

FOR LEASE

1223 Palm Ave

IMPERIAL BEACH
STREET FRONT RETAIL



SUMMARY

LOCATION 1231 Palm Avenue, Imperial Beach, CA

UNIT SIZE +/- 975 sq. ft.
MAX CONT. 975 sq. ft.

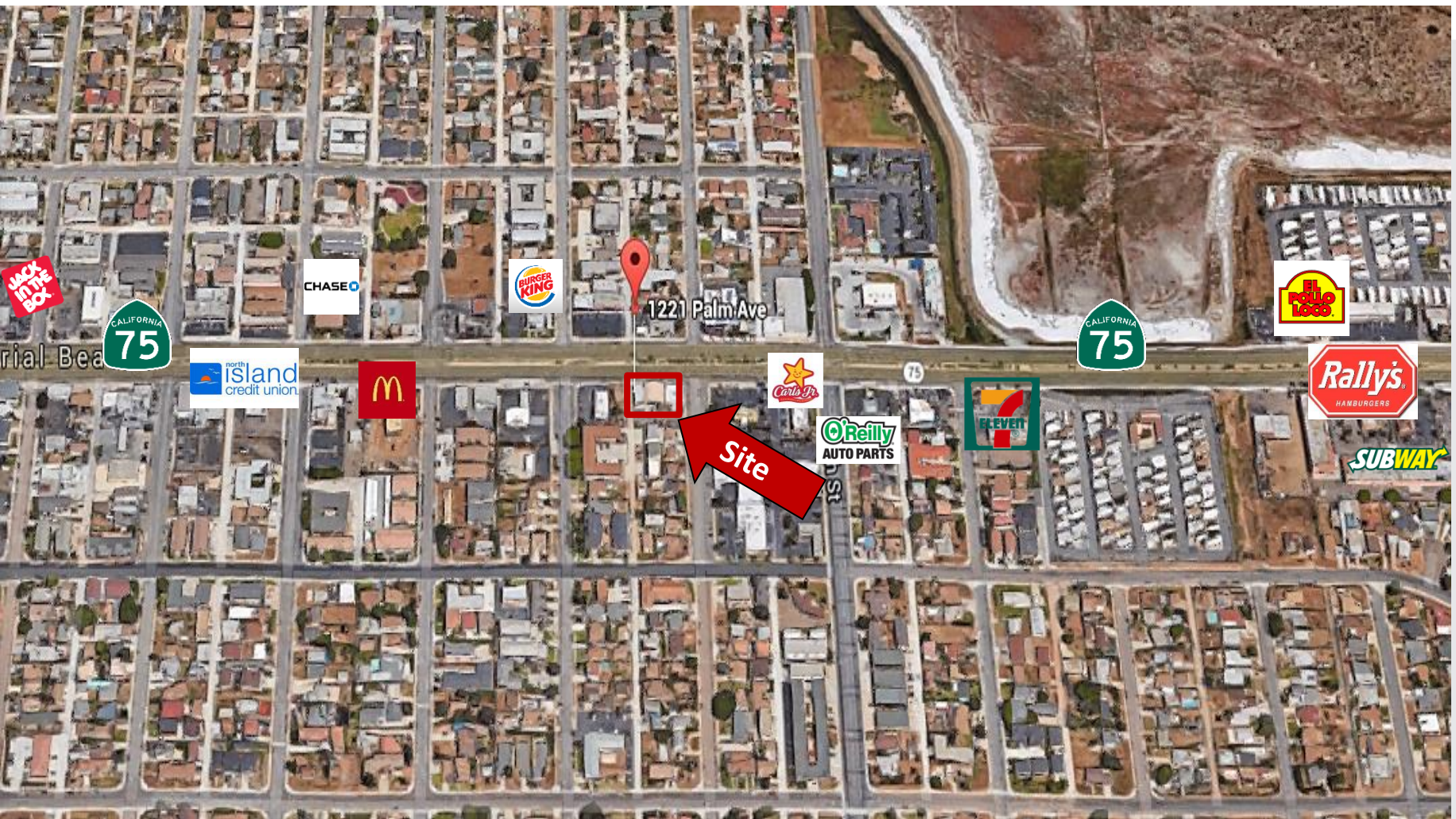
LOT SIZE 10,900 sq. ft.

RENT \$2.50/PSF Base Rent + \$0.60/month PSF NNN

HIGHLIGHTS

- Move in Ready
- Great Retail corridor on Imperial Beach's Hwy 75
- 50,241 Cars Per Day on Palm/Georgia
- Excellent exposure along Palm Ave (Highway 75)
- Off Street Parking in Rear of building
- Surrounded by San Diego Naval Bases

AREA OVERVIEW



DEMOGRAPHICS

Description	1 Mile Radius		3 Mile Radius		5 Mile Radius	
	Total	%	Total	%	Total	%
Pop-Facts Summary						
Population						
2021 Projection	28,562		118,018		272,768	
2016 Estimate	27,525		113,240		260,606	
2010 Census	26,532		108,421		247,177	
2000 Census	26,620		106,593		233,865	
Growth 2016 - 2021		3.77%		4.22%		4.67%
Growth 2010 - 2016		3.74%		4.44%		5.43%
Growth 2000 - 2010		(0.33%)		1.72%		5.69%
Households						
2021 Projection	9,366		36,225		82,346	
2016 Estimate	9,000		34,735		78,671	
2010 Census	8,627		33,277		74,838	
2000 Census	8,724		33,103		72,914	
Growth 2016 - 2021		4.06%		4.29%		4.67%
Growth 2010 - 2016		4.32%		4.38%		5.12%
Growth 2000 - 2010		(1.11%)		0.52%		2.64%



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CAPITAL
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