

# FOR LEASE

## SHELTER ISLAND VILLAGE

2907 Shelter Island Dr., San Diego, CA 92106

- Endcap Unit Available — 1,385 SF
  - Currently Subway (Please Don't Disturb Tenant)
- Located in the Center of the Point Loma Business District
- Excellent Visibility Along Shelter Island Drive
- Near Hotels, Marinas, Retail, Restaurants and Residential



*For more information about this property, please contact:*

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Craig Duhs  
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3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | [www.DuhsCommercial.com](http://www.DuhsCommercial.com)



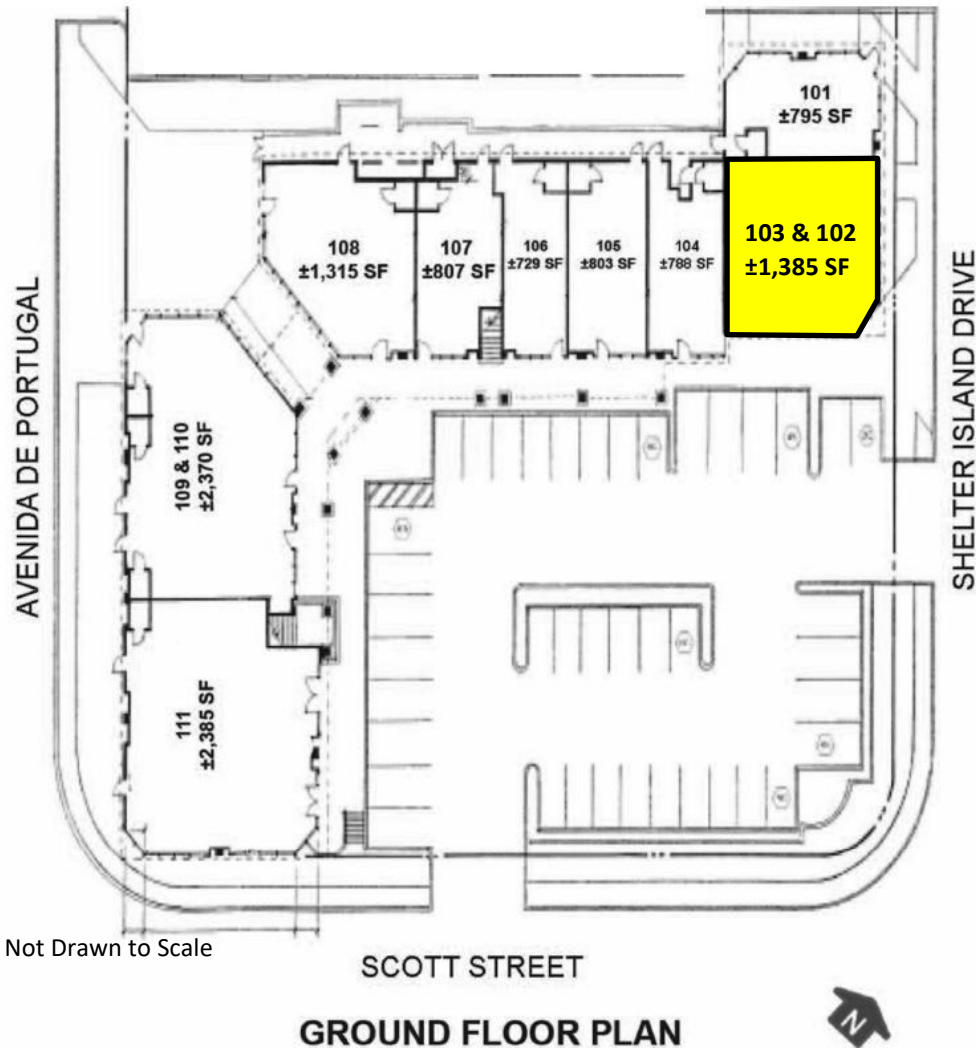
**COMMERCIAL**  
BROKERAGE • INVESTMENT • DEVELOPMENT



# SITE PLAN

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# AERIAL / DEMOGRAPHICS

# SHELTER ISLAND VILLAGE

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	1 Mile	2 Mile	3 Mile
<b>Population</b>			
2019 Total Population:	17,762	48,119	87,375
2024 Population:	18,900	50,240	92,379
Pop Growth 2019-2024:	6.41%	4.41%	5.73%
Average Age:	40.90	38.80	35.00
<b>Households</b>			
2019 Total Households:	7,465	19,835	31,070
HH Growth 2019-2024:	6.64%	3.96%	4.82%
Average Household Inc:	\$120,917	\$115,484	\$99,801
Avg Household Size:	2.20	2.30	2.30
2019 Avg HH Vehicles:	2.00	2.00	2.00
<b>Housing</b>			
Median Home Value:	\$821,267	\$840,913	\$809,984
Median Year Built:	1968	1962	1967



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