

# AVAILABLE / Development Site or Former Restaurant Building

2420 Coronado Ave. San Diego, CA 92154

### Highlights:

- 1.73 Acre Freeway Site
- 5,220 SF Former restaurant
- Freeway Pole Signage

Coronado Avenue

For more information about this property, please contact:

**Austin Dias, MSRE**  
(619) 269-6077  
Austin@DuhsCommercial.com  
CA License: 01888482

**Scott Duhs**  
(619) 491-0614  
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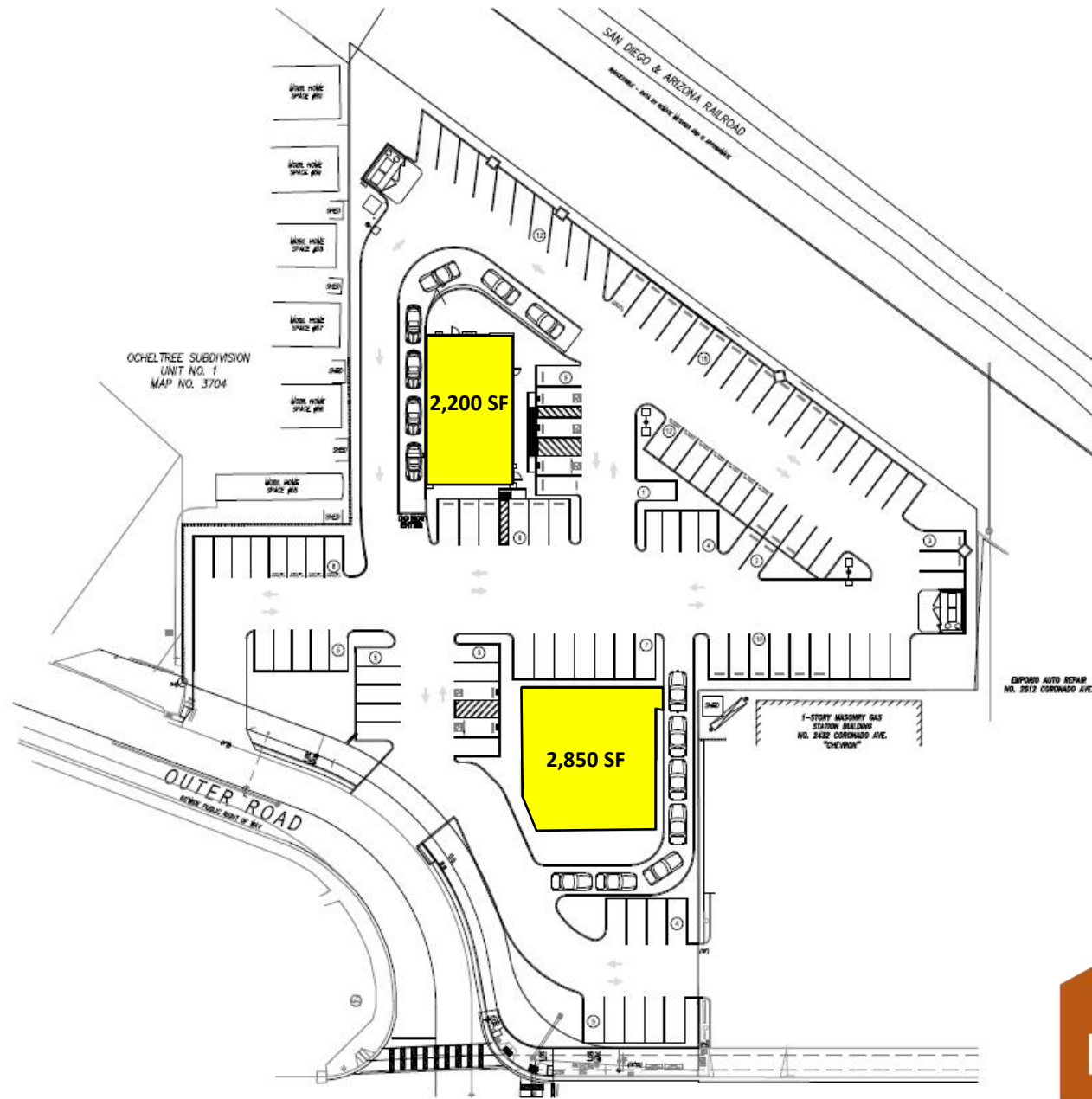


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BROKERAGE • INVESTMENT • DEVELOPMENT



# SITE PLAN (FLEXIBLE)



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# WEST



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# NORTH



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# AERIAL



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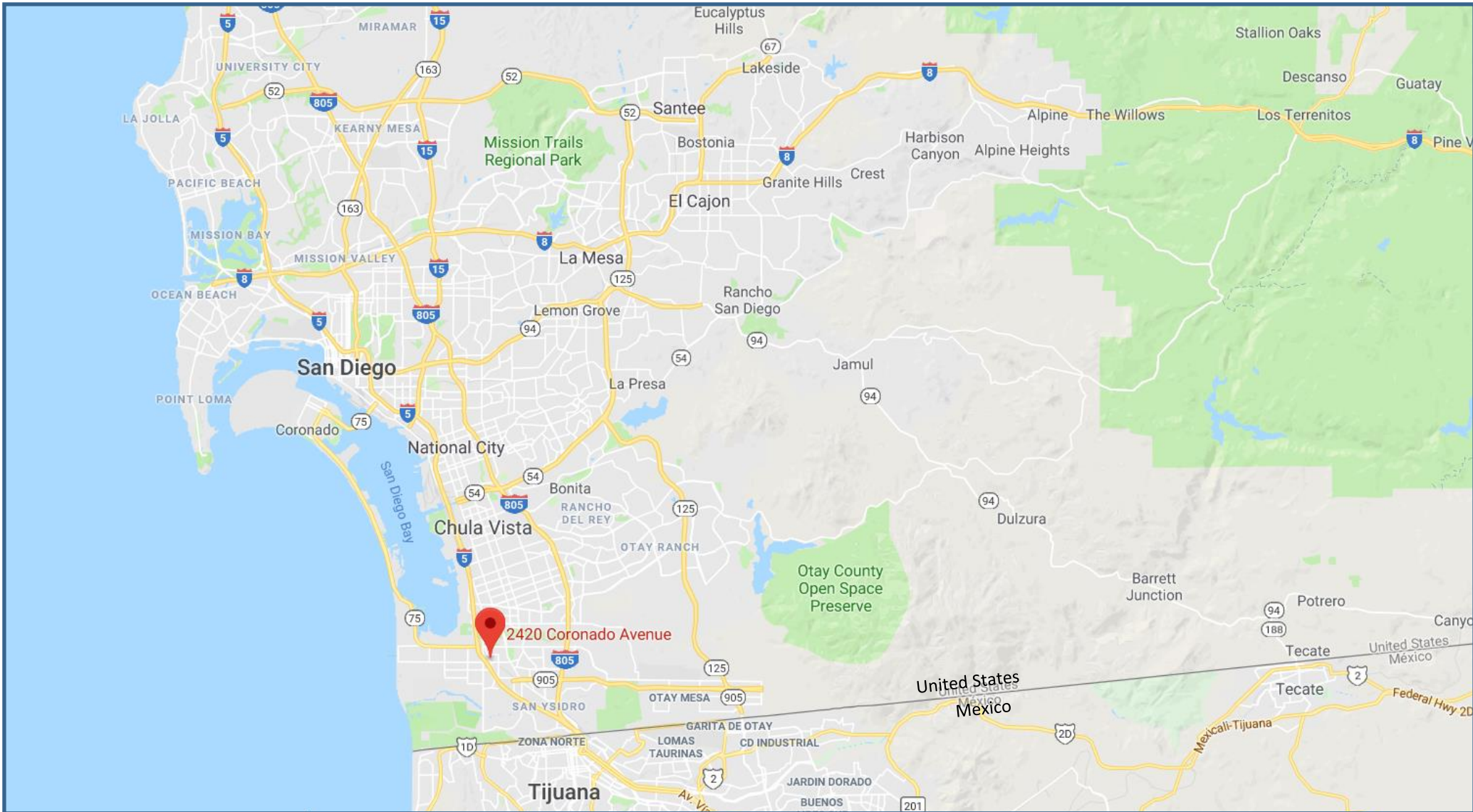
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# REGIONAL MAP



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# DEMOGRAPHICS

## Coronado Ave. San Diego, CA

	<b><u>Population</u></b>	<b><u>1 Mile</u></b>	<b><u>3 Miles</u></b>	<b><u>5 Miles</u></b>
	2017 Population	30,444	177,291	290,368
	2022 Projection	31,680	184,284	302,519
	<b><u>Households</u></b>			
	2018 Households	8,479	51,585	88,123
	2023 Projection	8,814	53,646	91,914
	<b><u>Average HH Income</u></b>			
	2018	\$61,725	\$62,535	\$69,763
	<b><u>Median HH Income</u></b>			
	2018	\$49,741	\$49,457	\$55,063
	<b><u>Traffic Count</u></b>			
	I-5 / Coronado Ave	141,200	ADT (2017)	
	Coronado Ave. / 25th St.	21,500	ADT (2017)	

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