

# FOR LEASE IMPERIAL BEACH



**Location:** NWC 13th St/ Imperial Beach Blvd  
1070 13th Street  
Imperial Beach, CA 91932

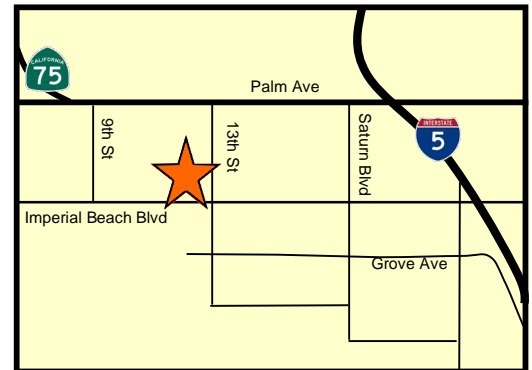
**Available:** See Site Plan

**Traffic Count:** Imperial Beach Blvd: 20,100  
13th St: 8,900  
**TOTAL 29,000 ADT (2010)**

<b>Demographics:</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Total Population (2011):	30,508	102,973	237,107
Avg. HH Income (2011):	\$55,575	\$52,763	\$58,846

**Comments:**

- Signalized Corner
- Great Location
- Well Established Center



**For Further Information Contact:**

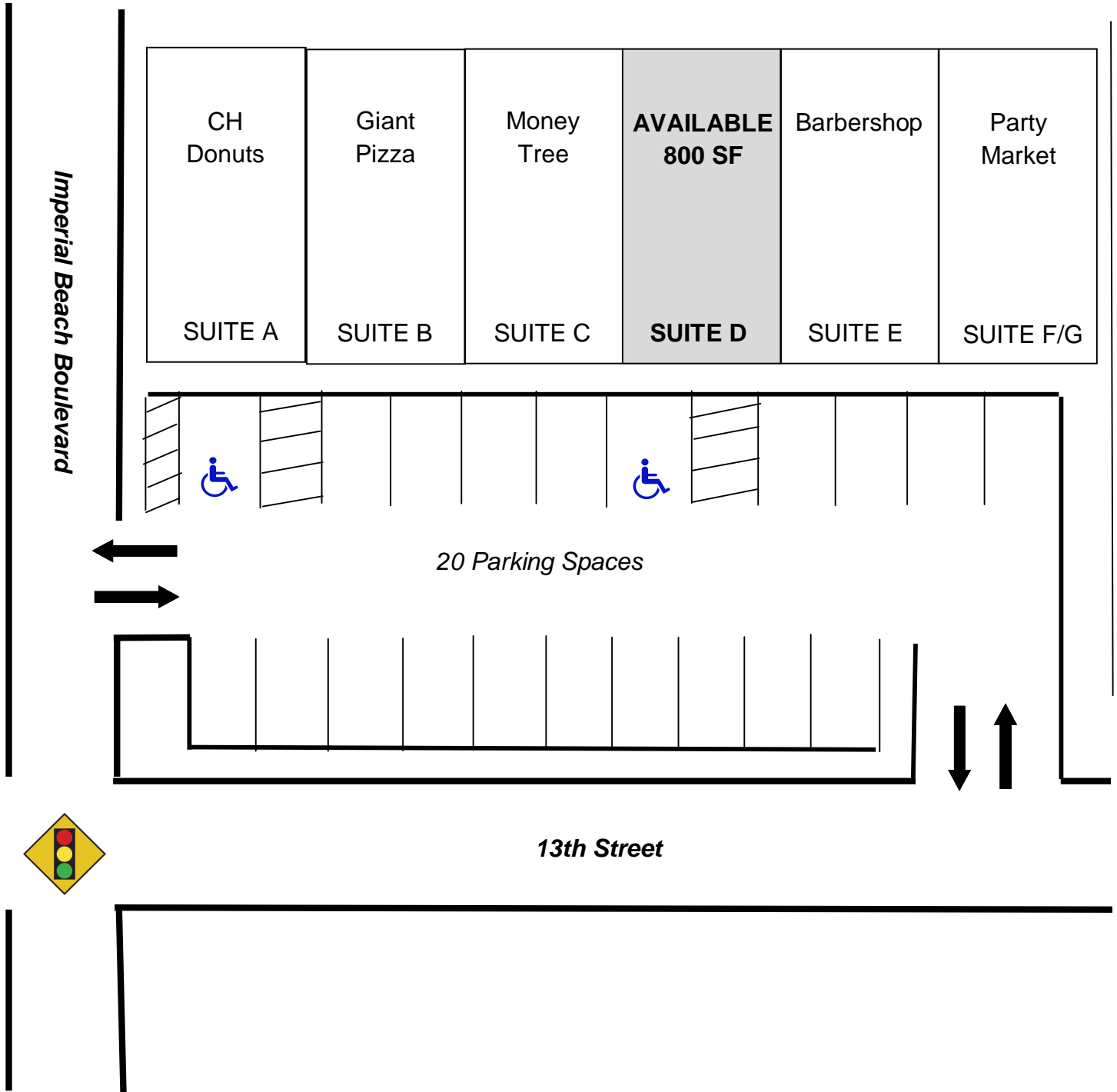
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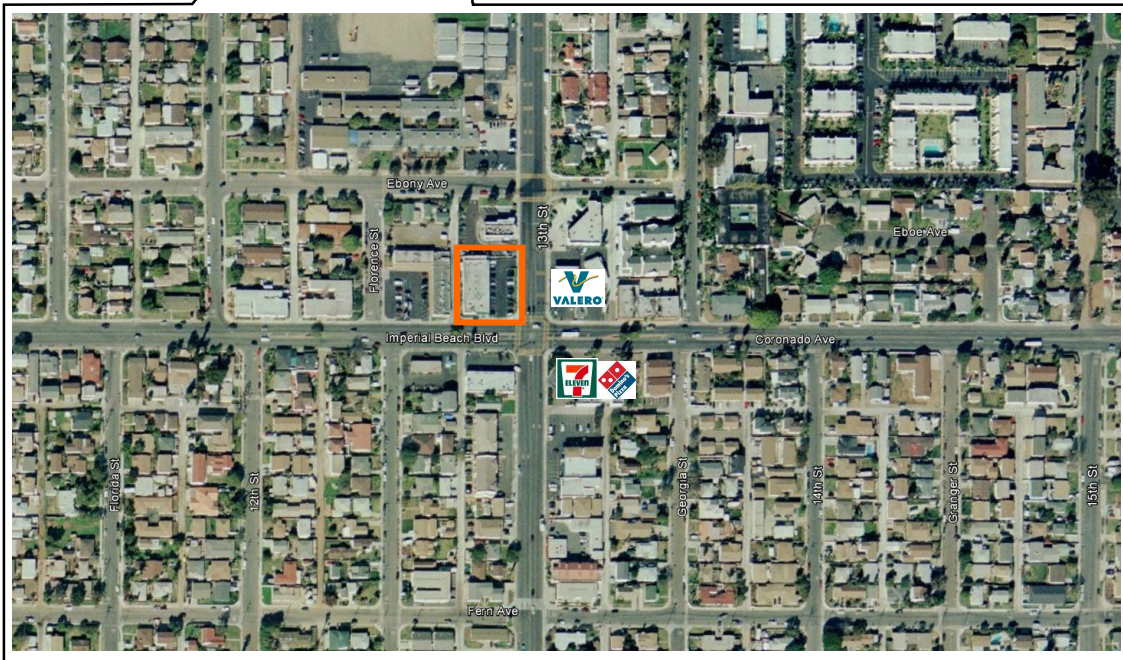
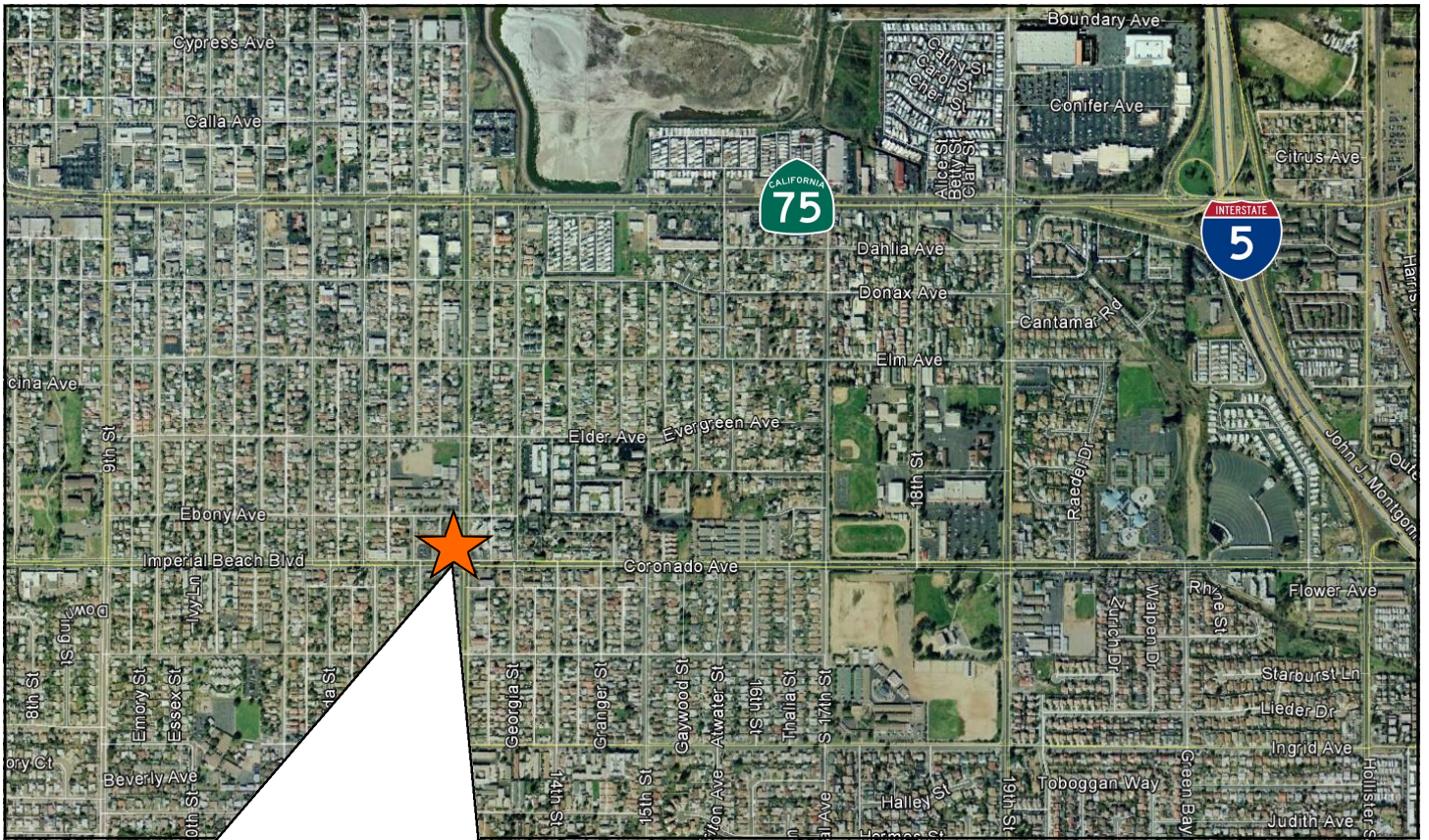
# SITE PLAN



3026 University Ave, Suite B  
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# AERIAL



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