

# RESTAURANT/RETAIL DEVELOPMENT | NEW DEVELOPMENT | FOR LEASE

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

2nd Busiest Trolley Stop in the City



20,075 CARS PER DAY

**DRIVE THRU AND PAD OPPORTUNITIES AVAILABLE**

- ◇ Exceptional site for QSR and Retail
- ◇ Located in the heart of San Diego
- ◇ Busy corner located next to the 2nd busiest trolley stop
- ◇ Severely under retailed area
- ◇ Many dense office & residential projects underway
- ◇ **AVAILABLE: 1,000 - 2,705 SF**

For more information about this property, please contact:

Austin Dias, MSRE  
(619) 269-6077

Austin@DuhsCommercial.com  
CA License: 01888482

Craig Duhs  
(619) 491-0612

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CA License: 01086079



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# SITE PLAN (Preliminary)

**FOOD 4 LESS**

**WELLS FARGO**



**TROLLEY STATION**



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# ELEVATIONS



NARANJA STREET ELEVATION



EUCLID AVENUE ELEVATION



PARKING LOT ELEVATION



# AERIAL



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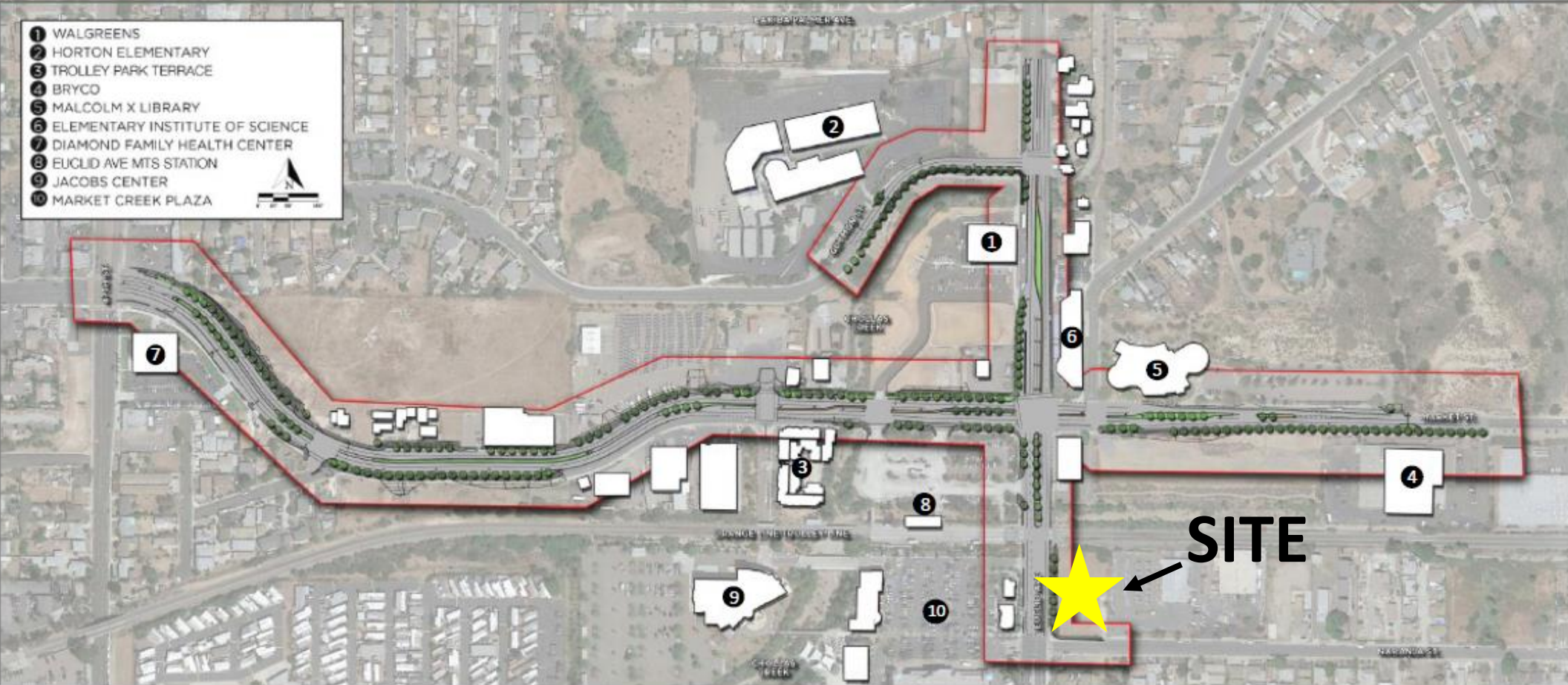
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3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com





# COMPLETE STREETS INFRASTRUCTURE PROJECT

- 1 WALGREENS
- 2 HORTON ELEMENTARY
- 3 TROLLEY PARK TERRACE
- 4 BRYCO
- 5 MALCOLM X LIBRARY
- 6 ELEMENTARY INSTITUTE OF SCIENCE
- 7 DIAMOND FAMILY HEALTH CENTER
- 8 EUCLID AVE MTS STATION
- 9 JACOBS CENTER
- 10 MARKET CREEK PLAZA



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

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# AREA DENSIFICATION PLANS



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# DEMOGRAPHICS

## NEC of Euclid Avenue and Naranja Street | San Diego, CA



### POPULATION

1 MILE

3 MILES

5 MILES

2017

29,687

279,443

657,216

POPULATION PROJECTION (2022)

31,155

292,473

689,400



### HOUSEHOLDS

2017

7,851

78,013

225,584



### AVERAGE HH INCOME

2017

\$53,433

\$61,770

\$69,305



### MEDIAN HH INCOME

2017

\$40,138

\$47,443

\$51,583



### TRAFFIC COUNT

EUCLID & NARANJA: 20,075 ADT (2016)

EUCLID & GROVELAND: 22,353 ADT (2016)

IMPERIAL AVE & 50TH: 31,478 ADT (2016)

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