

4390 Palm Avenue

San Diego, California 92154



**FLOCKE &
AVOYER**
Commercial Real Estate

FOR LEASE

For more information

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Property Highlights

4390 Palm Avenue is a ±5,400 SF building located off I-805 and Palm Avenue. This freeway-oriented site is located within the Palm Ridge Shopping Center.

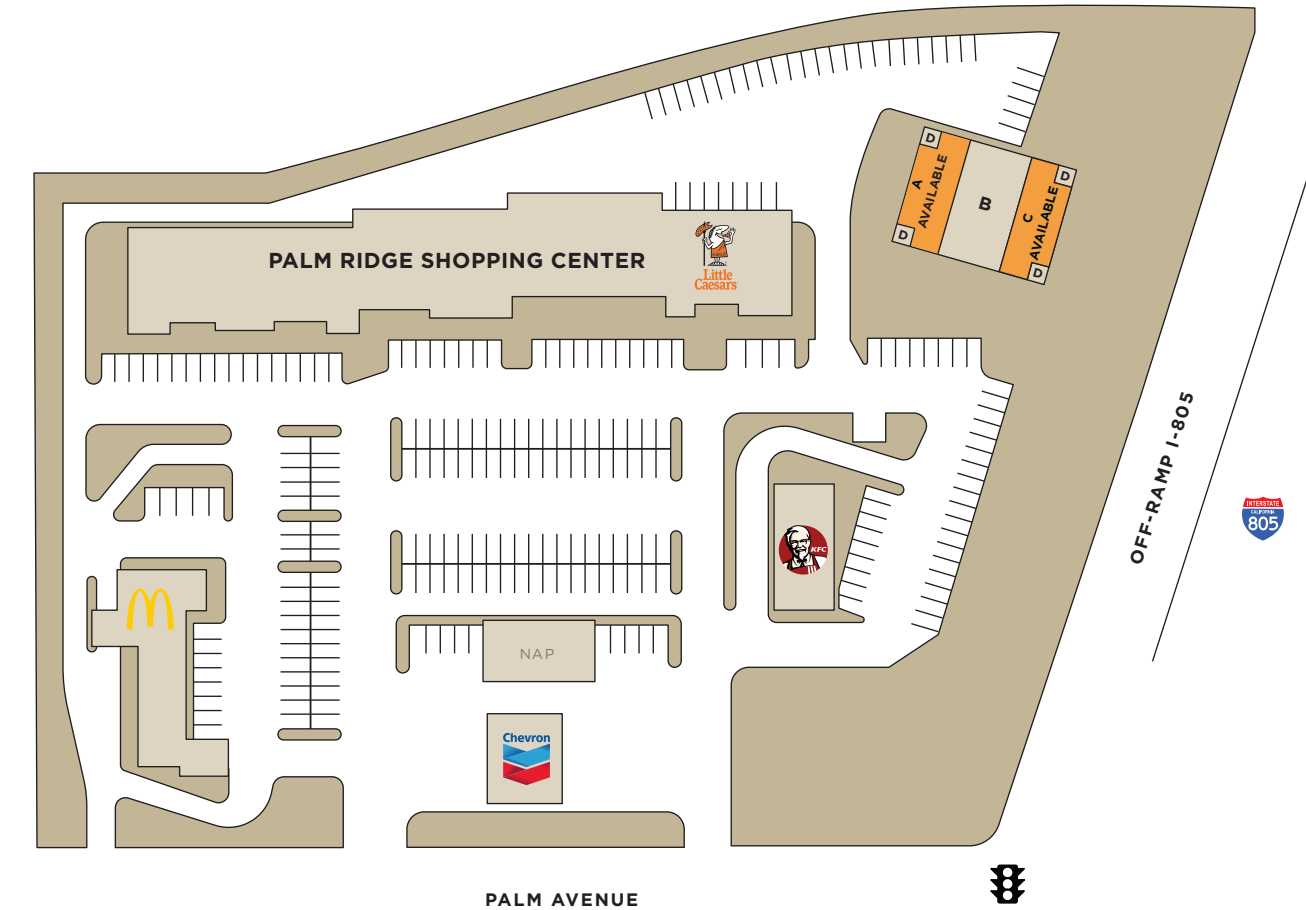
4390 PALM AVENUE, SUITE A | For Lease
4390 PALM AVENUE, SUITE C | For Lease

- Suite A | ±2,200 SF endcap former sushi restaurant
- Suite C | ±1,800 SF endcap former fitness facility
- Strong household incomes
- High traffic counts
- Co-tenants include McDonalds, Chevron, KFC, and Little Caesars



Site Plan

SUITE	TENANT	SF
A	Available	2,200
B	Faded Craft Barbershop	1,400
C	Available	1,800
D	T-Mobile Cell Tower	



Suite A



Suite C



IMPACTFUL RETAIL INTERSECTION – I-805 AND PALM AVENUE

- Palm Ridge Shopping Center (McDonalds, KFC, Chevron)
- Palm Promenade (Vons, Walmart, Home Depot & AMC Theatres)
- Kaiser Permanente Otoy Mesa Medical Center (362,329 SF, urgency care and specialty medical offices)



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Area Demographics



Population

1 Mile	23,405
3 Miles	175,572
5 Miles	334,245



Traffic Counts

Palm Ave.	±30,003 ADT
I-805	±117,677 ADT



Average HH Income

1 Mile	\$126,885
3 Miles	\$109,603
5 Miles	\$118,302



Disclaimer

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