

— FOR LEASE

South Bay Terraces  
2939 Alta View Dr, San Diego, CA 92139

Available: Suite L- 820 SF

Highlights:

- Strong Credit Tenants
- Excellent Demographics & Traffic Counts
- Join: Ralphs, Wing Stop, and Jack in the Box



**Scott Duhs**

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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.

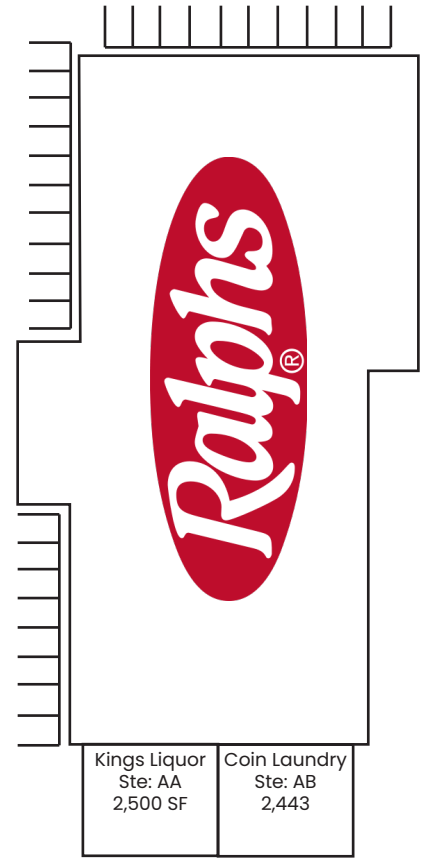


# SITE PLAN

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Woodman Street

Dentist	Suite A 1,535 SF	Charter School Ste: B-C 2,625 SF	Taco Shop Ste: D-1 1,335 SF	Water Store Ste: D-2 1,290 SF	Wing Stop Ste: E-3 1,750 SF	Chinese Restaurant	Ste: E-G N/A SF	Vietnamese Restaurant 1,335 SF	Boba Tea Ste: F-G 1,197 SF	Primary Care Ste: J 1,425 SF	Sai's Barber Shop Ste: K 536 SF	Available Ste: L 820 SF	Beauty Ste: M 754 SF	Nail Ste: M 819 SF	Cigs & Gars Ste: N 1,125 SF	Pizza Restaurant Ste: F 1,125 SF	Karate 1,500 SF
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Kings Liquor  
Ste: AA  
2,500 SF

Coin Laundry  
Ste: AB  
2,443

Alta View Drive

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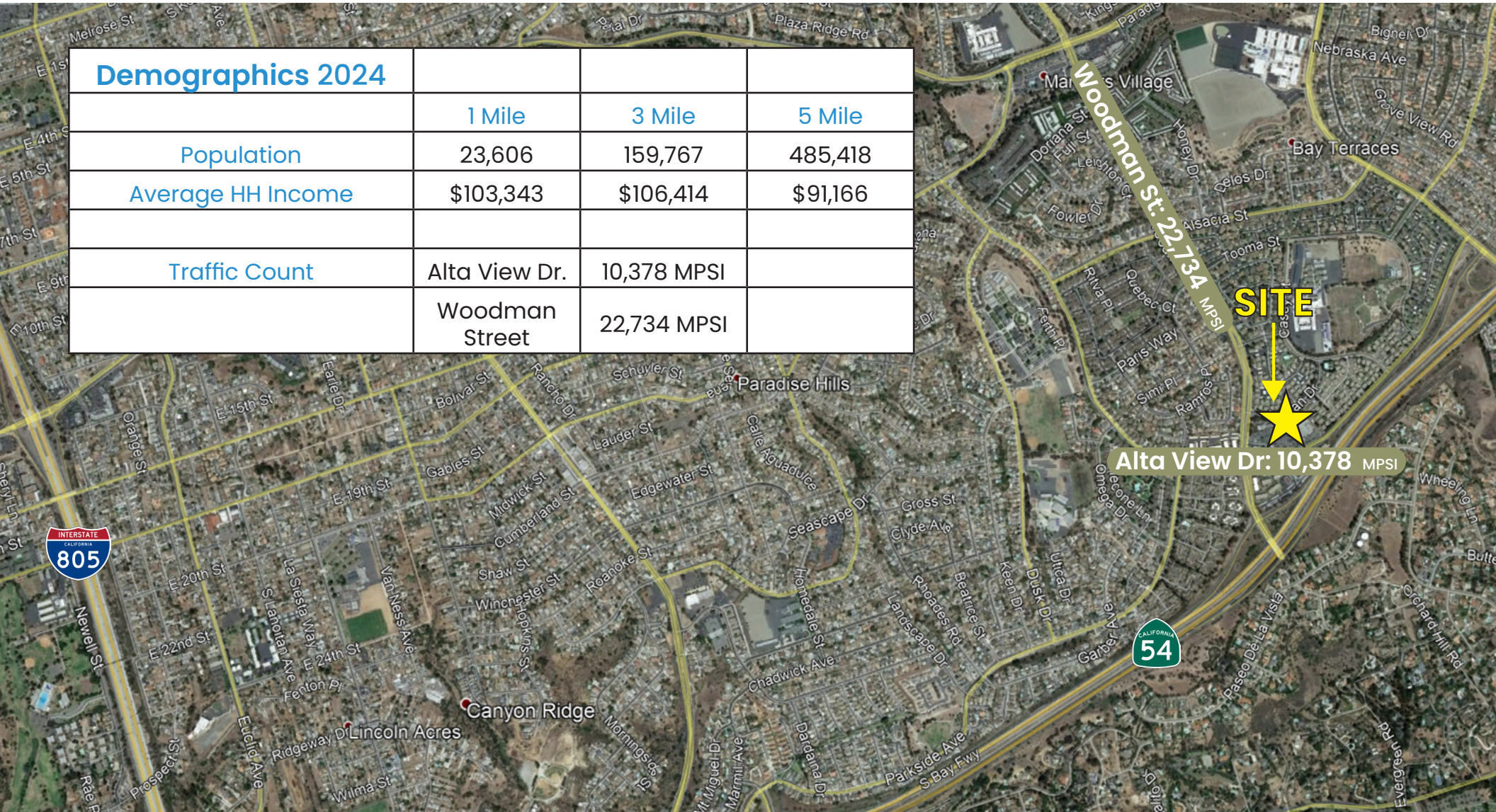


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SITE SOURCE



Demographics 2024			
	1 Mile	3 Mile	5 Mile
Population	23,606	159,767	485,418
Average HH Income	\$103,343	\$106,414	\$91,166
Traffic Count	Alta View Dr.	10,378 MPSI	
	Woodman Street	22,734 MPSI	



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