

# FOR LEASE

4328 - 4385 54TH STREET, SAN DIEGO, CA 92115

AVAILABLE: 1,552 - 15,000 SF

## HIGHLIGHTS:

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

- Anchor Spaces: 8,580 SF & 15,000 SF
- Office/Retail Space: from 1,552 - 3,682 SF
- Retail Space: 2,600 - 3,000 SF



## For More Information Please Contact:

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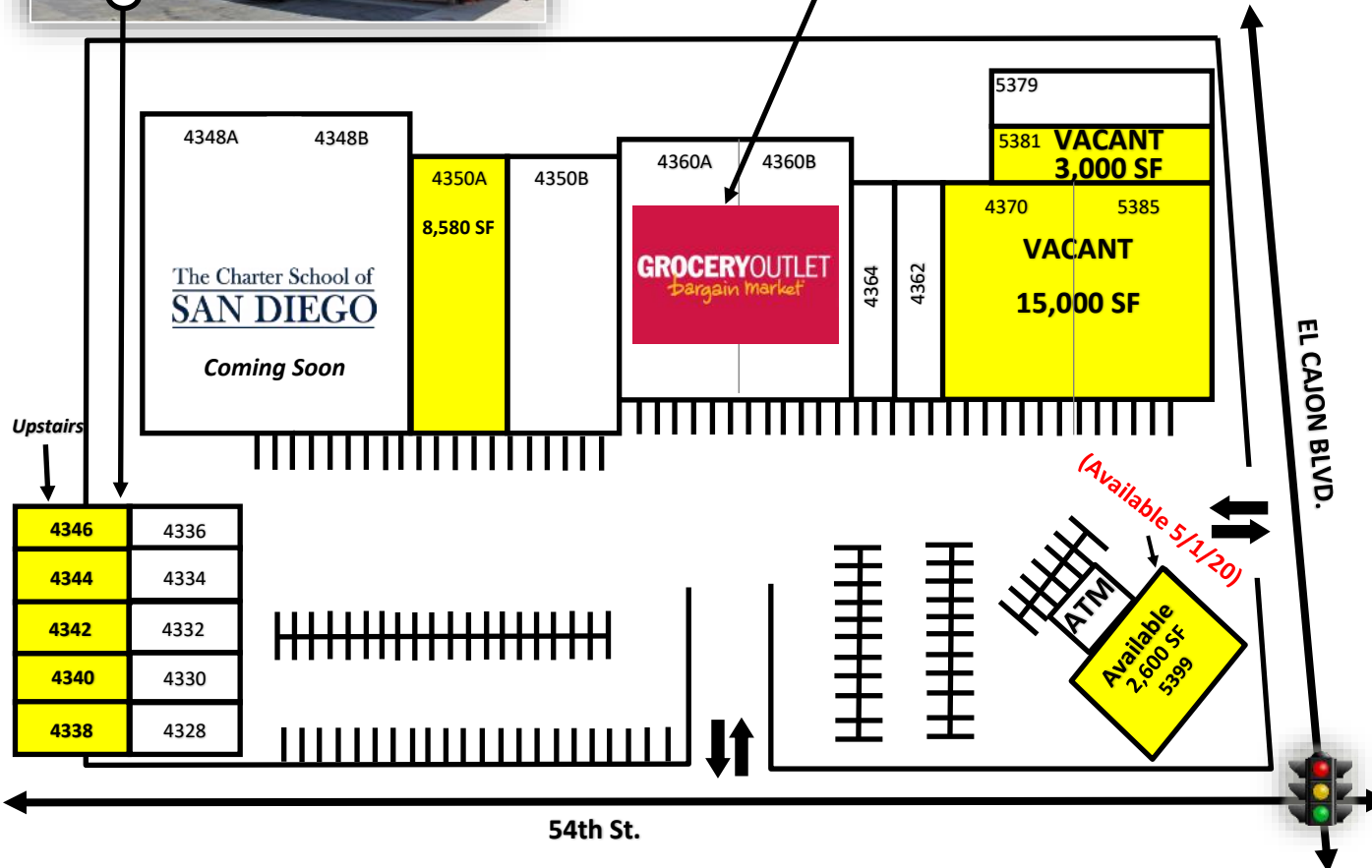


# SITE PLAN

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NOW OPEN!



SUITE	TENANT	SF
4328-4332	CA Beauty College	4,576
4334	Insurance & Accounting	1,014
4336	Happy Time Tea	1,624
<b>4338</b>	<b>VACANT</b>	<b>1,624</b>
<b>4340</b>	<b>VACANT</b>	<b>1,552</b>
<b>4342</b>	<b>VACANT</b>	<b>1,552</b>
<b>4344-4346</b>	<b>Available</b>	<b>3,682</b>
4348A,B	Charter School	25,591
<b>4350A</b>	<b>Available</b>	<b>8,580</b>
4350B	Ly's Garden	9,900
4360A,B	Grocery Outlet	20,150
4362	Mona Fashion	5,100
4364	Sunnies's Beauty	2,682
<b>4370,5385</b>	<b>VACANT</b>	<b>15,000</b>
5379	New Café Bien	2,800
<b>5381</b>	<b>VACANT</b>	<b>3,000</b>
5399 ATM	Wells Fargo	200
<b>5399</b>	<b>Available</b>	<b>2,600</b>

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# AERIAL

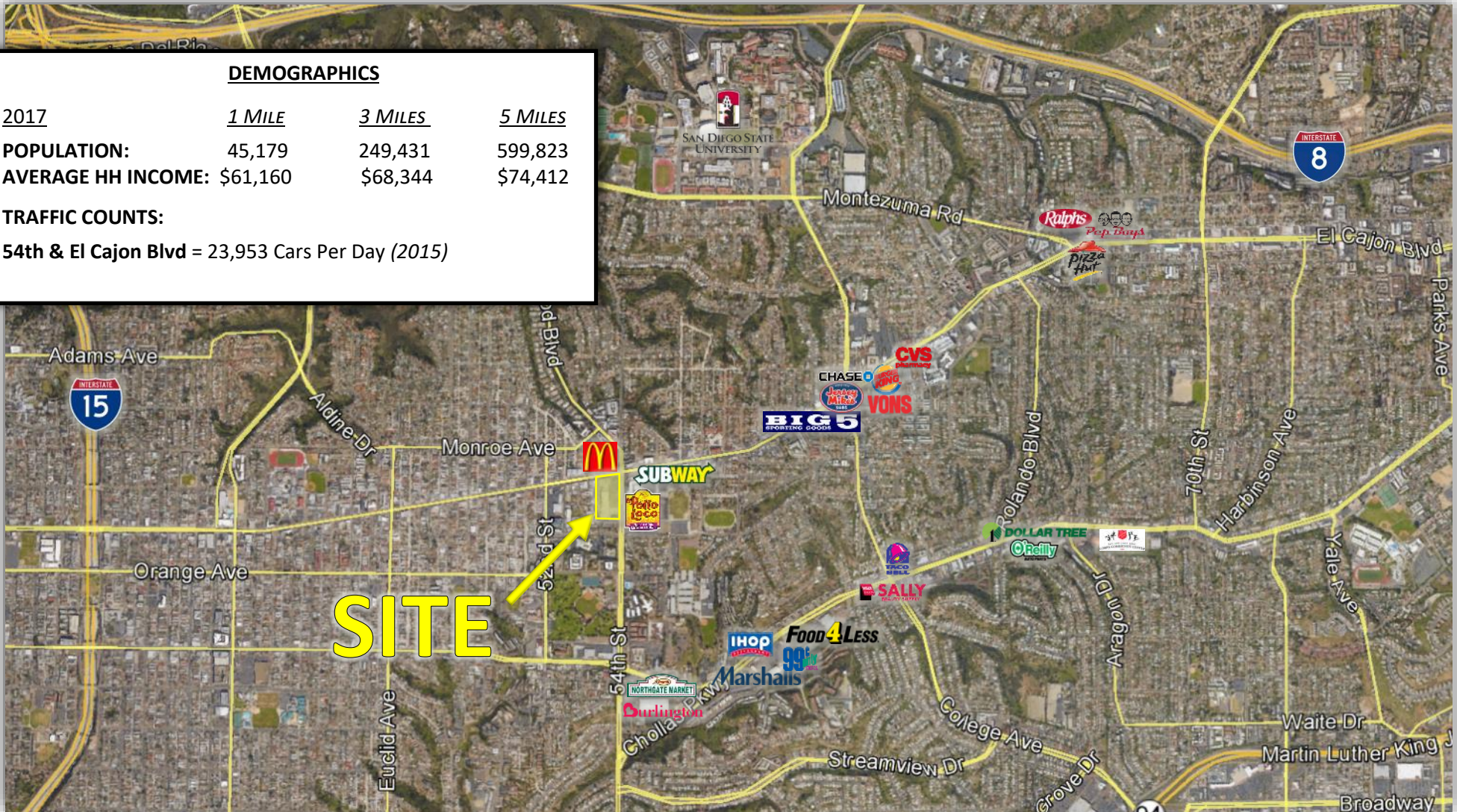
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## DEMOGRAPHICS

2017	1 MILE	3 MILES	5 MILES
POPULATION:	45,179	249,431	599,823
AVERAGE HH INCOME:	\$61,160	\$68,344	\$74,412

## TRAFFIC COUNTS:

54th & El Cajon Blvd = 23,953 Cars Per Day (2015)



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