

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 - 3,176 SF
- Retail Space: 3,000 SF



For More Information Please Contact:

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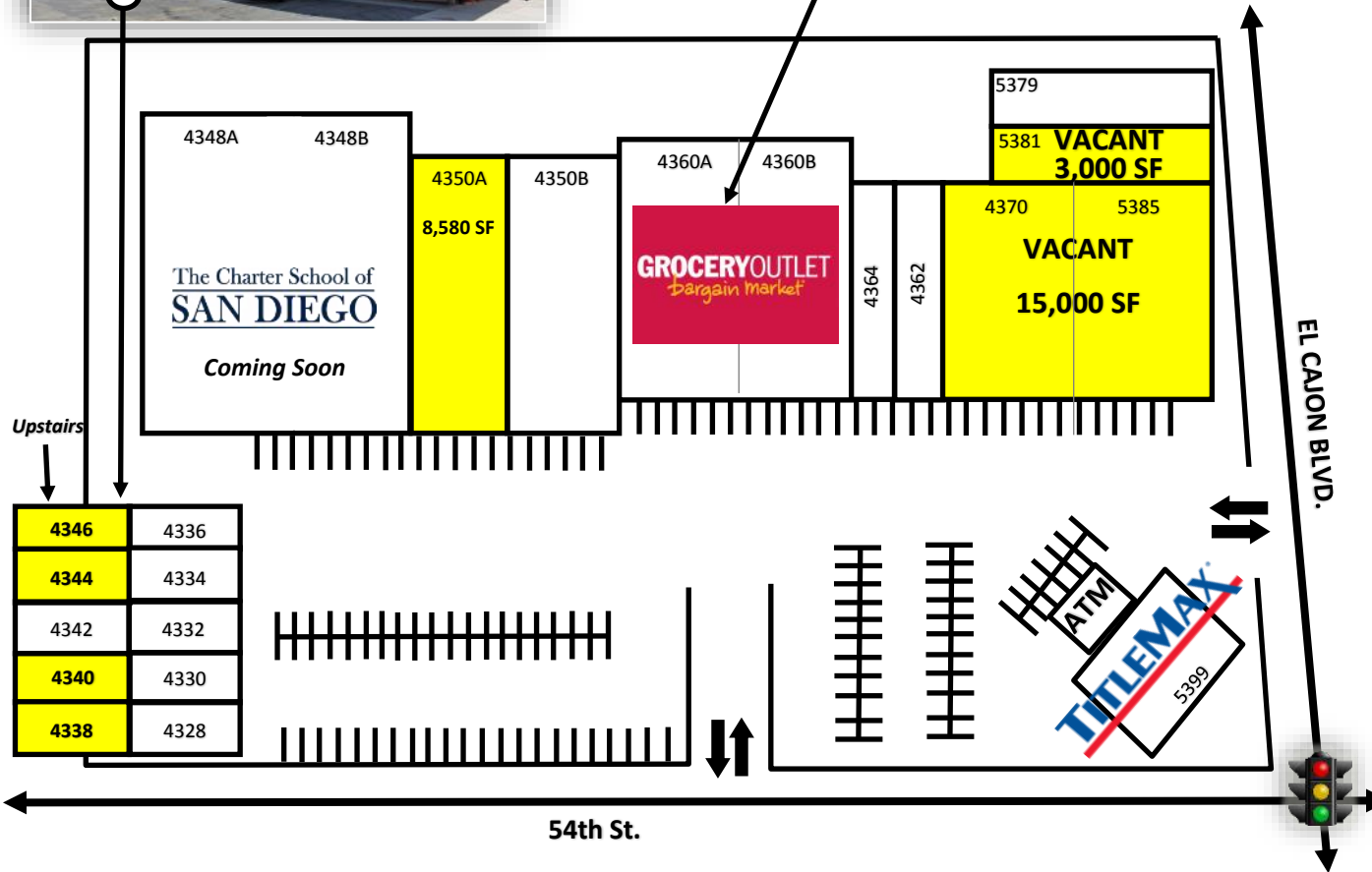


SITE PLAN

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



NOW OPEN!



| 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 | Jui Jitsu (SP) | 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 | Title Max | 2,600 |

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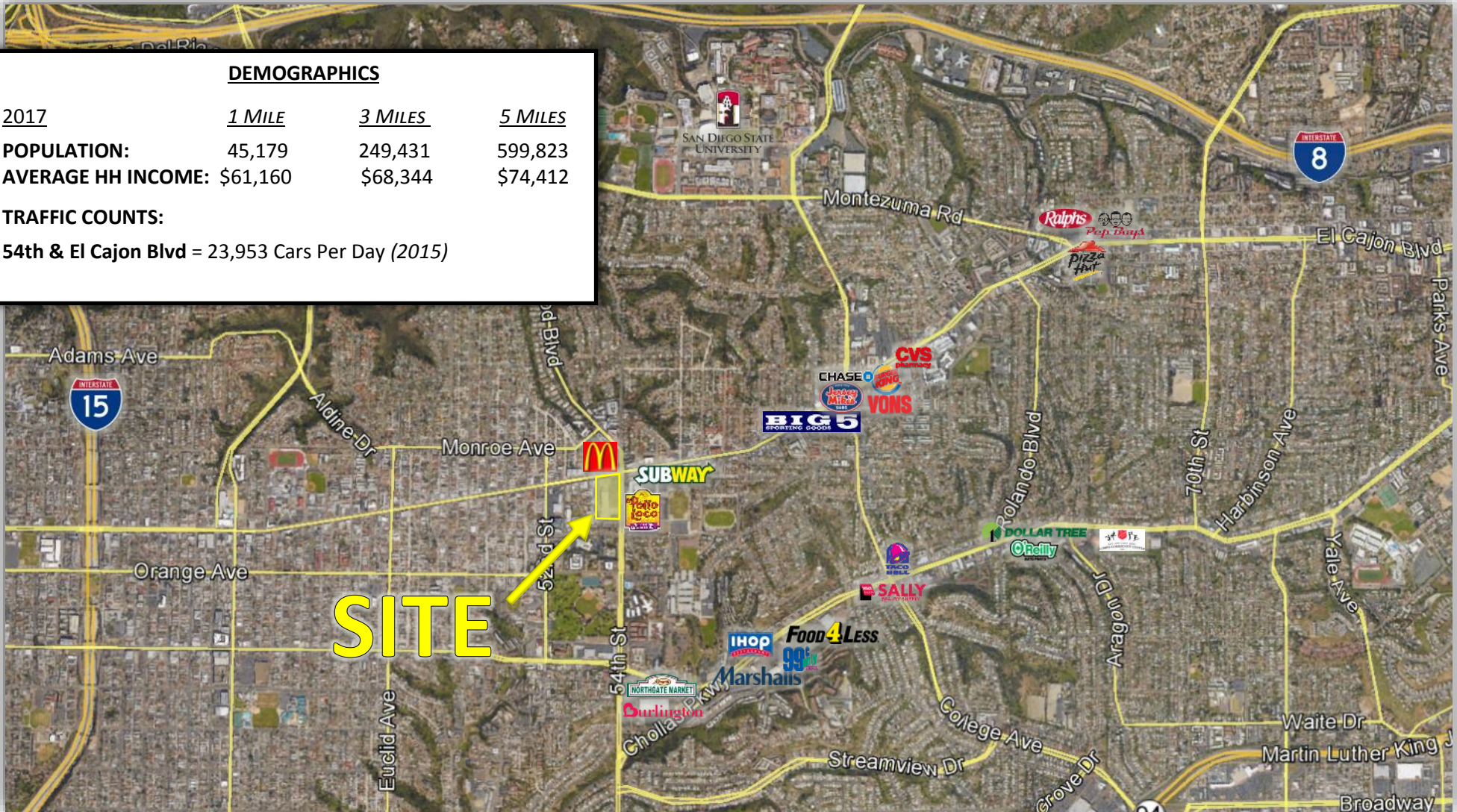
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DEMOGRAPHICS

| 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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