

FOR LEASE

Northgate Center

2919-2949 Coronado Ave, San Diego, CA 92154

- **BUSY GROCERY-ANCHORED NEIGHBORHOOD SHOPPING CENTER**
- **ABUNDANT PARKING**
- **HEAVY POPULATION DENSITY**
- **OTHER TENANTS INCLUDE: JACK IN THE BOX, NORTHGATE MARKET, METRO PCS, AL CARBON, SEGUROS INSURANCE AND MORE!**



AVAILABLE:

• **1,625 SF / 2,091 SF**

JUST SIGNED!



La Michoacana Plus
ICE CREAM PARLOR

For more information about this property, please contact:

Anthony Acosta
(619) 491-0335 ext. 18
Anthony@DuhsCommercial.com
CA License: 01900150

Scott Duhs
(619) 491-0614
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CA License: 01048874



COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT



SITE PLAN

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DEMOS AND PHOTOS

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DEMOGRAPHICS: (2018)

	<u>1Mile</u>	<u>3Miles</u>	<u>5Miles</u>
Total Population:	34,243	183,739	290,530
Avg. HH Income:	\$62,746	\$63,719	\$70,647

TRAFFIC COUNT: (2017)

Coronado Ave / 30th St	13,510 ADT
Beyer Blvd / Coronado Ave	17,023 ADT

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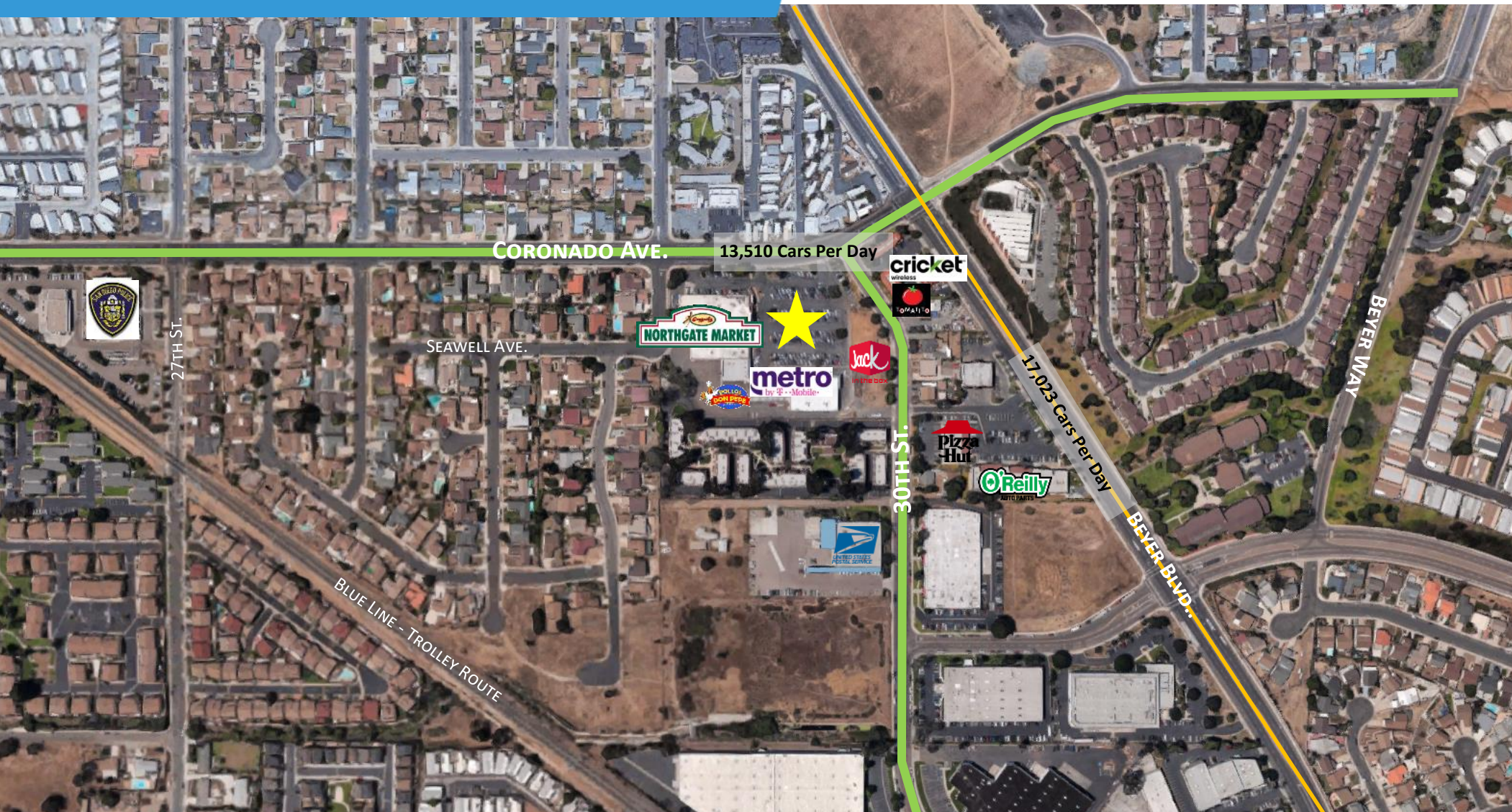
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AERIAL

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