

# FOR SALE

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

**Price:** \$2,200,000

**Size:** ±23,000 SF

**Dimensions:** ±230' Frontage x ±97' Depth

**APN's:** 546-071-32, 546-071-33

**Zoning:** CN-1-4 [[Click for Info](#)]

CCHS - Complete Communities Tier 3/ 6.5 FAR

- Excellent Commercial / Mixed- Use 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



**Scott Duhs**

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**Rob Bloom**

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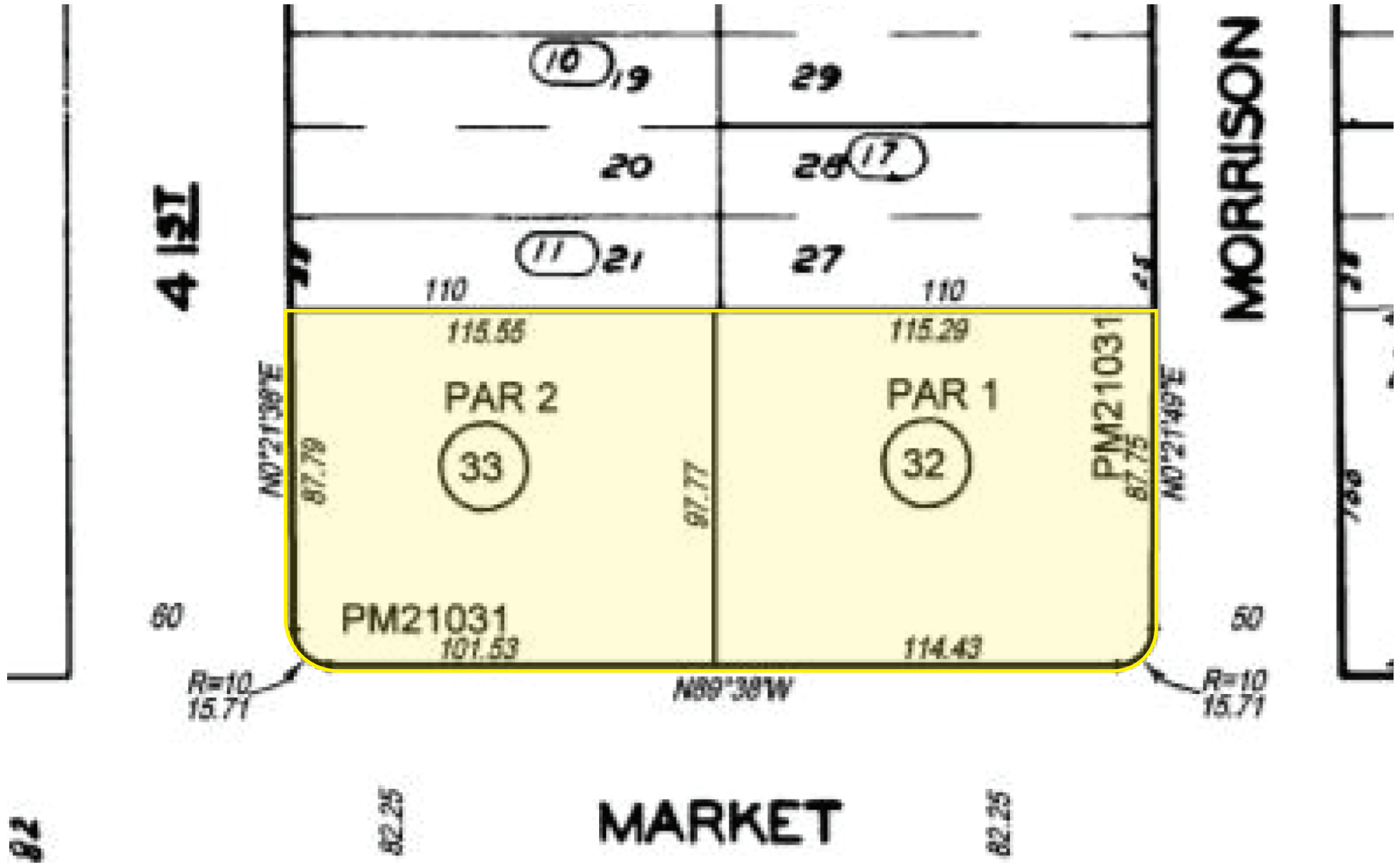
**COMMERCIAL**  
BROKERAGE • INVESTMENT • DEVELOPMENT



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.

# PARCEL MAP

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# AERIAL

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# — DEMOGRAPHICS


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	1 MILE	2 MILE	3 MILE
<b>POPULATION</b>			
2027 Projection	23,234	132,797	285,669
2022 Estimate	23,270	133,242	285,314
2022-2027 Growth	0%	-0.1%	0%
2010 - 2022 Growth	0.3%	0.2%	0.5%
<b>2022 POPULATION BY RACE</b>			
White	16,142 69.37%	192,261 67.39%	492,588 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%
Asain	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%
<b>POP. BY HISPANIC ORGIN</b>			
Hispanic Origin	16,638 71.50%	167,777 58.80%	293,593 46.42%
<b>HOUSEHOLDS</b>			
2027 Projection	5,885	87,713	225,829
2022 Estimate	5,893	87,436	225,015
2010 Census	5,699	82,213	210,993
2022-2027 Growth	-0.14%	0.32%	0.36%
2010-2022 Growth	3.40%	6.35%	6.65%
<b>2022 AVG. HH INCOME</b>			
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%

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