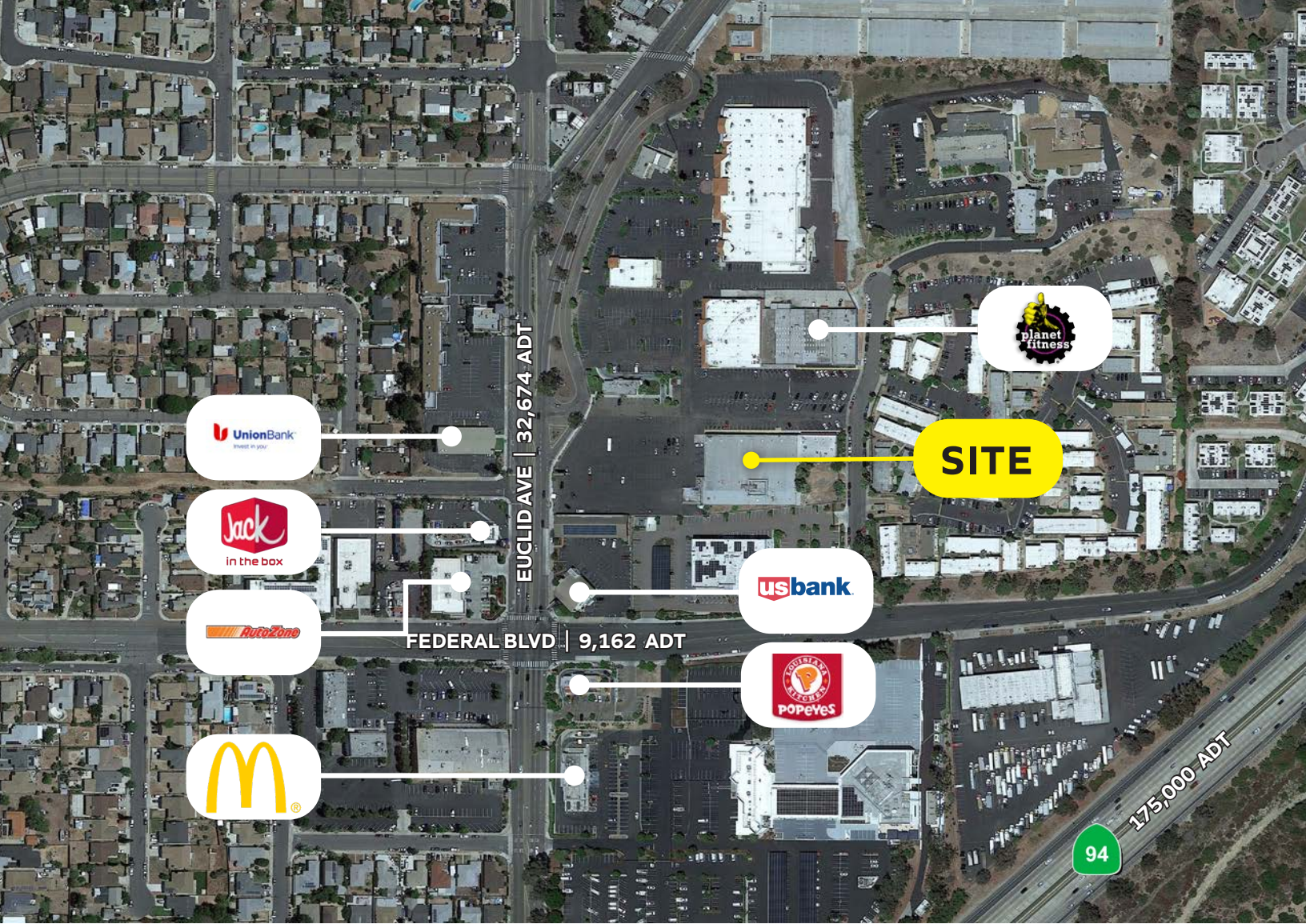


# 1655 Euclid Ave San Diego, CA

HIGHLY VISIBLE OUTPARCEL AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT

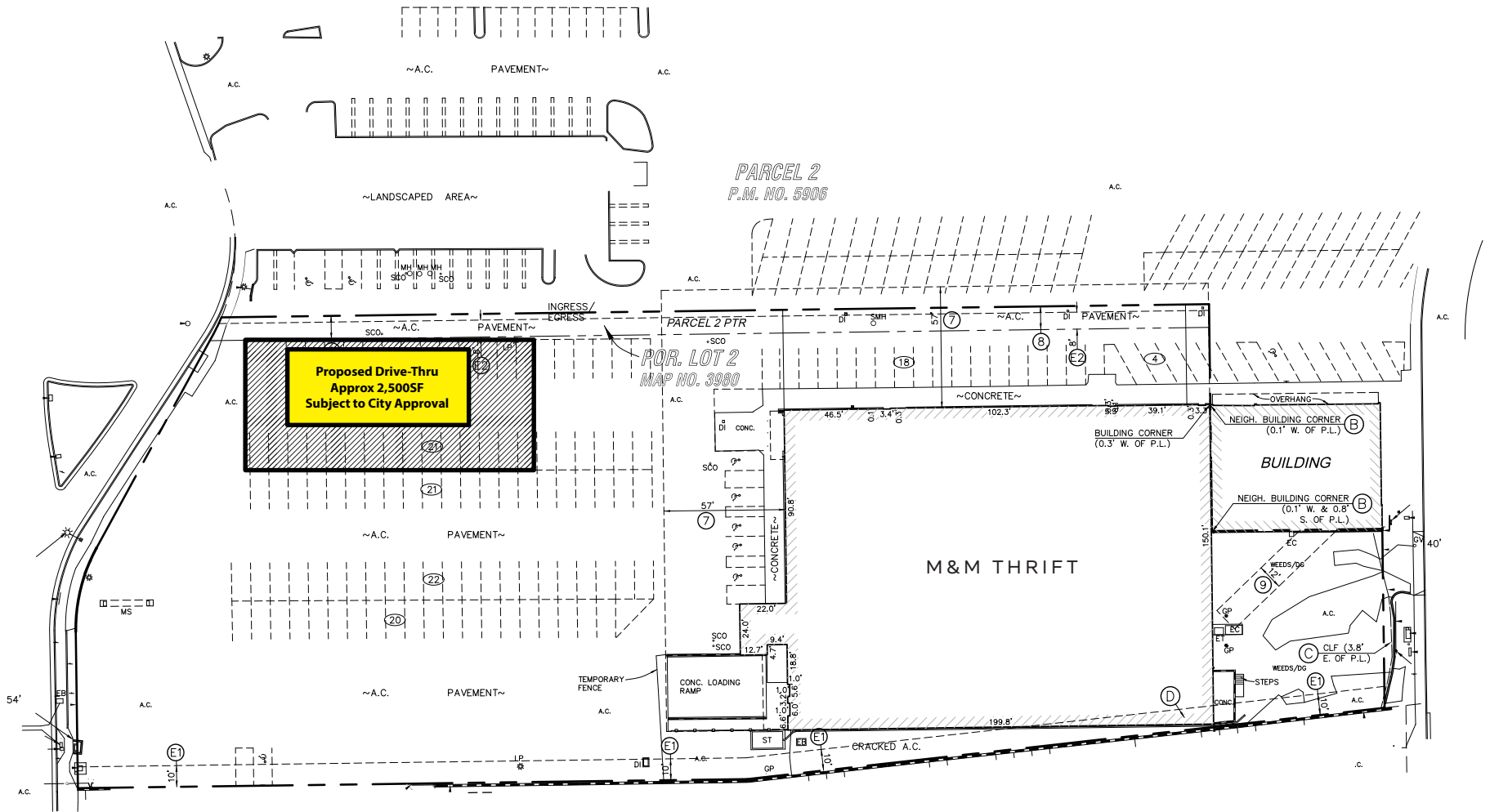




- + Potential for up to 2,500 SF drive-thru
- + Located at the busy intersection of Federal and Euclid Ave
- + Adjacent to Planet Fitness, dd's Discount, and Dollar Tree
- + Property is well connected to the surrounding, dense corridor



EUCLID AVE 38,546 ADT



**Proposed Drive-Thru**  
**Approx 2,500SF**  
**Subject to City Approval**

*PARCEL 2*  
*P.M. NO. 5906*

*PARCEL 2 PTR*  
*POR. LOT 2*  
*MAP NO. 3980*

**M&M THRIFT**

**BUILDING**

**CONC. LOADING RAMP**

**STEPS**

**CLF (3.8' E. OF P.L.)**

**NEIGH. BUILDING CORNER (0.1' W. & 0.8' S. OF P.L.)**

**NEIGH. BUILDING CORNER (0.1' W. OF P.L.)**

**BUILDING CORNER (0.3' W. OF P.L.)**

**WEEDS/DG**

**WEEDS/DG**

**WEEDS/DG**

**WEEDS/DG**

**WEEDS/DG**

**WEEDS/DG**

**WEEDS/DG**

**WEEDS/DG**

**WEEDS/DG**

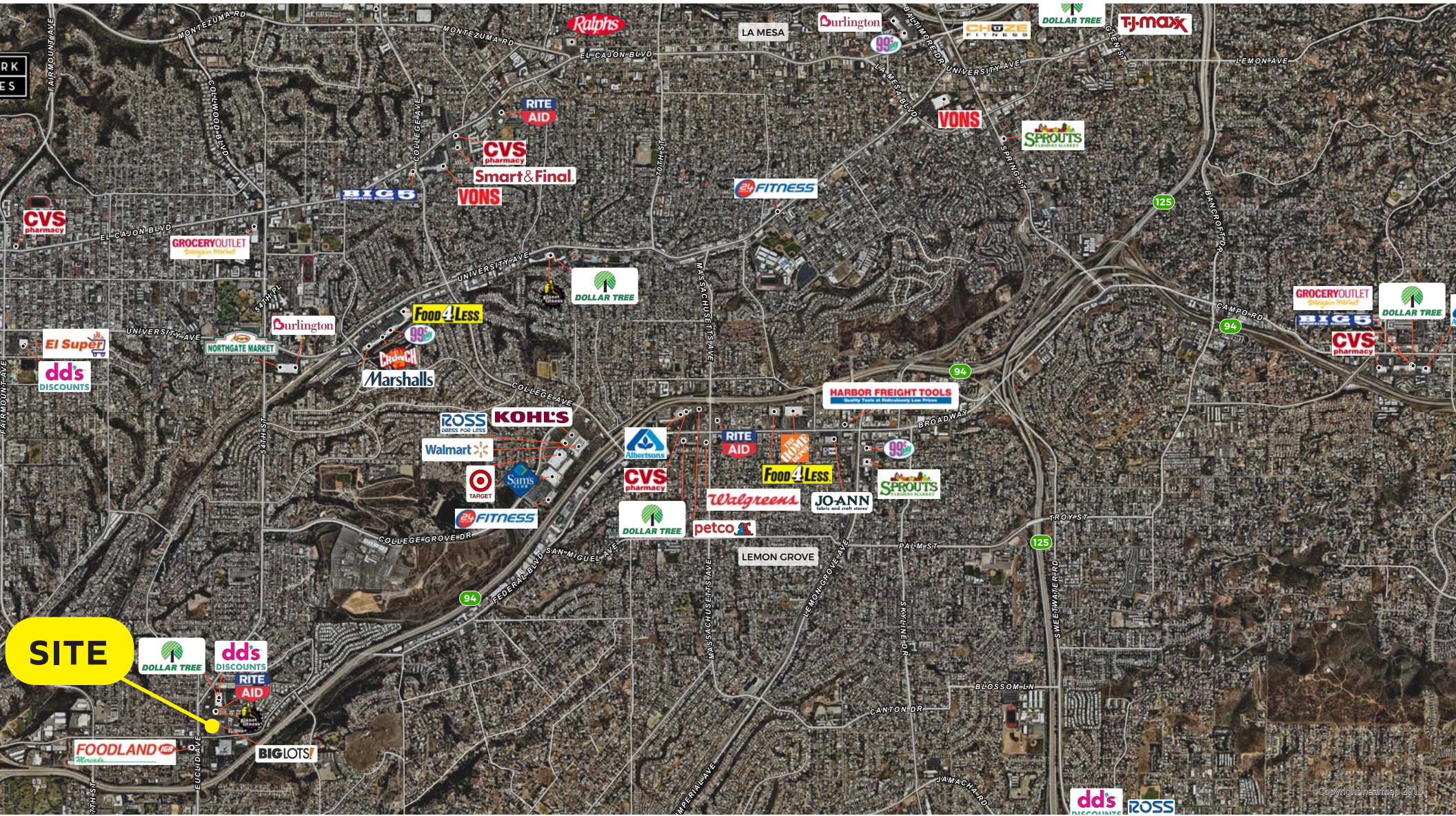
**WEEDS/DG**

**WEEDS/DG**

**WEEDS/DG**

**WEEDS/DG**

**WEEDS/DG**



# Expanded Demographic Profile

ESTIMATED 2022 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

1655 Euclid Ave, San Diego, California, 92105

## POPULATION

	1 mile	3 miles	5 miles
Total Population	20,071	274,939	655,715
Projected Population (2027)	19,701	272,171	655,683

## HOUSING

	1 mile	3 miles	5 miles
Total Households	5,953	88,202	239,208
Projected Total Households (2027)	5,841	87,353	240,598

## INCOME

Median Household Income	\$67,151	\$61,276	\$69,180
Average Household Income	\$86,773	\$86,561	\$96,964
Per Capita Income	\$26,004	\$27,828	\$35,907
Median Disposable Income	\$55,832	\$52,055	\$56,473
Average Disposable Income	\$68,609	\$66,632	\$72,849

## DAYTIME DEMOS

Total Daytime Population	16,450	205,151	645,644
Daytime Population Workers	5,415	55,144	316,677
Daytime Population Residents	11,035	150,007	328,967

## RACE & ETHNICITY

White	3,594 <b>17.91%</b>	65,593 <b>23.86%</b>	229,267 <b>34.96%</b>
Black or African American	4,506 <b>22.45%</b>	34,286 <b>12.47%</b>	65,192 <b>9.94%</b>
American Indian & Alaska Native Population	332 <b>1.65%</b>	4,340 <b>1.58%</b>	9,507 <b>1.45%</b>
Asian Population	3,624 <b>18.06%</b>	44,065 <b>16.03%</b>	89,039 <b>13.58%</b>
Pacific Islander Population	116 <b>0.58%</b>	1,550 <b>0.56%</b>	3,716 <b>0.57%</b>
Other Race Population	5,206 <b>25.94%</b>	82,112 <b>29.87%</b>	151,740 <b>23.14%</b>
Population of Two or More Races	2,693 <b>13.42%</b>	42,994 <b>15.64%</b>	107,254 <b>16.36%</b>
Hispanic Population	8,905 <b>44.37%</b>	140,043 <b>50.94%</b>	287,924 <b>43.91%</b>
Non-Hispanic Population	11,166 <b>55.63%</b>	134,896 <b>49.06%</b>	367,792 <b>56.09%</b>

## EDUCATION

Bachelor's Degree	2,185 <b>17.07%</b>	29,300 <b>16.84%</b>	98,603 <b>22.50%</b>
Graduate/Professional Degree	911 <b>7.12%</b>	13,208 <b>7.59%</b>	50,583 <b>11.54%</b>

## AGE

Median Age	33.4	32.5	34.0
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# 1655 Euclid Ave San Diego, CA

**Retail Insite**

*Commercial Real Estate*

120 S Sierra Ave, Ste. 110  
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