

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:

Austin Dias, MSRE

(619) 269-6077

Austin@DuhsCommercial.com

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Scott Duhs

(619) 491-0614

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COMMERCIAL

BROKERAGE • INVESTMENT • DEVELOPMENT

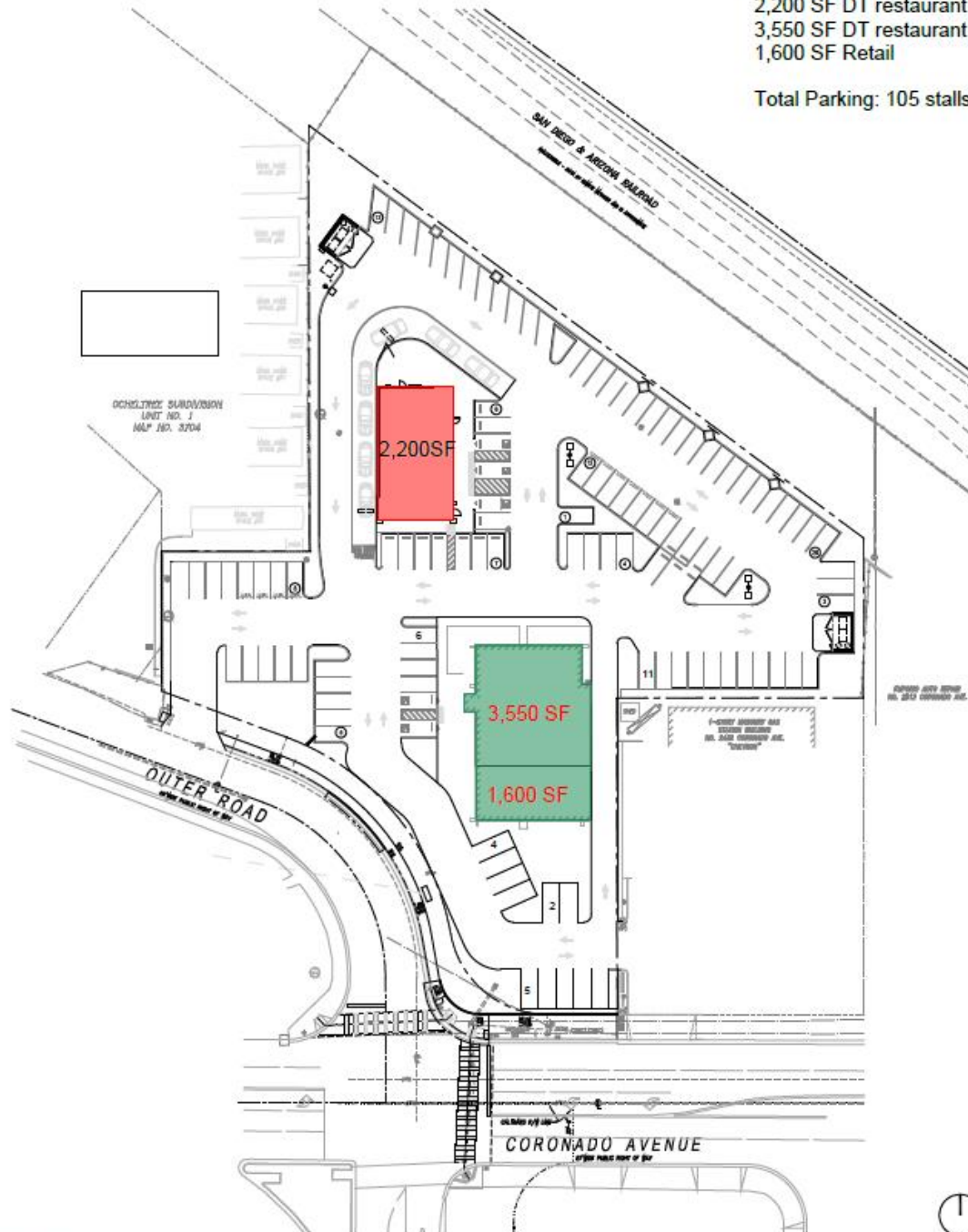


North American Franchise & Local Expertise

SITE PLAN

Option 3:
2,200 SF DT restaurant
3,550 SF DT restaurant
1,600 SF Retail

Total Parking: 105 stalls



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AERIAL



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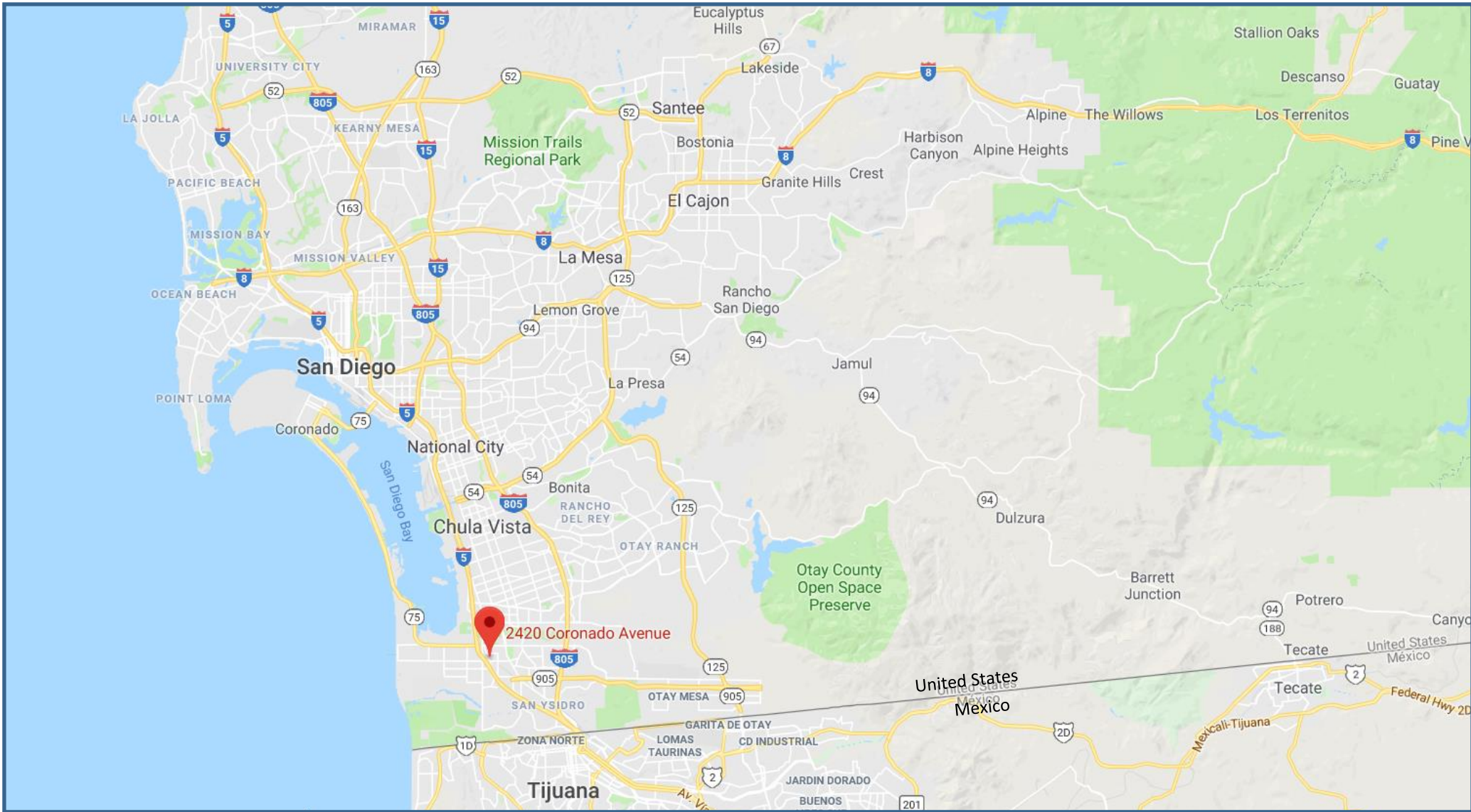
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REGIONAL MAP



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DEMOGRAPHICS

Coronado Ave. San Diego, CA

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

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