



**FOOD4LESS**

**WELLS FARGO**

**JACOBS**  
CENTER FOR NEIGHBORHOOD INNOVATION

**STARBUCKS COFFEE**

**2nd Busiest Trolley Stop in the Region**



**HIGHLIGHTS:**

- ◇ Located in the heart of San Diego
- ◇ Busy corner located next to the 2nd busiest trolley stop
- ◇ Severely under retail area
- ◇ Many dense office & residential projects underway

**JOIN:**



# Graded Pad at Signalized Corner

**NEC of Euclid Ave. and Naranja Street, San Diego, CA**

**Austin Dias, MSRE**

(619) 269-6077 • Austin@Duhscommercial.com

**Craig Duhs**

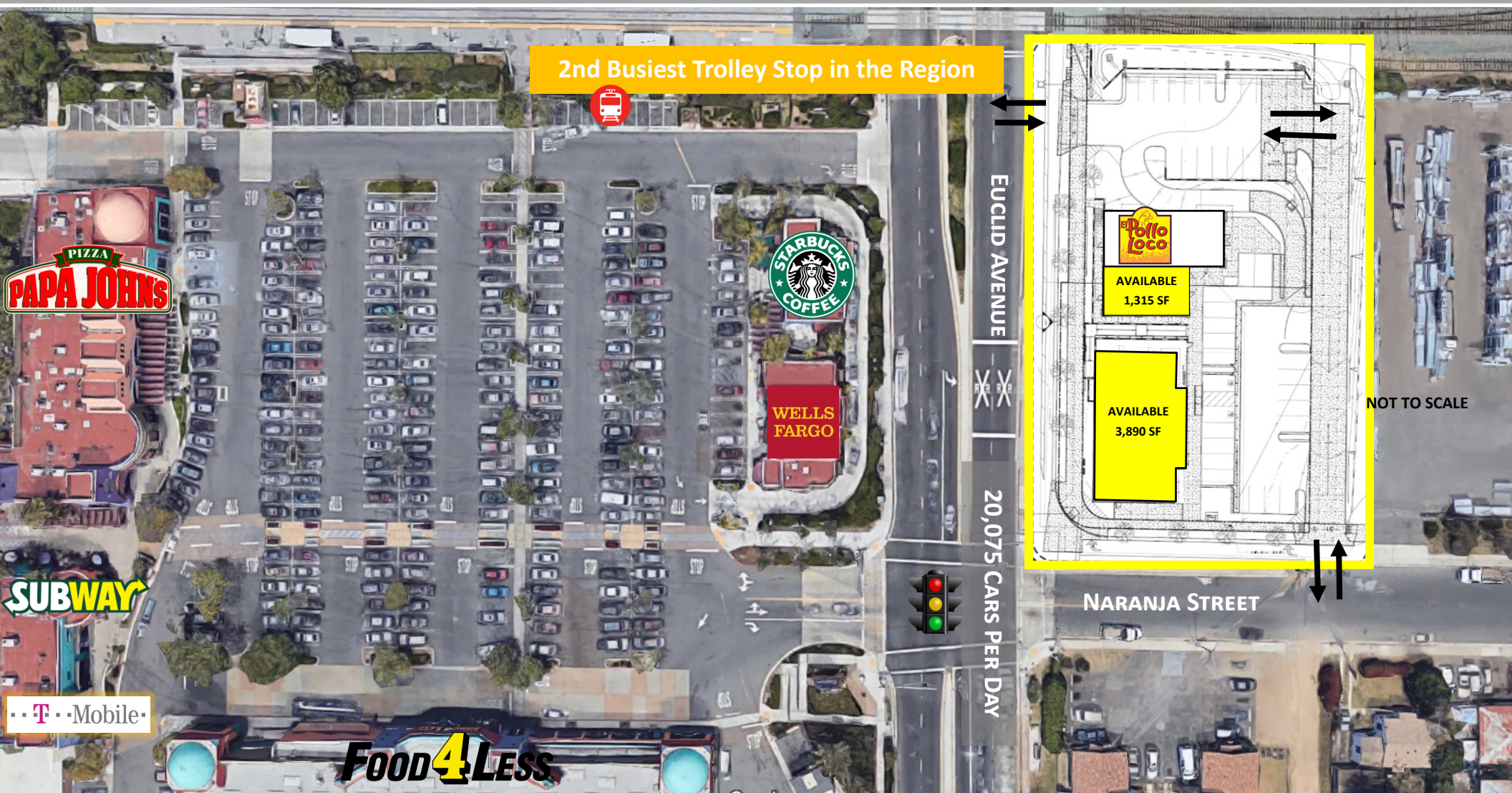
(619) 491-0612 • Craig@Duhscommercial.com



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 3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com



# Aerial



# New Development/Grading Starting



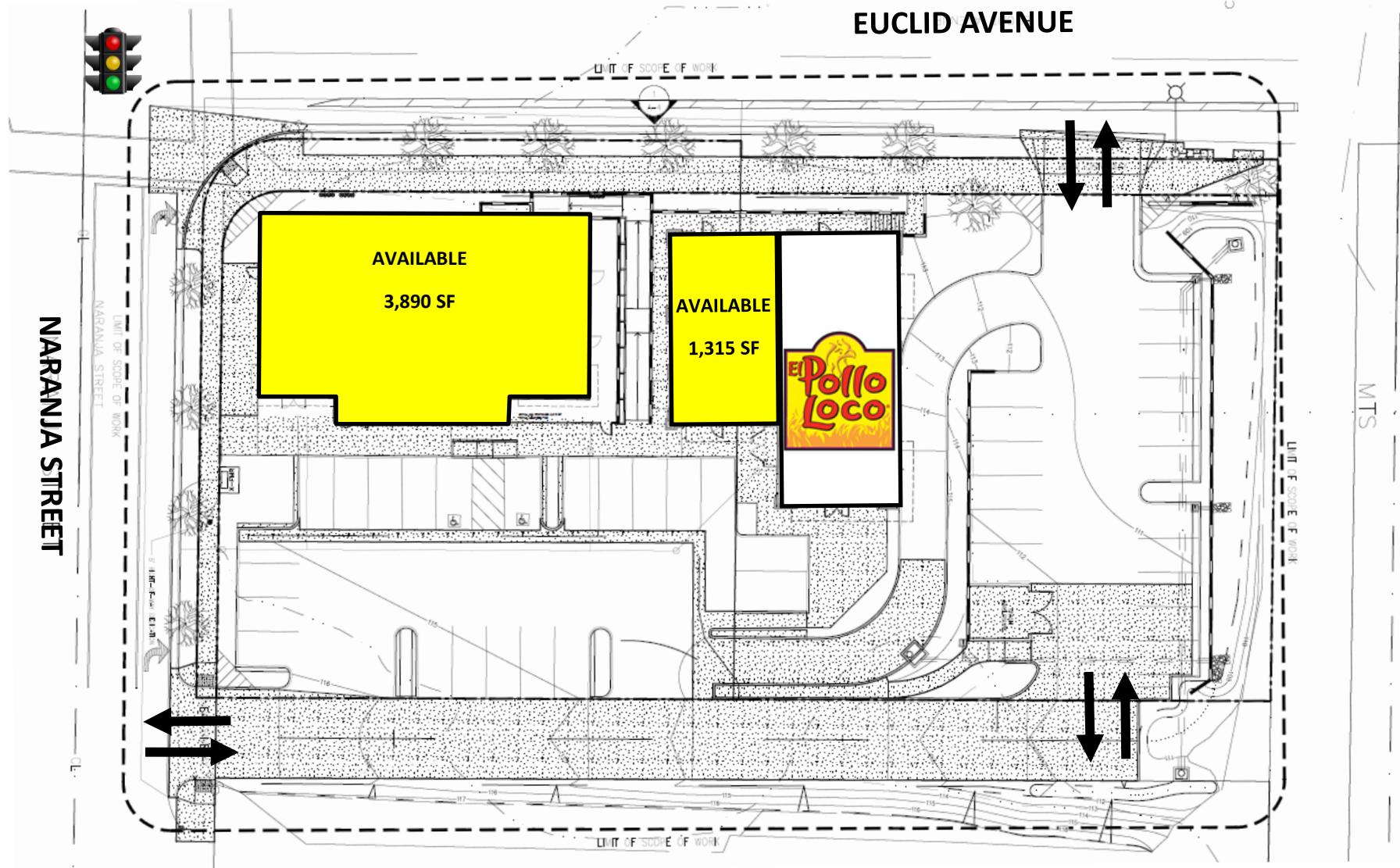
**WEST ELEVATION**

SCALE = 3/32"=1'-0"





# Site Plan





# Aerial



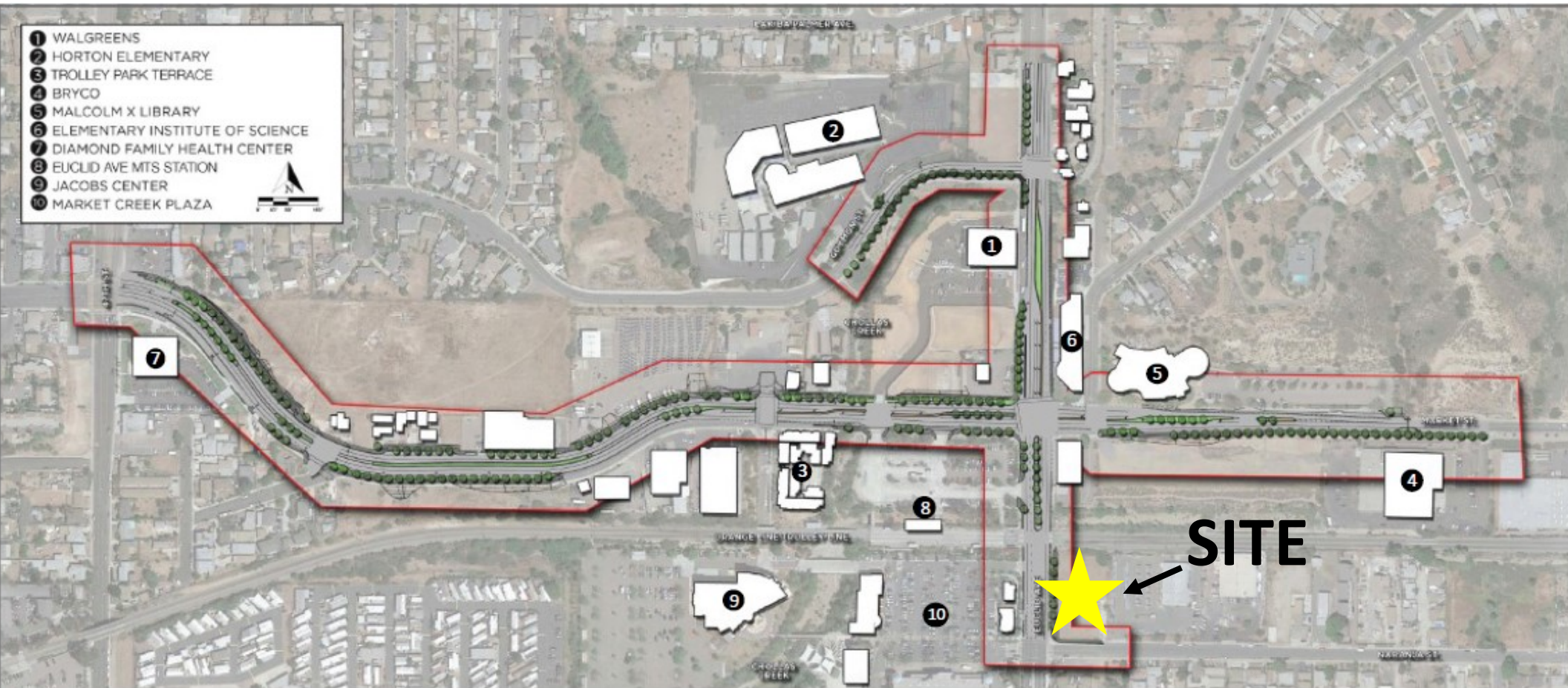


# Aerial





# Complete Streets Infrastructure Project



- Wider landscaped sidewalks
- New landscaped medians
- New street lights and cycle tracks
- Stormwater treatment improvements



# Area Densification Plans





# Demographics



## TRAFFIC COUNTS

EUCLID & NARANJA: 20,075 ADT



## DAYTIME POPULATION

1 MILE: 6,014

3 MILE: 90,344

5 MILE: 256,850



## AVERAGE HOUSEHOLD INCOME

ZIP CODE: 92114

\$60,448



## RESIDENTIAL POPULATION

1 MILE: 31,215

3 MILE: 267,443

5 MILE: 657,252



## HOUSEHOLDS

1 MILE: 8,063

3 MILE: 71,998

5 MILE: 644,897



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