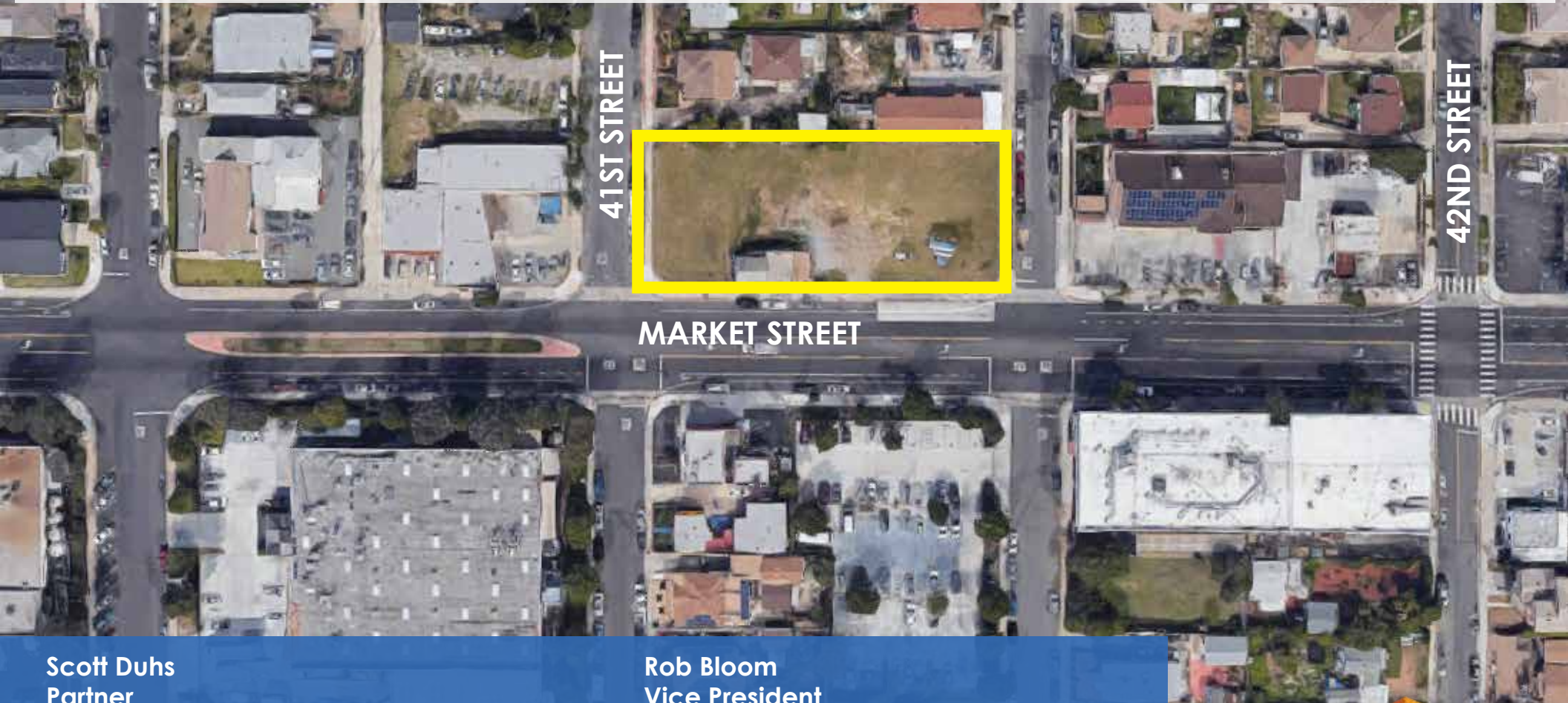


For Ground Lease

NEC Market St & 41st St,
San Diego, CA 92102

Size: ±23,000 SF
Dimensions: ±115' Frontage x ±97' Depth
Zoning: CN-1-4
[Parcel Information](#)
[Zoning Code](#)

- Excellent Restaurant/Retail Opportunity in Underserved Community
- Densely Populated Neighborhood with 133,242 Population in 2-Mile Radius
- Extensive Frontage along Market Street with 17,852 Cars per Day



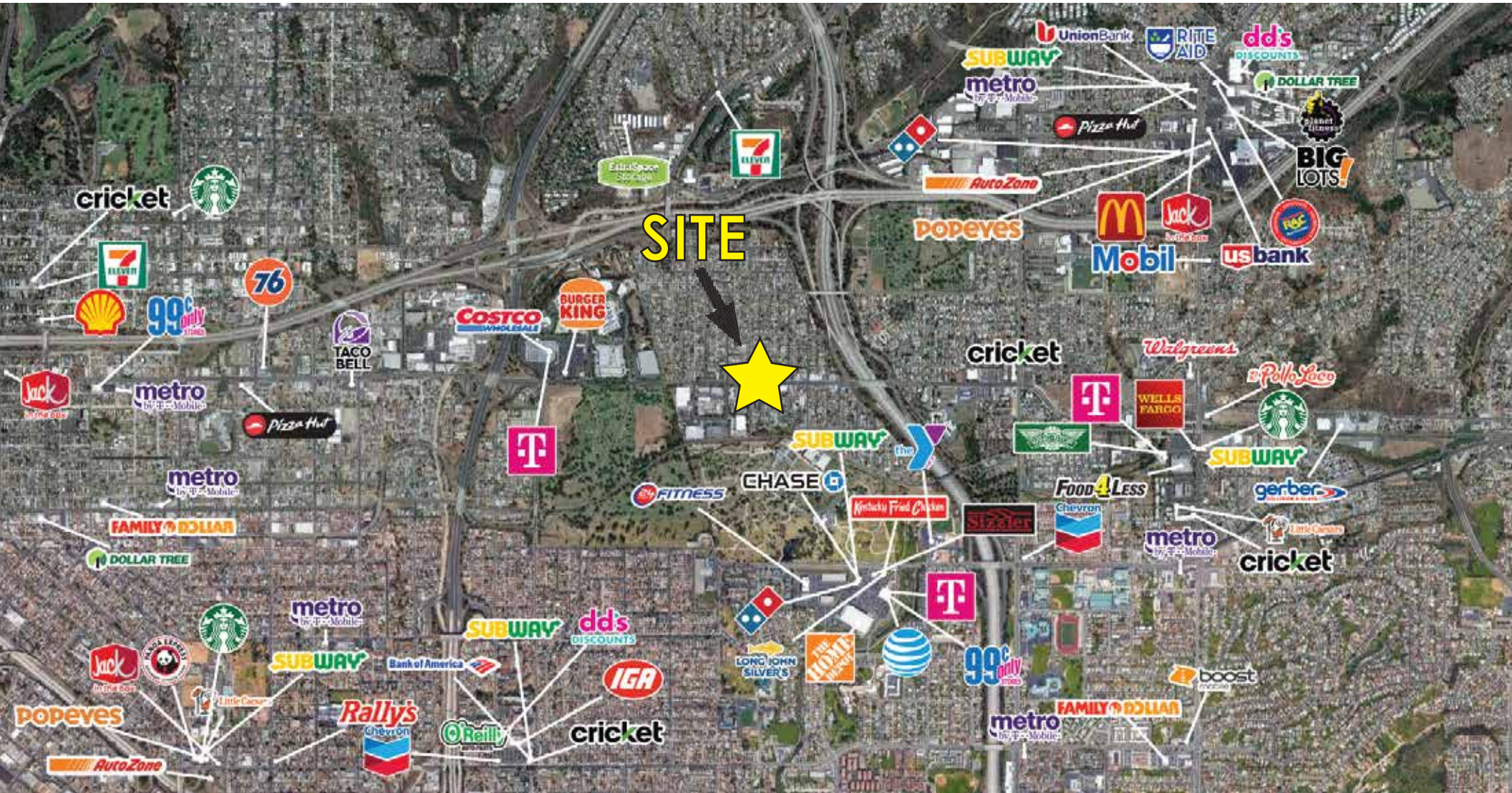
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Rob Bloom
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Aerial

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Demographics

NEC Market St & 41st St,
San Diego, CA 92102

	1 Mile	2 Mile	3 Mile
Population			
2022 Estimate	23,270	133,242	285,314
2027 Projection	23,234	132,797	285,669
Growth 2022 - 2027	0%	-0.1%	0%
Growth 2010 - 2022	0.3%	0.2%	0.5%
2022 Population By Race			
White	16,142 69.37%	192,261 67.39%	429,588 67.92%
Black	3,606 15.50%	37,384 13.10%	73,101 11.56%
Am. Indian & Alaskan	438 1.88%	4,916 1.72%	9,465 1.50%
Asian	2,165 9.30%	37,585 13.17%	87,466 13.83%
Hawaiian & Pacific Island	146 0.63%	2,067 0.72%	4,729 0.75%
Other	773 3.32%	11,102 3.89%	28,138 4.45%
Population by Hispanic Origin			
Hispanic Origin	16,638 71.50%	167,777 58.80%	293,593 46.42%
Households			
2027 Projection	5,885	87,713	225,829
2022 Estimate	5,893	87,436	225,015
2010 Census	5,699	82,213	210,993
Growth 2022 - 2027	-0.14%	0.32%	0.36%
Growth 2010 - 2022	3.40%	6.35%	6.65%
2022 Avg Household Income			
Occupied Housing	\$66,617	\$73,072	\$87,349
Owner Occupied	2,382 40.41%	28,584 32.69%	81,886 36.39%
Renter Occupied	3,512 59.59%	58,852 67.31%	143,128 63.61%