

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



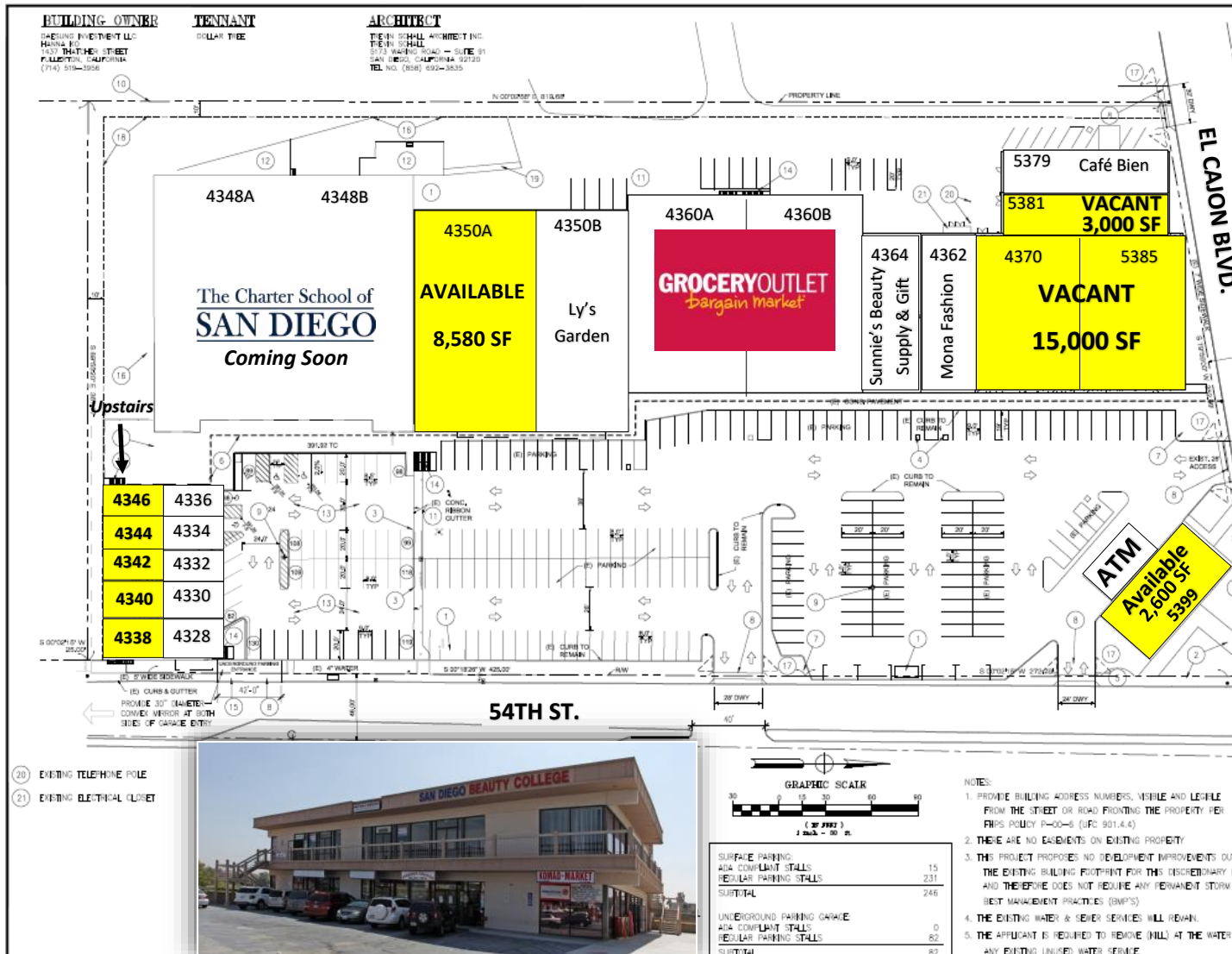
For More Information Please Contact:

Scott Duhs
(619) 491-0614
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SITE PLAN

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

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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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