

1666 Euclid Ave San Diego, CA

HIGHLY VISIBLE CORNER PARCEL AVAILABLE FOR GROUND LEASE OR BUILD TO SUIT



SITE

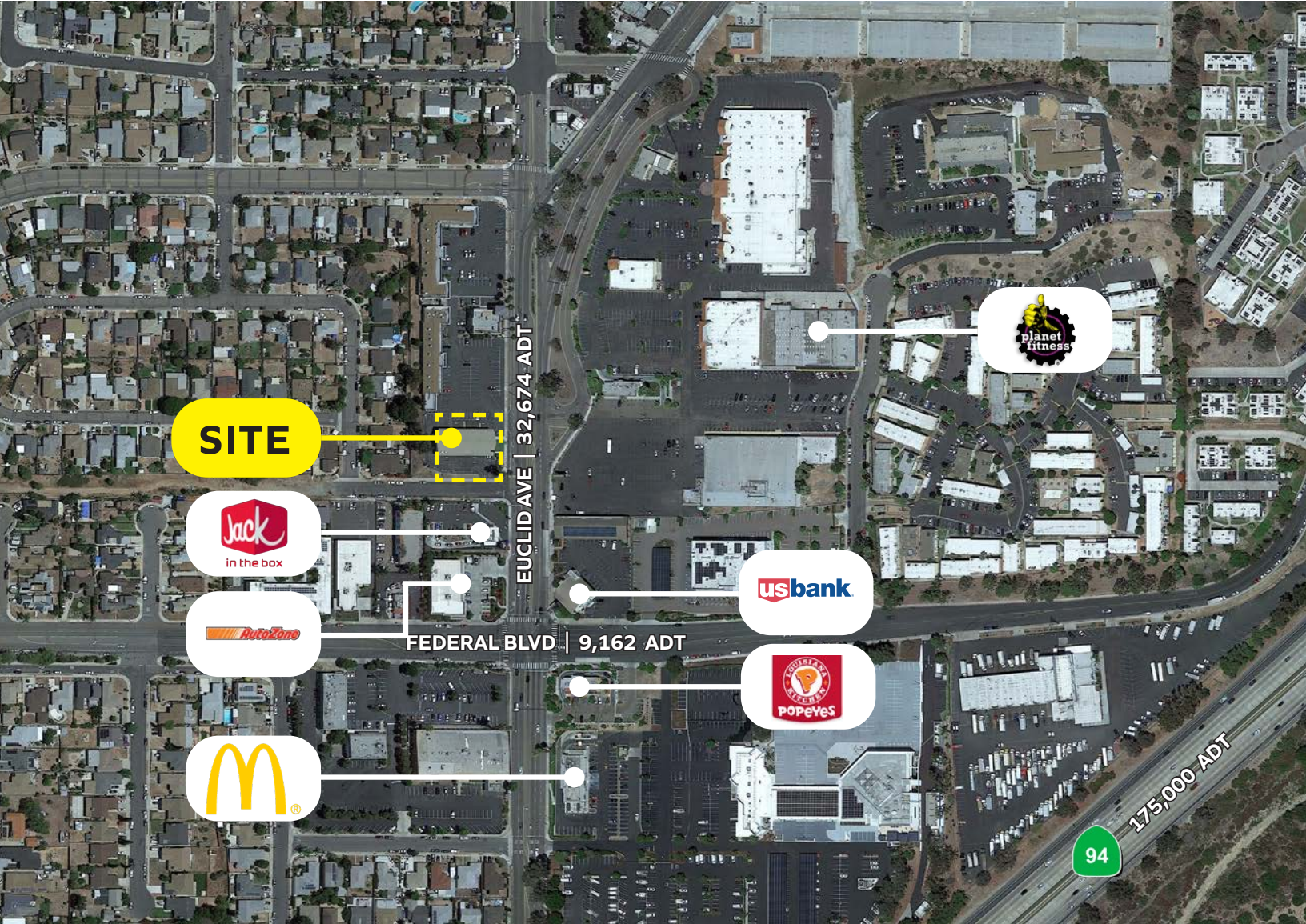


Federal Blvd 10,500 ADT

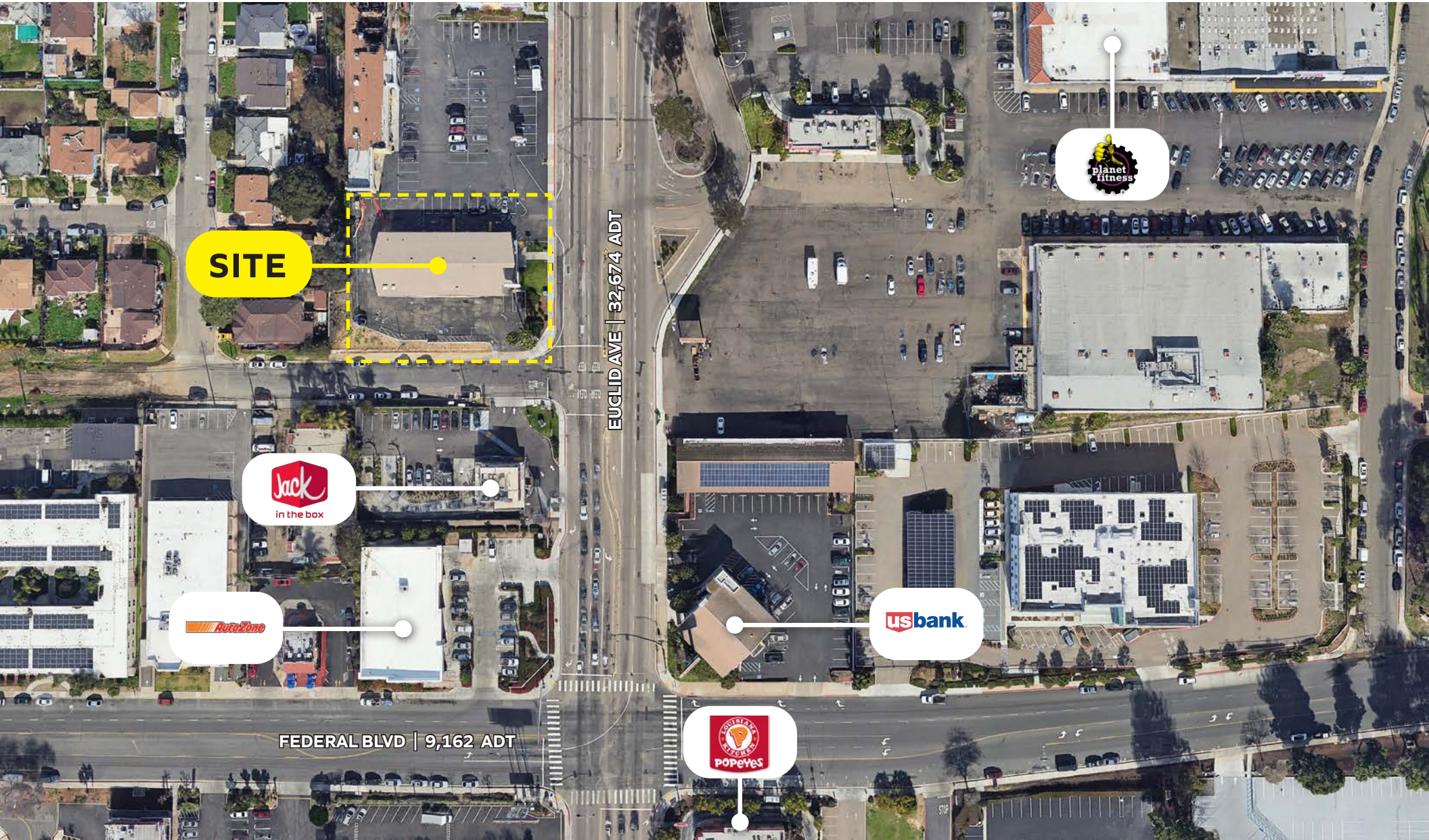
Euclid Ave 38,546 ADT

94 175,000 ADT

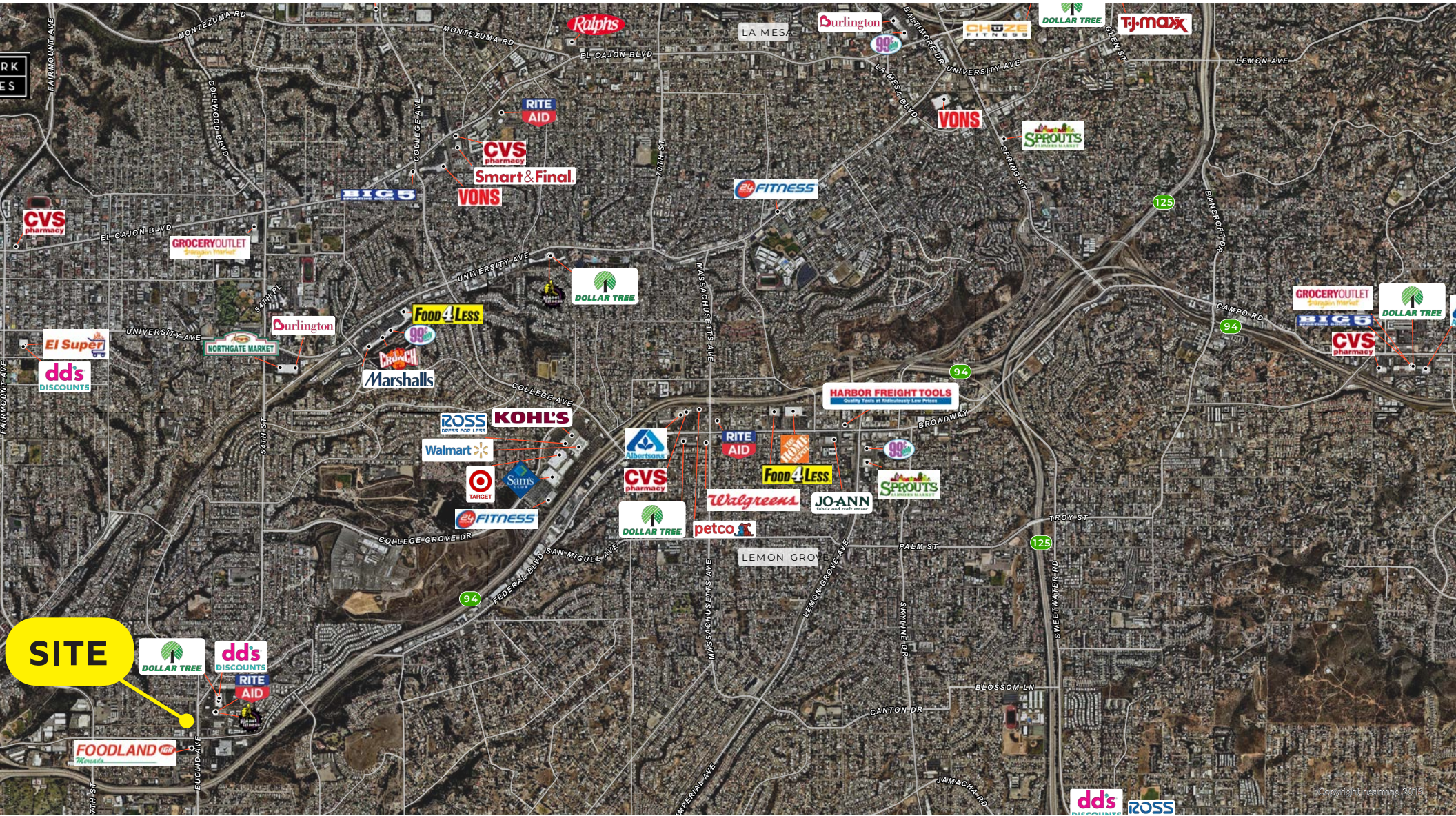




- + 29,620 SF corner parcel available
- + Potential drive-thru, car wash, and other retail uses
- + Located near the busy intersection of Federal and Euclid Ave
- + Adjacent to Planet Fitness, dd's Discount, and Dollar Tree
- + Property is well connected to the surrounding, dense corridor



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



Expanded Demographic Profile

ESTIMATED 2023 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

1666 Euclid Ave, San Diego, California, 92105 3

Rings: 1, 3, 5 mile radii

POPULATION

	1 mile	3 miles	5 miles
Total Population	20,019	276,315	666,298
Projected Population (2028)	19,789	273,359	670,888

HOUSING

Total Households	5,949	89,819	246,928
Projected Total Households (2028)	5,895	89,220	252,112

INCOME

Median Household Income	\$61,759	\$64,292	\$73,006
Average Household Income	\$86,397	\$90,899	\$102,423
Per Capita Income	\$26,050	\$29,582	\$38,532
Median Disposable Income	\$53,032	\$54,414	\$59,551
Average Disposable Income	\$67,452	\$69,416	\$76,164

DAYTIME DEMOS

Total Daytime Population	16,453	198,799	659,432
Daytime Population Workers	5,114	52,783	340,917
Daytime Population Residents	11,339	146,016	318,515

RACE & ETHNICITY

White	3,490 17.43%	65,234 23.61%	232,367 34.87%
Black or African American	4,444 22.20%	34,133 12.35%	66,420 9.97%
American Indian & Alaska Native Population	327 1.63%	4,249 1.54%	9,279 1.39%
Asian Population	3,623 18.10%	42,979 15.55%	90,021 13.51%
Pacific Islander Population	118 0.59%	1,510 0.55%	3,755 0.56%
Other Race Population	5,357 26.76%	85,141 30.81%	155,712 23.37%
Population of Two or More Races	2,660 13.29%	43,070 15.59%	108,745 16.32%
Hispanic Population	9,144 45.68%	144,750 52.39%	297,102 44.59%
Non-Hispanic Population	10,875 54.32%	131,565 47.61%	369,196 55.41%

EDUCATION

Bachelor's Degree	1,999 15.64%	30,961 17.70%	102,990 22.97%
Graduate/Professional Degree	1,121 8.77%	14,558 8.32%	54,934 12.25%

AGE

Median Age	33.6	32.7	34.3
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Retail Insite

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