

1655 Euclid Avenue

SAN DIEGO, CA 92078

RI



Highly Visible Outparcel Available For Ground Lease Or Build To Suit | Potential For Up To 2,500 Sf Drive-Thru

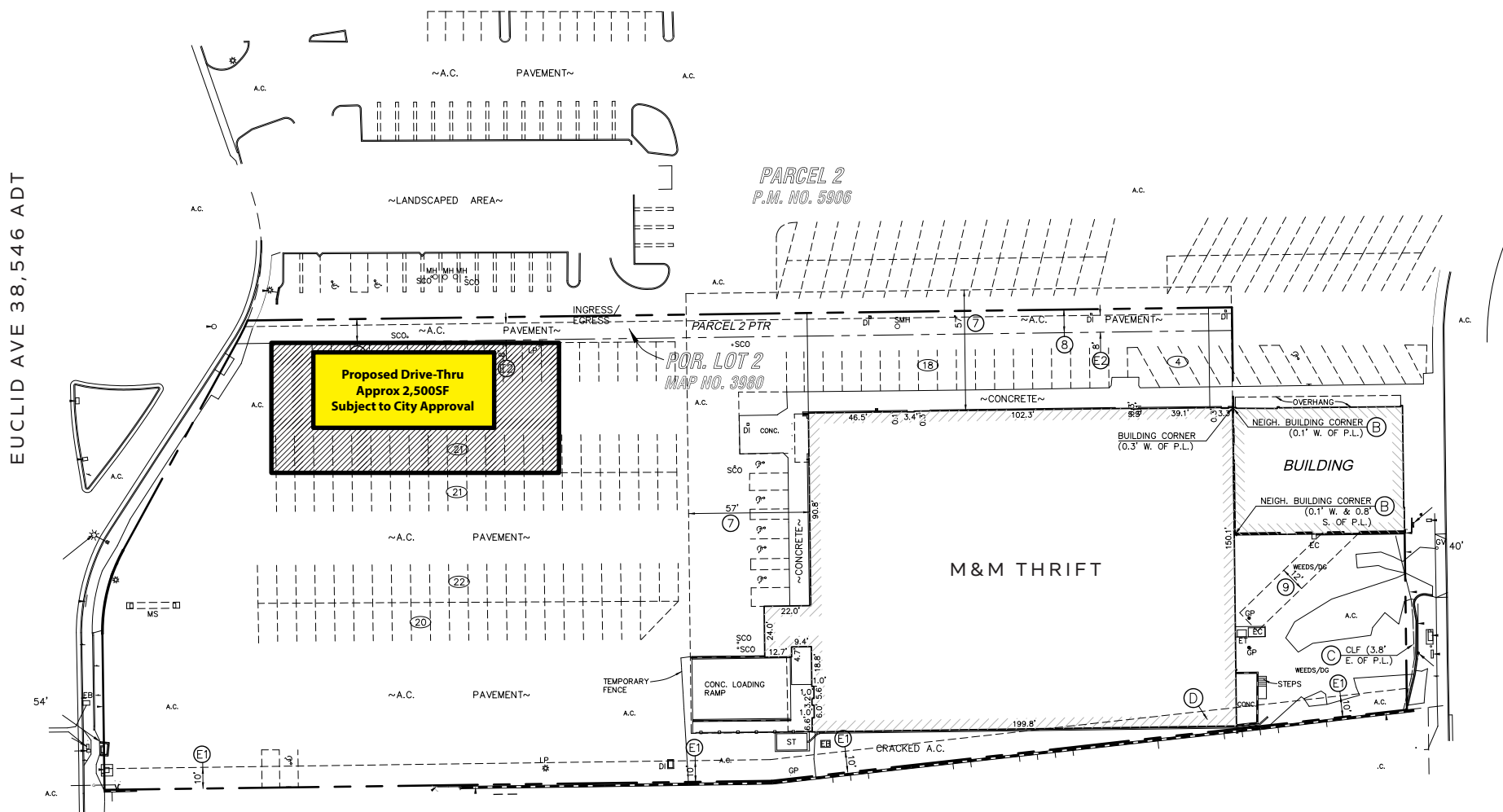
Property Highlights



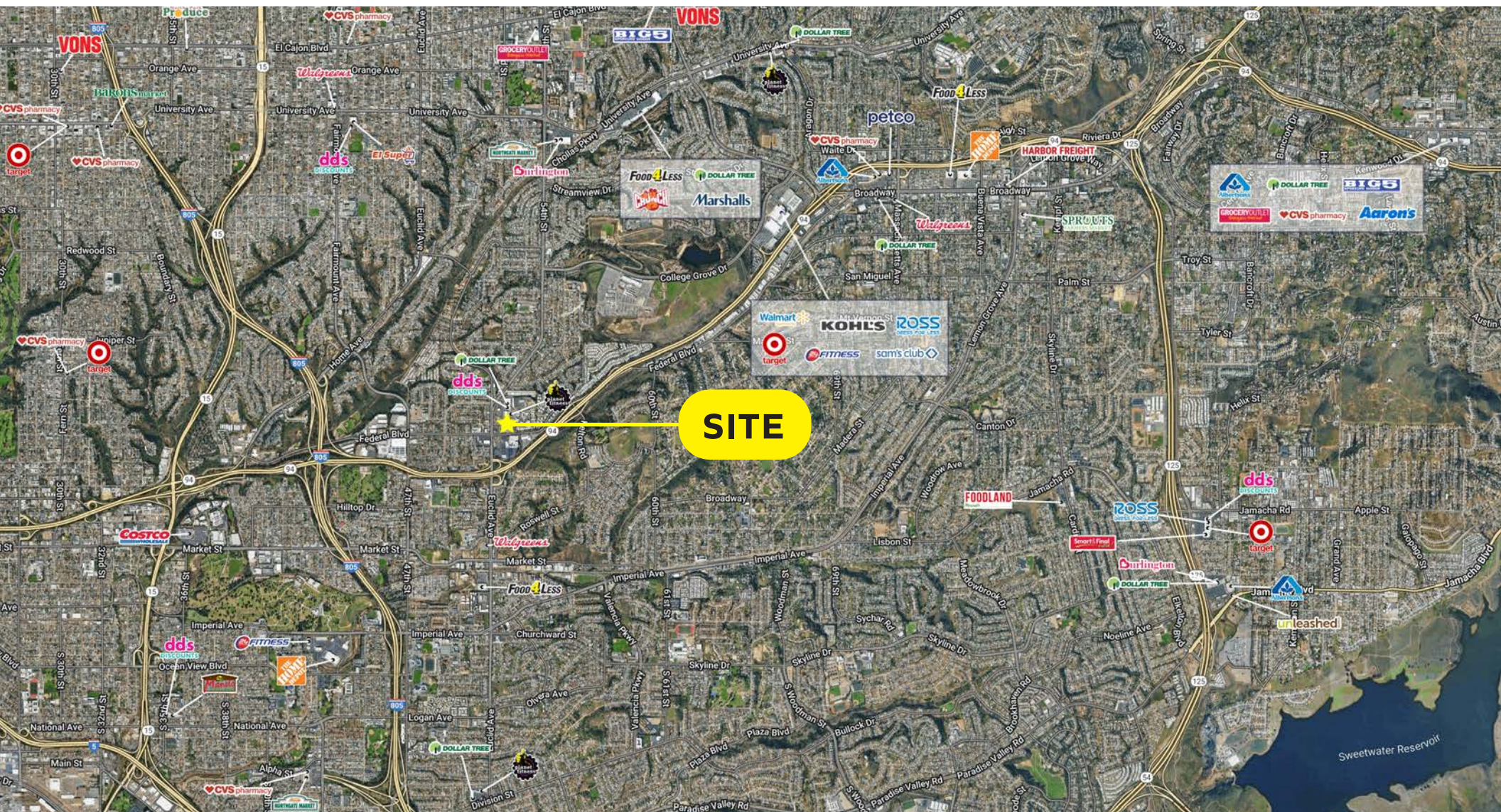
- + Potential for up to 2,500 SF drive-thru
- + Located at the busy intersection of Federal and Euclid Ave

- + Adjacent to Planet Fitness, dd's Discount, and Dollar Tree
- + Property is well connected to the surrounding, dense corridor

Site Plan



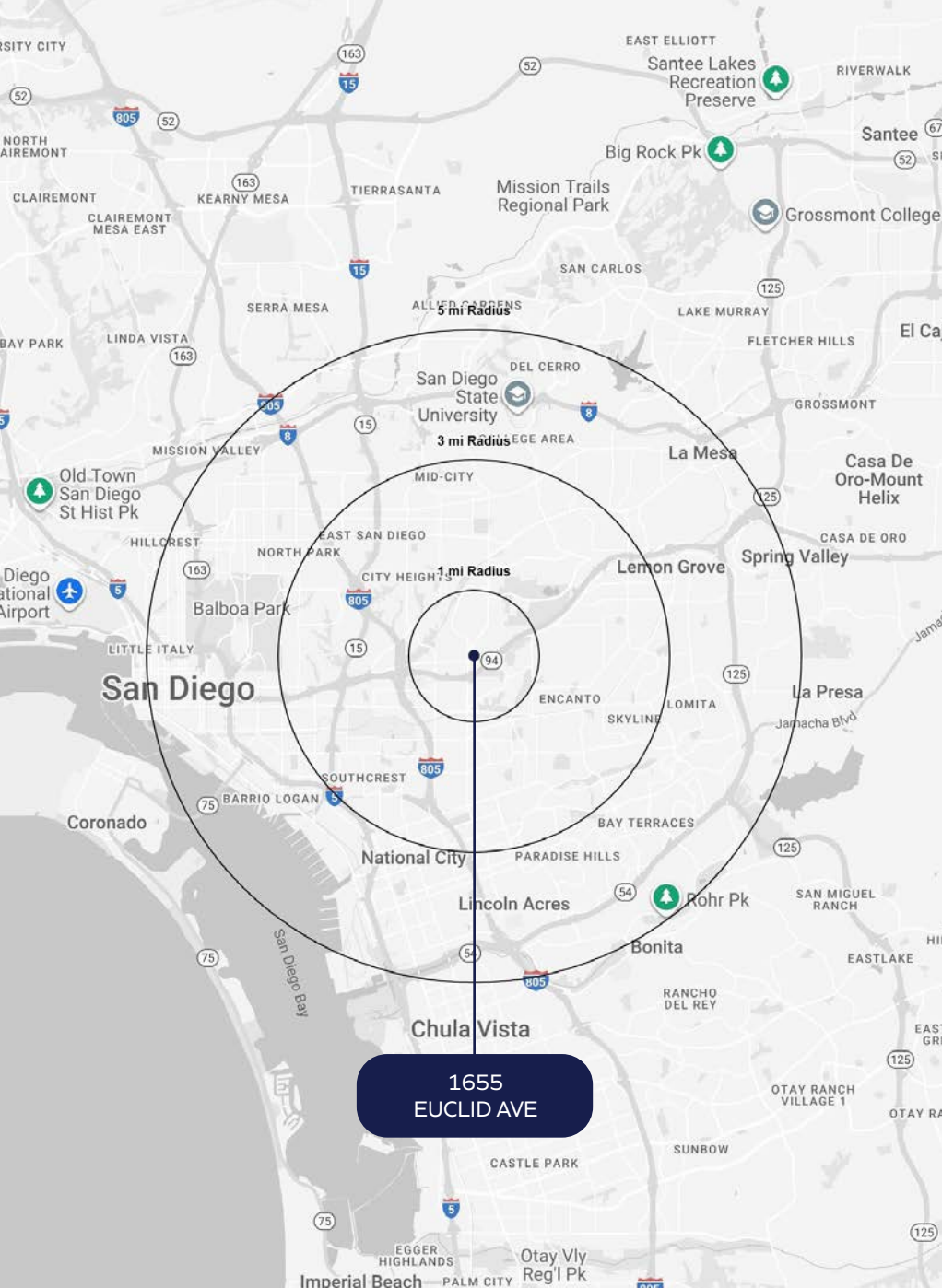
Trade Aerial



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.

Demographics

EXPANDED DEMOGRAPHIC PROFILE



Population

	1 Mile	3 Miles	5 Miles
Estimated Population	21,873	276,416	676,835
Forecasted Population (2029)	21,227	268,938	681,956

Daytime Demos

Total Businesses	466	5,625	28,511
Total Employees	3,812	37,536	236,665

Household Income

Estimated Median Household Income	\$84,368	\$88,996	\$95,151
Estimated Average Household Income	\$105,789	\$108,799	\$117,977

Number of Households

Estimated Number of Households	6,587	89,838	254,632
Projected Number of Households	6,501	89,172	262,024

Age

Median Age	34.7	34.5	35.4
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