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

For more information about this property, please contact:

hevro

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

Scott Duhs (619) 491-0614 Scott@DuhsCommercial.com CA License: 01048874 5

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com BROKERAGE · INVESTMENT · DEVELOPMENT

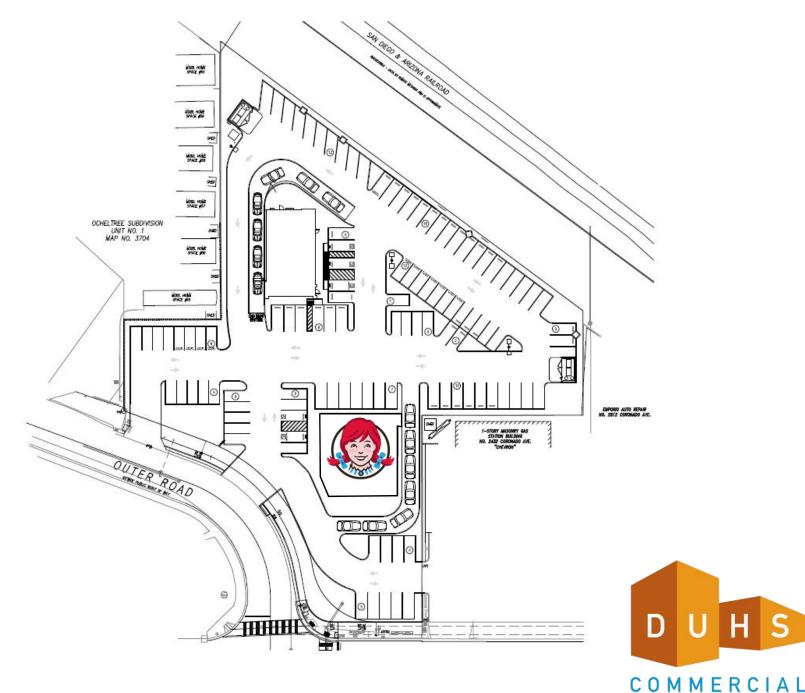
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SITE PLAN (FLEXIBLE)



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BROKERAGE • INVESTMENT • DEVELOPMENT





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NORTH

/ Coronado Avenue

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AERIAL



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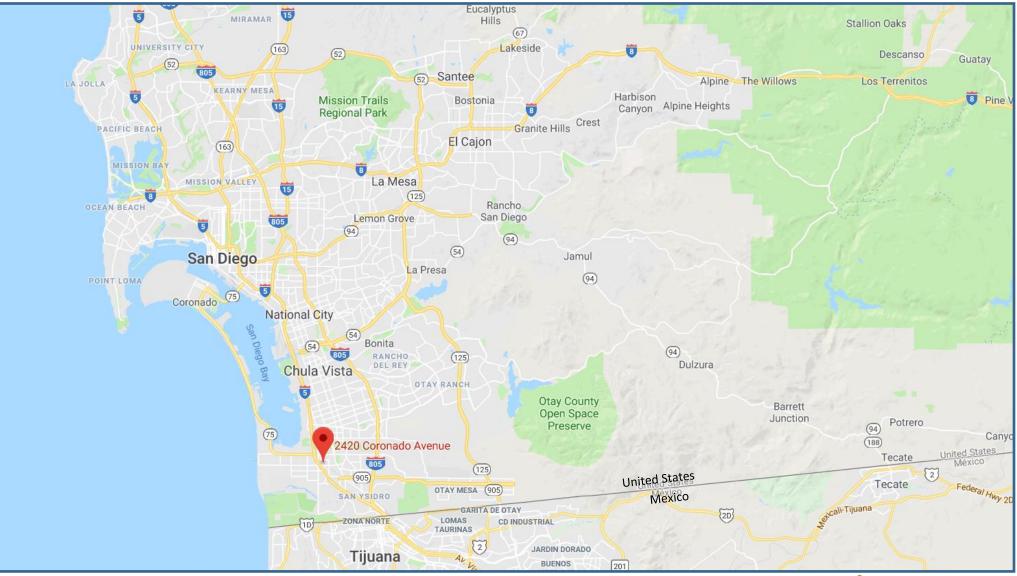


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REGIONAL MAP



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DEMOGRAPHICS

Coronado Ave. San Diego, CA

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

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