

# For Lease

2969-2973 India Street  
San Diego, CA 92103

## Prime Freestanding Commercial Building in the Heart of San Diego



### Highlights:

- Approx. 1,600 SF Rare Freestanding Commercial Building located in Middletown, between Old Town & Downtown San Diego.
- Onsite Parking - Approx. 3,884 SF corner lot
- Immediate Access to I-5
- High Ceilings
- Prominent Freeway Visibility with an Exceptional Signage Opportunity (I-5; 231k cars per day).
- High Identity & Visibility - Boasting 116' of India Street Frontage
- Centrally located near Downtown, Little Italy, Old Town, Mission Hills, & Banker's Hill.
- Just minutes away from San Diego International Airport
- Scenic Views of San Diego Harbor, Downtown, Point Loma, and San Diego International Airport



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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.

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

**Anthony Acosta**

Senior Associate | CA License: 01900150

619.491.0048 | [Anthony@DuhsCommercial.com](mailto:Anthony@DuhsCommercial.com)



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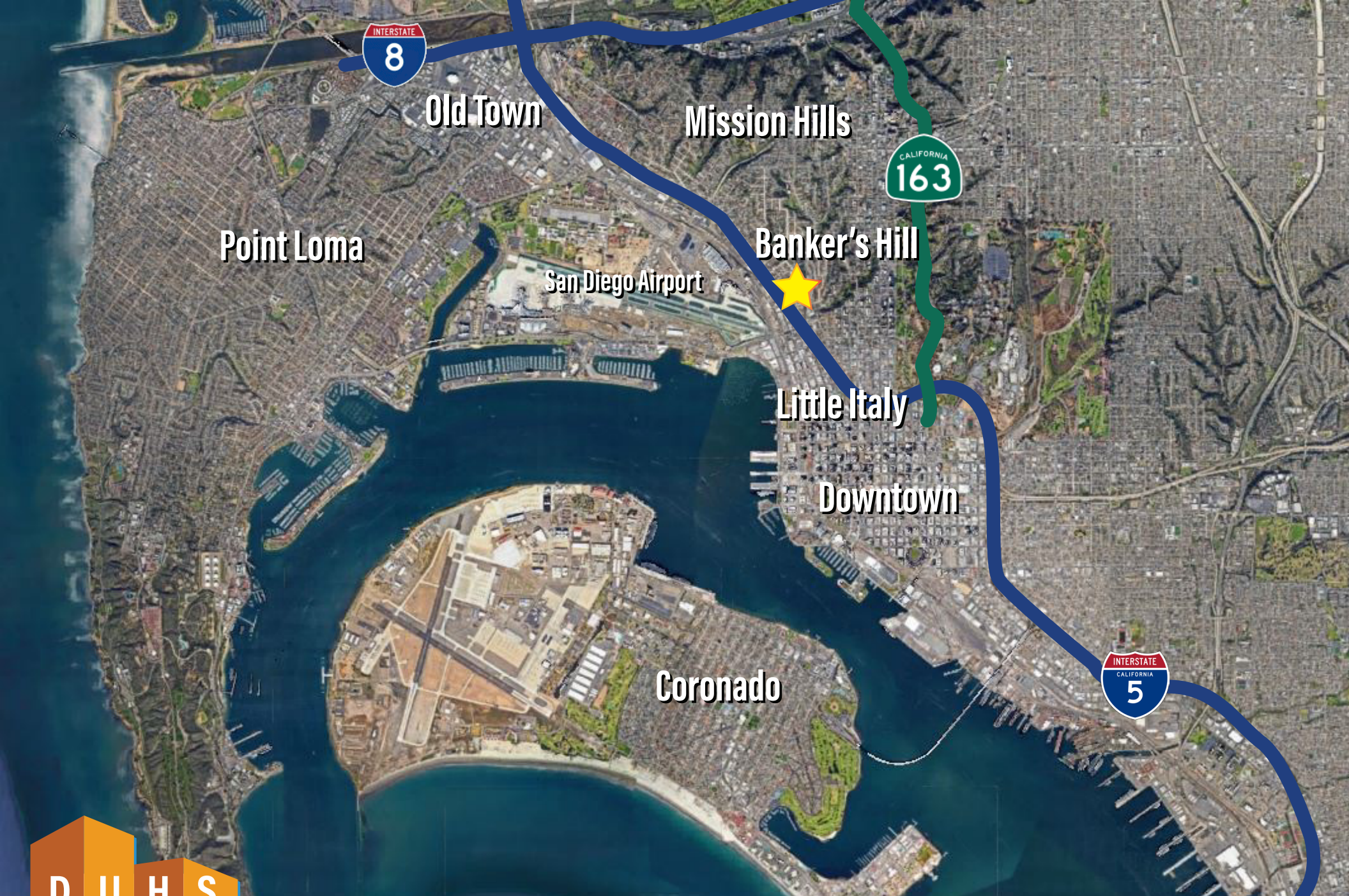
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**1 Mile****3 Miles****5 Miles****Population**

2023 Estimate	21,441	195,543	470,787
2028 Projection	21,370	195,671	466,184
Growth 2010-2023	0.9%	1.1%	0.5%
Growth 2023-2028	-0.1%	0%	-0.2%

**Population By Race**

White	17,946	150,920	356,230
Black	871	16,311	39,542
Am. Indian & Alaskan	160	2,496	6,623
Asian	1,501	15,329	44,261
Hawaiian & Pacific Island	57	899	2,358
Hispanic	3,890	56,663	173,688
Other	906	9,588	21,773

**Households**

2023 Estimate	12,107	95,131	193,440
2028 Projection	12,049	95,261	191,715
Growth 2023-2028	-0.1%	0%	-0.2%
Growth 2010-2023	0.7%	1.0%	0.6%

**2020 Avg Household Income**

\$116,871	\$103,491	\$101,785
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**Occupied Housing**

Owner Occupied	3,840	27,265	62,887
Renter Occupied	8,209	67,996	128,827

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