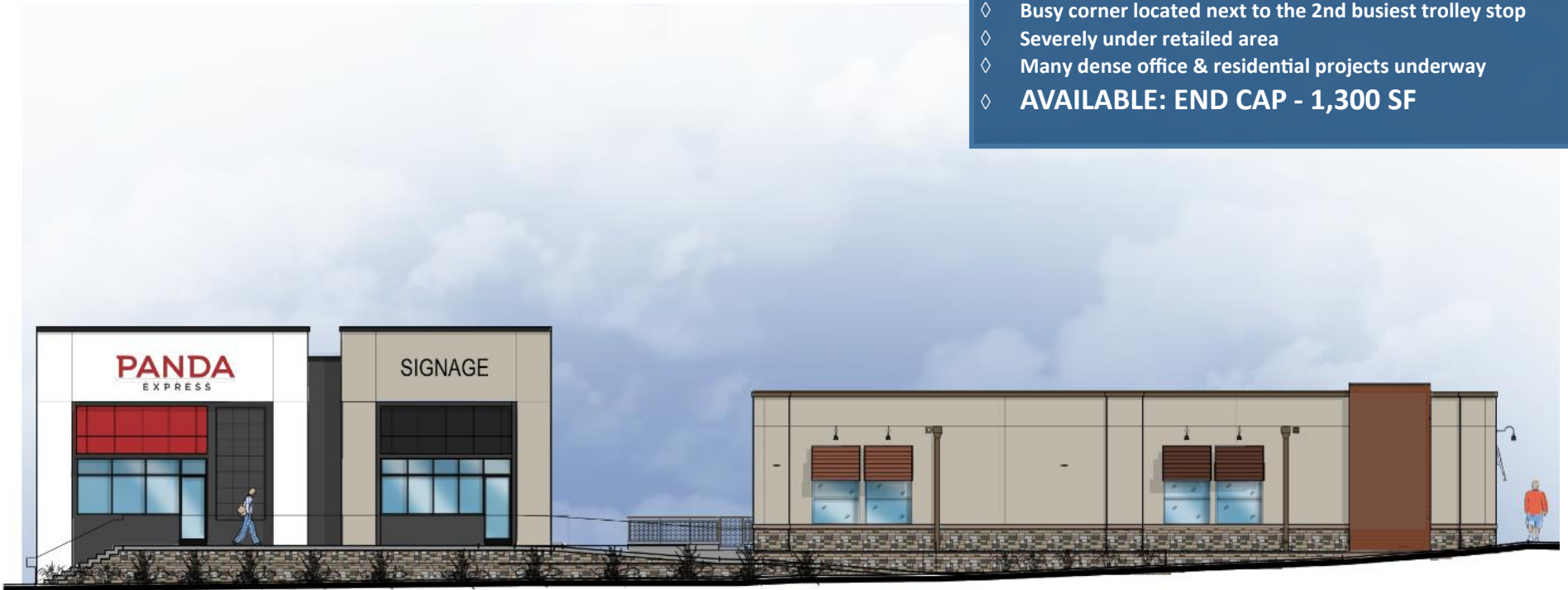


NEW DEVELOPMENT | FOR LEASE

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

HIGHLIGHTS:

- ◇ 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 retail area
- ◇ Many dense office & residential projects underway
- ◇ **AVAILABLE: END CAP - 1,300 SF**



WEST ELEVATION
SCALE = 1/8" = 1'-0"

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

Craig@DuhsCommercial.com

CA License: 01086079

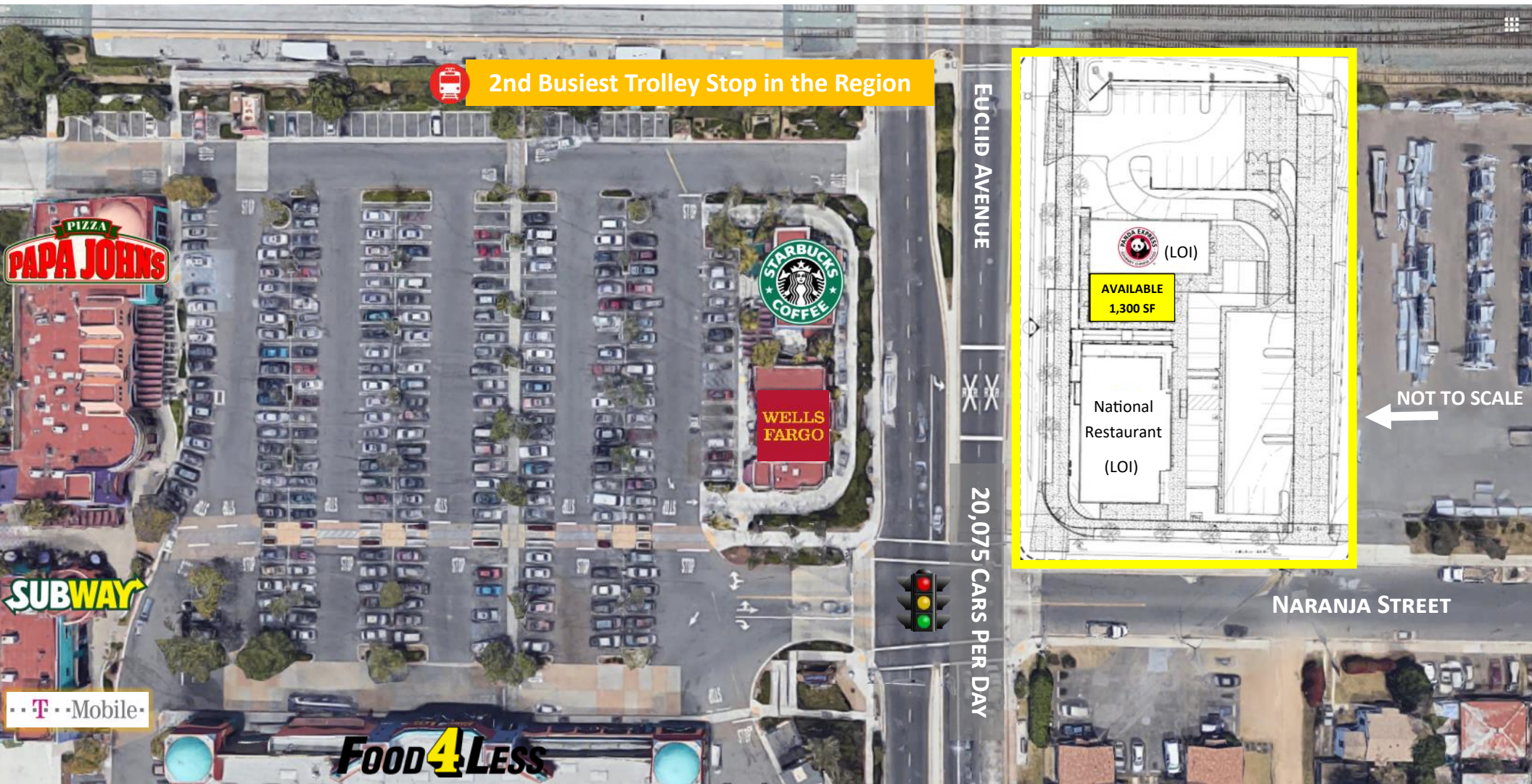


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RESTAURANT/RETAIL DEVELOPMENT | NEW DEVELOPMENT | FOR LEASE

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



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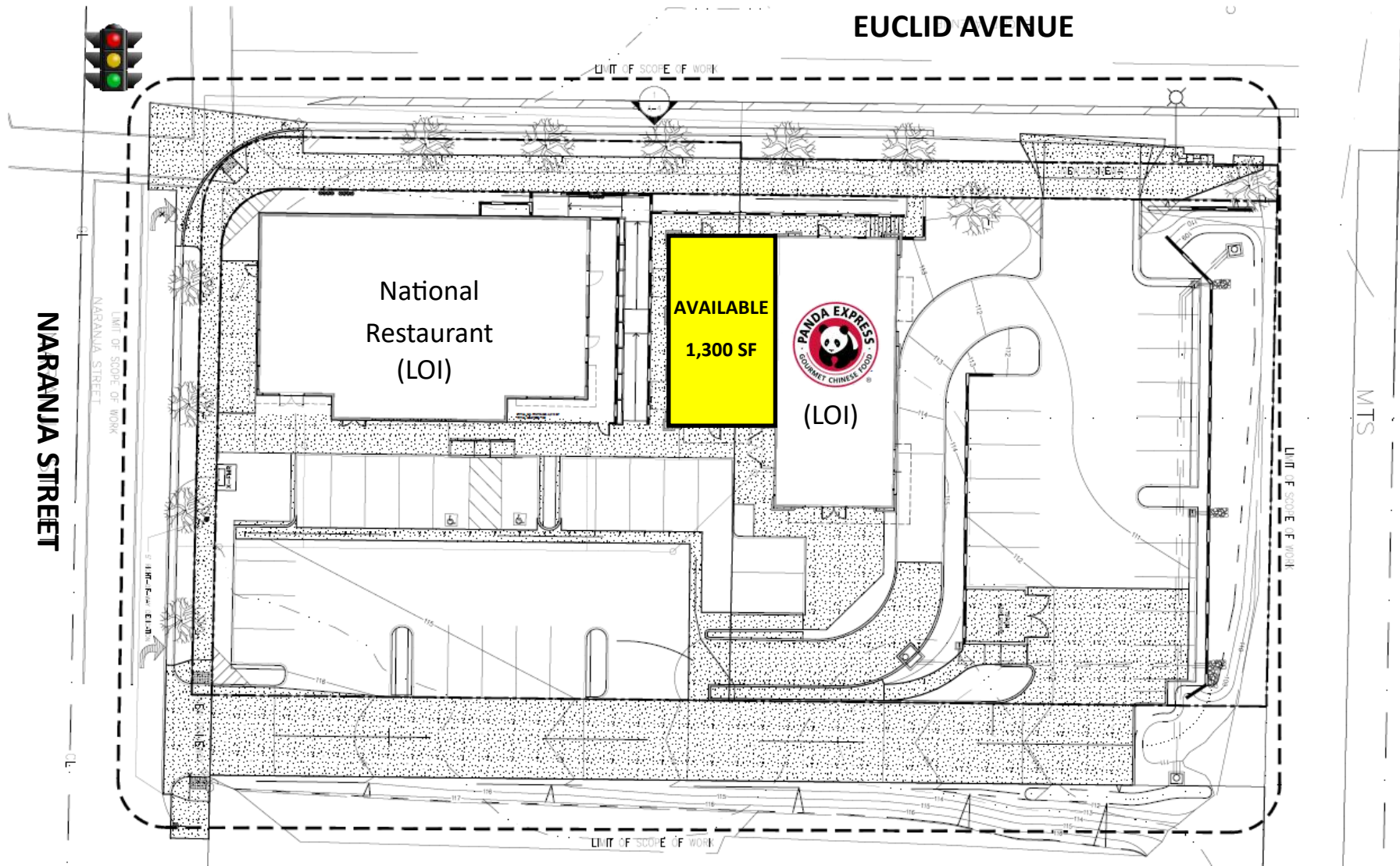
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SITE PLAN



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AERIAL



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COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT

AERIAL



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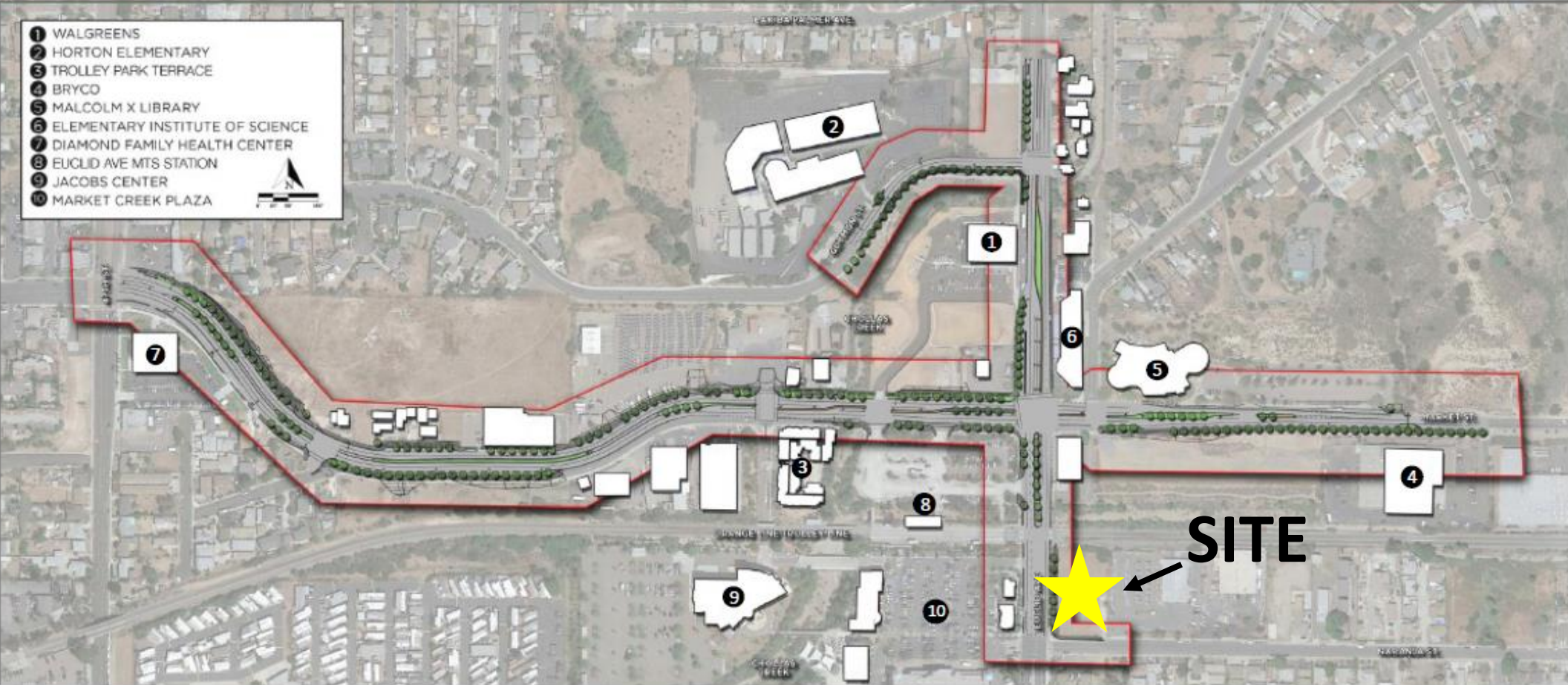
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COMPLETE STREETS INFRASTRUCTURE PROJECT

- 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



TRAFFIC COUNT

EUCLID & NARANJA: 20,075 ADT (2016)

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