

NEW DT DEVELOPMENT / SHOVEL READY / FOR LEASE

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

HIGHLIGHTS:

- ◇ Drive-Thru Available
- ◇ 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

2nd Busiest Trolley Stop in the Region

PIZZA
PAPA JOHN'S

SUBWAY

••T••Mobile••

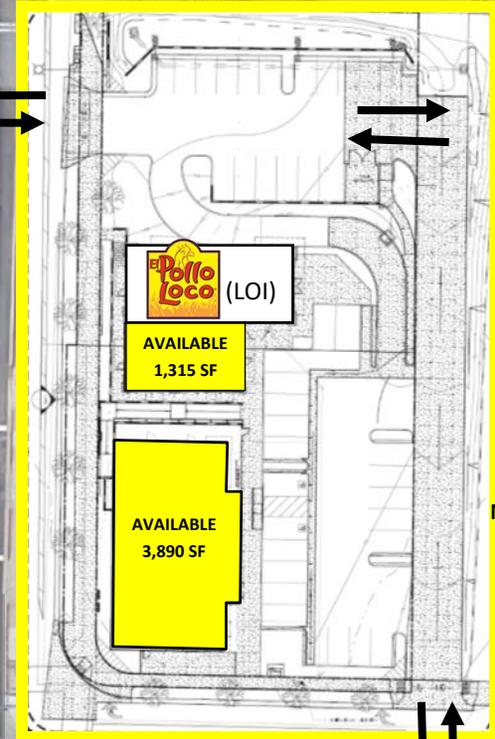
FOOD 4 LESS

STARBUCKS
COFFEE

WELLS
FARGO

EUCUID AVENUE

20,075 CARS PER DAY



NOT TO SCALE

NARANJA STREET

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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WEST ELEVATION

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

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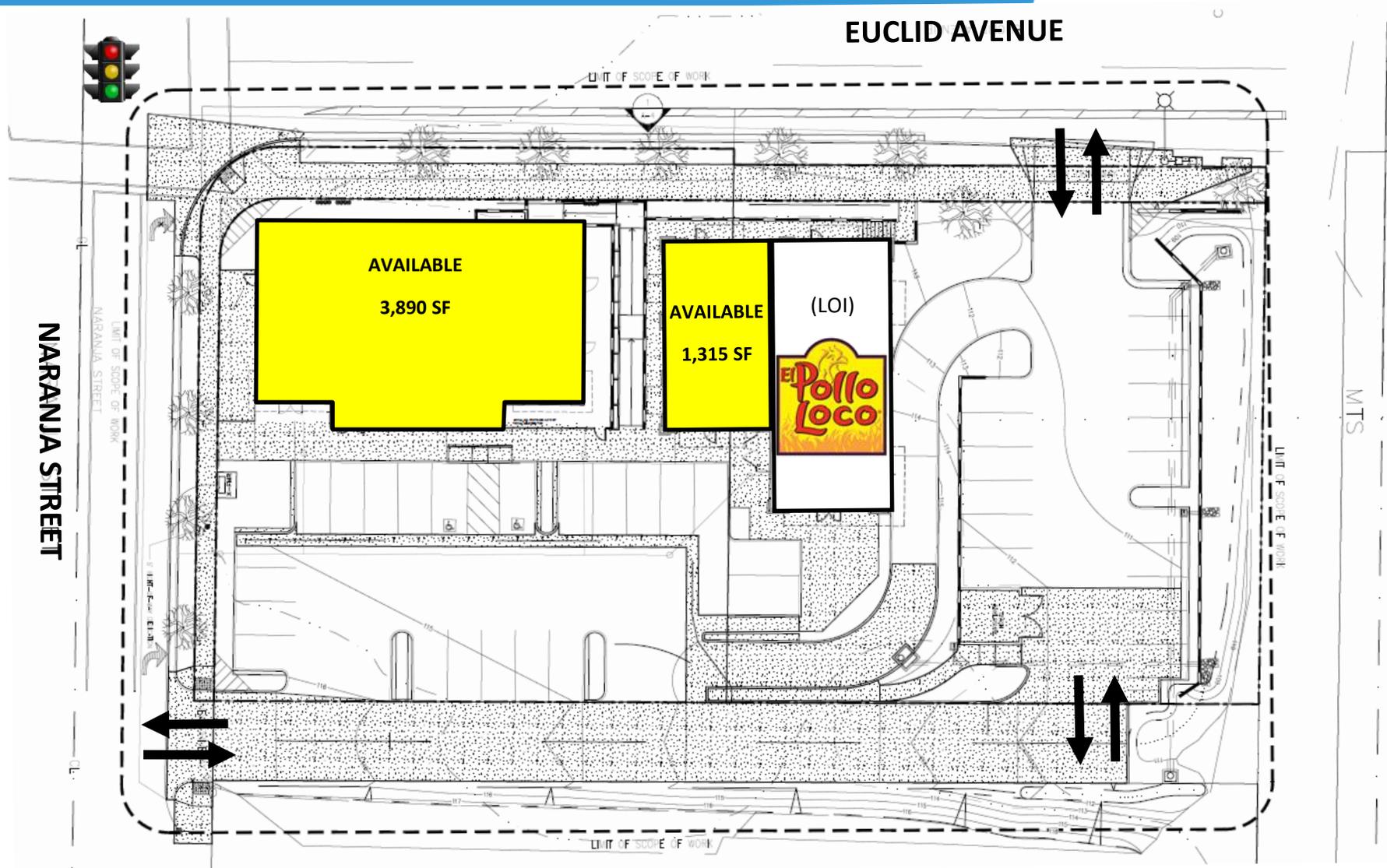
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SITE PLAN



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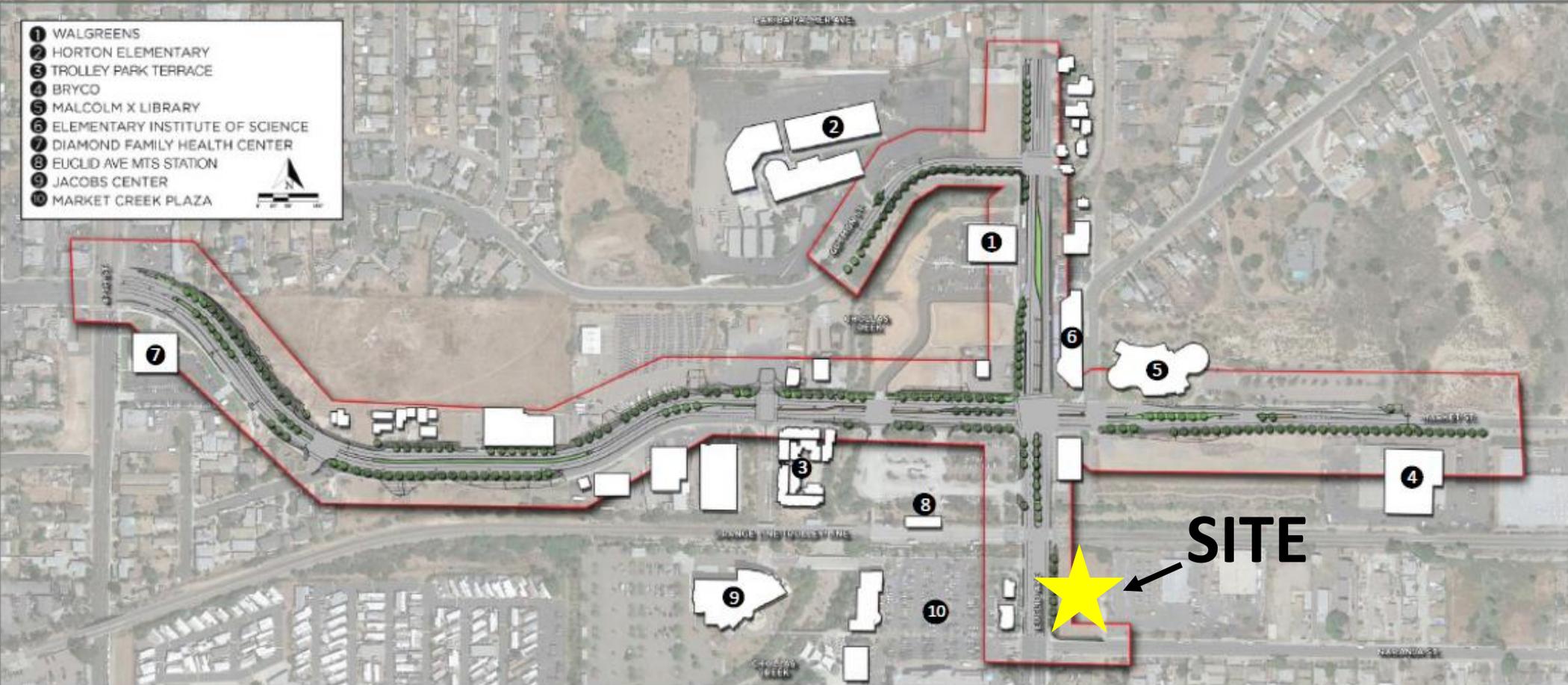
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COMPLETE STREETS INFRASTRUCTURE PROJECT

- 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

2020

31,215

267,443

644,897

POPULATION PROJECTION (2025)

31,715

271,390

657,252



HOUSEHOLDS

2020

8,063

71,998

218,822



AVERAGE HH INCOME

2020

\$62,049

\$69,697

\$77,975



TRAFFIC COUNT

EUCLID & NARANJA: 20,075 ADT (2016)

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