

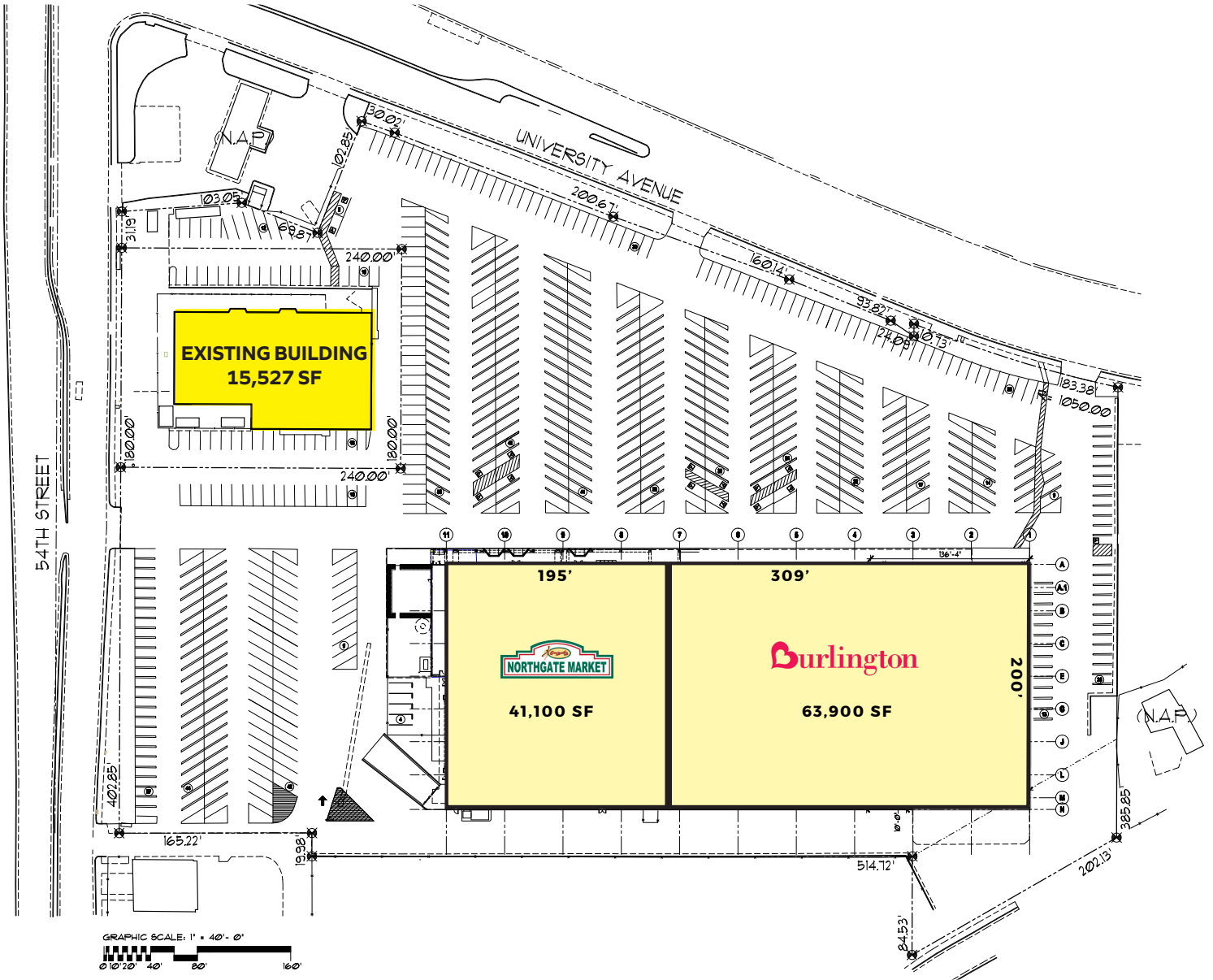
# 3993 54th Street

**FOR LEASE.** 15,527 SF BUILDING AVAILABLE AT THE SEC OF UNIVERSITY AVE & 54TH ST IN SAN DIEGO, CA 92105



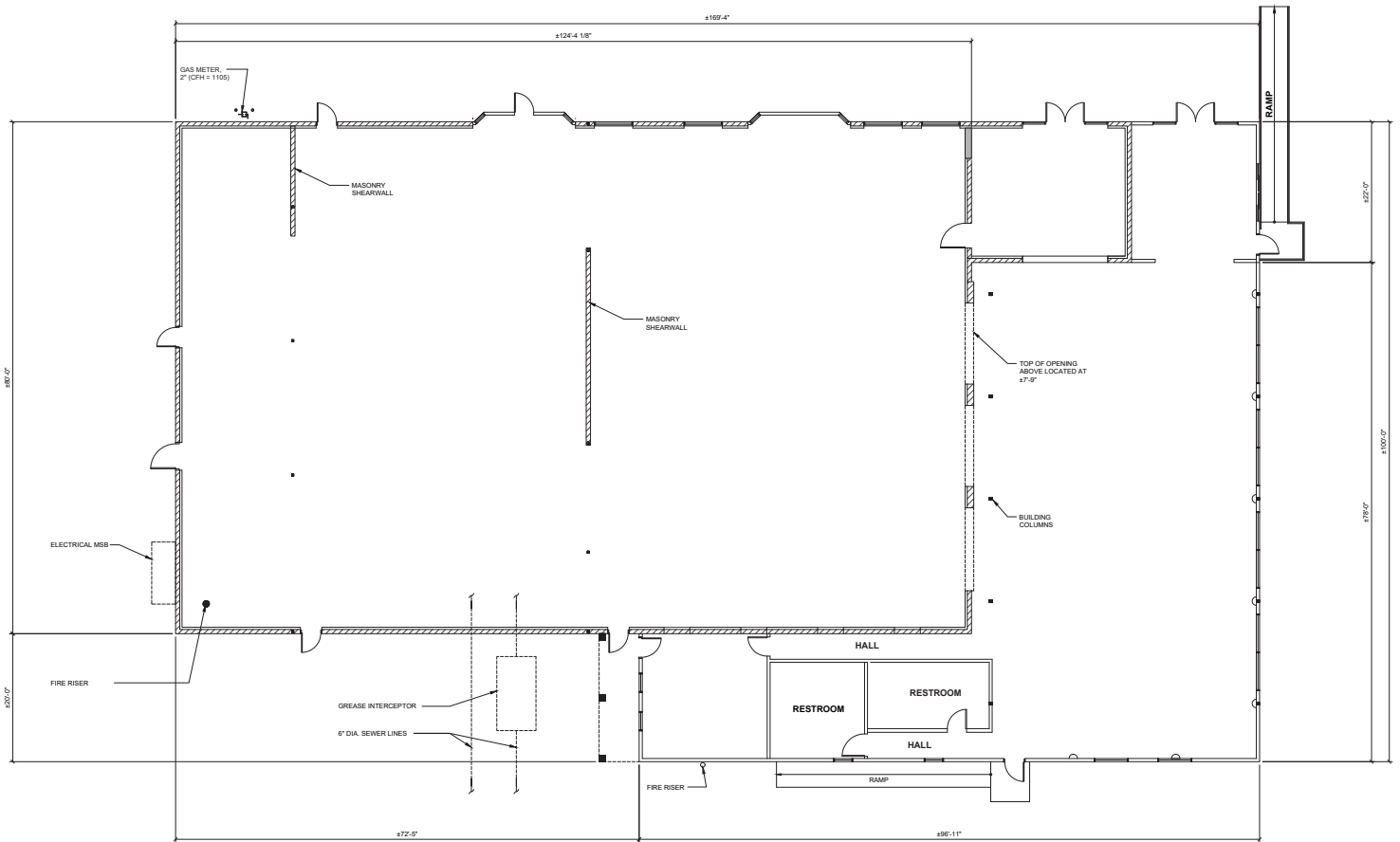
## Property Features.

- + 15,527 SF freestanding building
- + Prime corner location in South College area
- + High visibility shopping center
- + Anchored by Northgate Market and Burlington stores
- + Heavy populated density



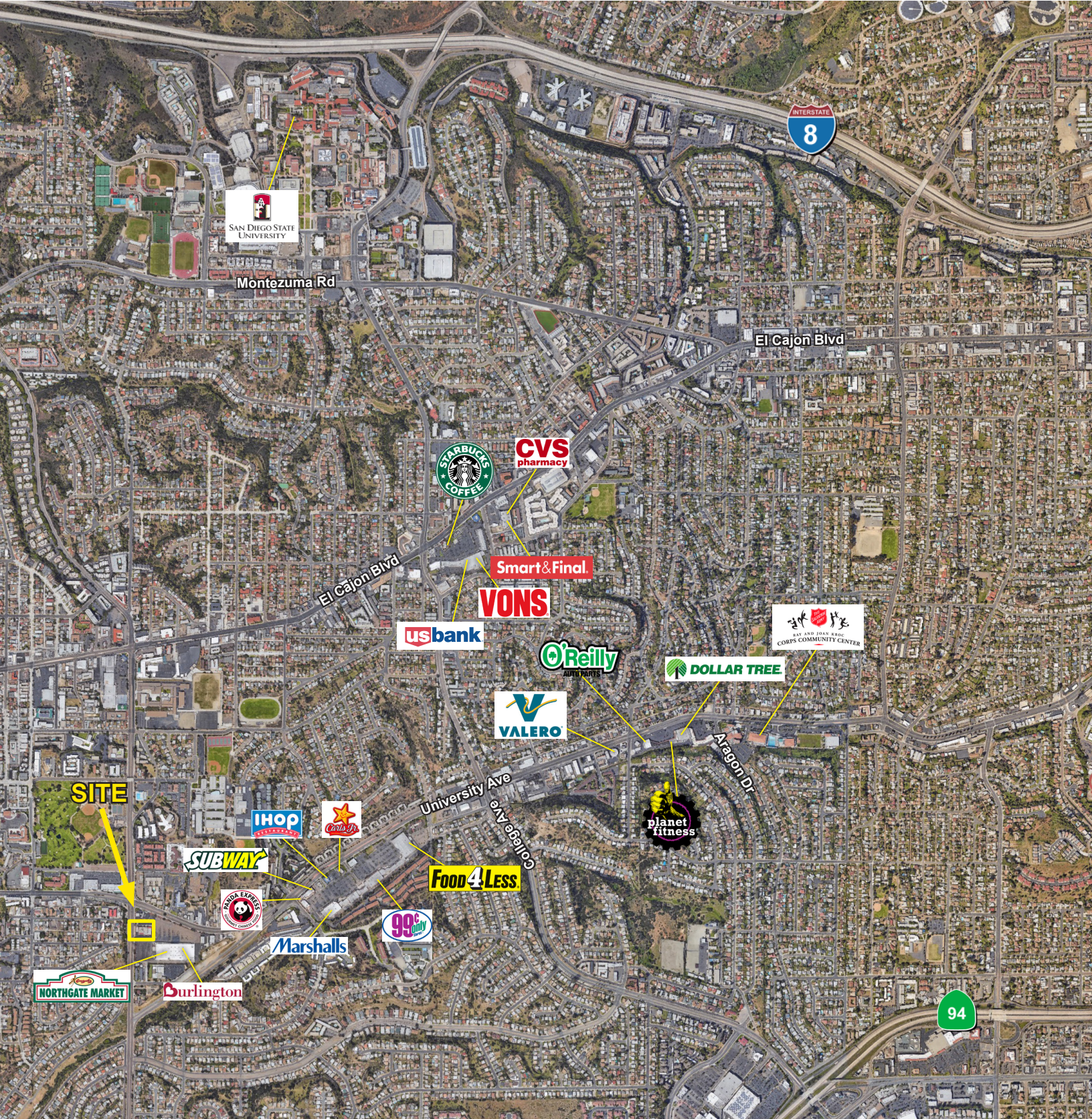


FLOOR PLAN



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.









# 3993 54th St San Diego, CA 92105

## POPULATION

	1 mile	3 miles	5 miles
Total Population	44,944	257,313	645,307
Projected Population (2022)	45,321	261,912	660,218

## HOUSING

	1 mile	3 miles	5 miles
Total Households	14,532	90,389	235,389
Projected Total Households (2022)	14,620	91,992	241,786

## INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$48,099	\$57,819	\$65,310
Average Household Income	\$65,292	\$81,022	\$88,473
Per Capita Income	\$21,069	\$28,515	\$32,472
Median Disposable Income	\$40,392	\$49,601	\$54,204
Average Disposable Income	\$52,551	\$63,332	\$68,298

## DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	33,248	214,028	576,229
Daytime Population Workers	9,252	84,314	260,713
Daytime Population Residents	23,996	129,714	315,516

## RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	15,057 <b>33.50%</b>	116,705 <b>45.36%</b>	313,508 <b>48.58%</b>
Black or African American	6,596 <b>14.68%</b>	32,221 <b>12.52%</b>	71,240 <b>11.04%</b>
American Indian & Alaska Native Population	349 <b>0.78%</b>	2,043 <b>0.79%</b>	4,761 <b>0.74%</b>
Asian Population	9,761 <b>21.72%</b>	32,782 <b>12.74%</b>	82,075 <b>12.72%</b>
Pacific Islander Population	153 <b>0.34%</b>	1,317 <b>0.51%</b>	4,045 <b>0.63%</b>
Other Race Population	10,744 <b>23.91%</b>	56,812 <b>22.08%</b>	130,356 <b>20.20%</b>
Population of Two or More Races	2,284 <b>5.08%</b>	15,433 <b>6.00%</b>	39,323 <b>6.09%</b>
Hispanic Population	20,679 <b>46.01%</b>	112,796 <b>43.84%</b>	269,531 <b>41.77%</b>
Non-Hispanic Population	24,265 <b>53.99%</b>	144,518 <b>56.16%</b>	375,776 <b>58.23%</b>

## EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	3,909 <b>14.24%</b>	32,638 <b>19.87%</b>	95,421 <b>22.04%</b>
Graduate/Professional Degree	1,687 <b>6.15%</b>	18,425 <b>11.22%</b>	52,987 <b>12.24%</b>

## AGE

	1 mile	3 miles	5 miles
Median Age	30.8	33.0	34.2



**3993  
54th St  
San Diego, CA 92105**

**Jeffrey M. Drew**  
858.523.2091 (o)  
619.890.7590 (c)  
jdrew@retailinsite.net  
lic. 00993435

**Don Moser**  
858.523.2087 (o)  
dmoser@retailinsite.net  
lic. 00821359

**Retail Insite**  
*Commercial Real Estate*

120 S Sierra Ave, Ste. 110  
Solana Beach, CA 92075

3565 7th Ave, First Floor  
San Diego, CA 92103

lic. 01206760

t. 858 523 2090

w. retailinsite.net