

For Lease

4328 - 4385 54th Street, San Diego, CA 92115

- Under New Ownership
- Excellent Signage and Visibility
- Anchored by Grocery Outlet
- Located in a Densely Populated Area in San Diego
- Busy Signalized Intersection of El Cajon Blvd. & 54th Street

AVAILABLE: 2,600 SF - 8,580 SF
Anchor Spaces: 7,500 SF - 8,580 SF
Office/Retail Spaces: 3,000 SF
Pad Building: 2,600 SF



Scott Duhs

Partner | CA License: 01048874

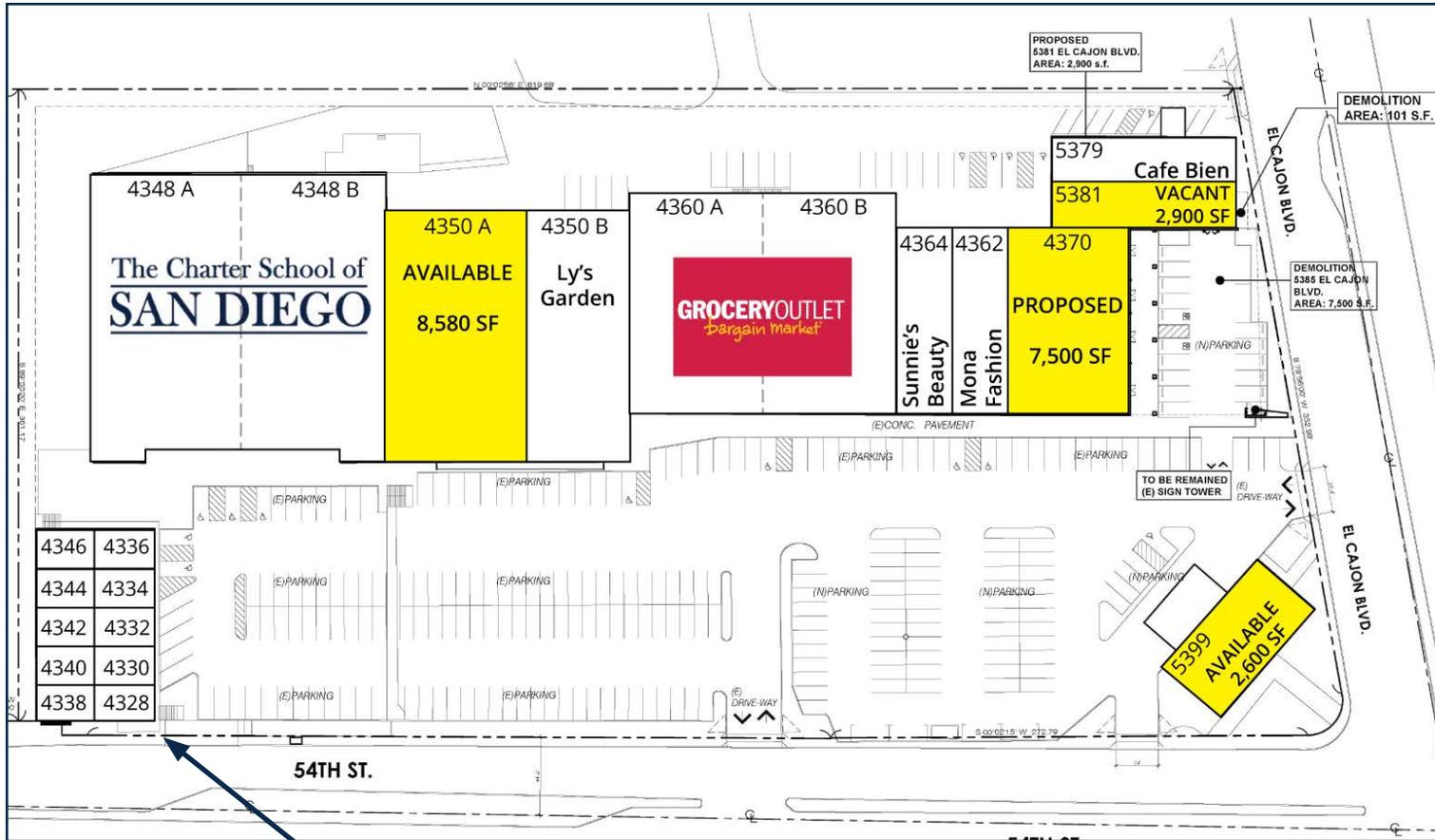
(619) 491-0614 | Scott@DuhsCommercial.com



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Site Plan

4328 - 4385 54th Street, San Diego, CA 92115



Suite	Tenant	SF
4328-4332	CA Beauty College	4,576
4334	Insurance & Accounting	1,014
4336	Happy Time Tea	1,624
4338	Architect	1,624
4340	Autism School	1,552
4342	Church Office	1,552
4344-4346	Church Offices	3,682
4348 A / B	Charter School	25,591
4350 A	AVAILABLE	8,580
4350 B	Ly's Garden	9,900
4360 A / B	Grocery Outlet	20,150
4362	Mona Fashion	5,100
4364	Sunnies Beauty	2,682
4370	PROPOSED	7,500
5379	New Cafe Bien	2,800
5381	VACANT	2,900
5399 ATM	Wells Fargo	200
5399	AVAILABLE	2,600



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Aerial

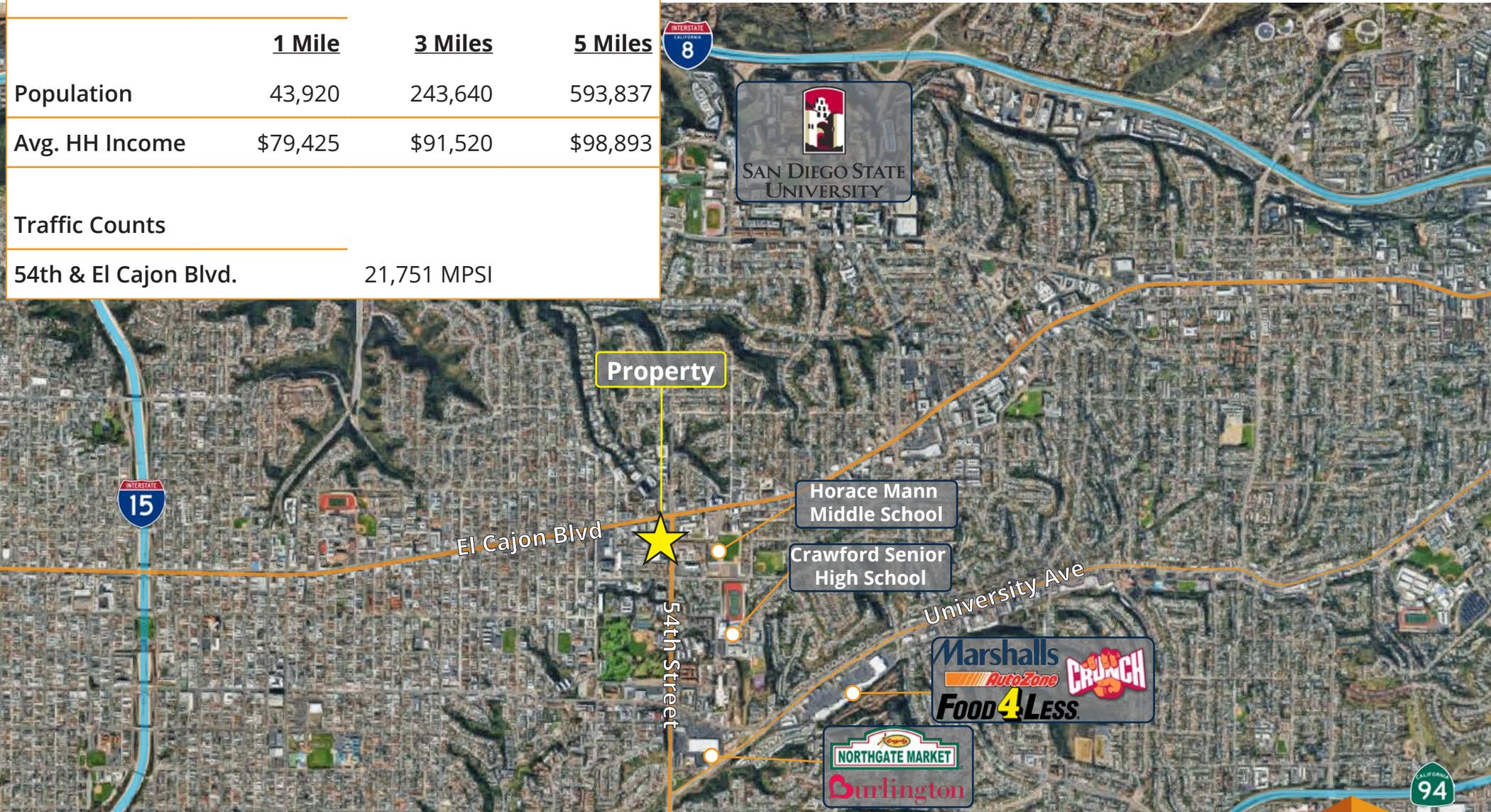
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Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	43,920	243,640	593,837
Avg. HH Income	\$79,425	\$91,520	\$98,893

Traffic Counts

54th & El Cajon Blvd. 21,751 MPSI



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