

1,080-9,000 SF RETAIL AVAILABLE

FOR LEASE

# OTTO PLAZA

3506-3596 NATIONAL AVE  
SAN DIEGO | CA



## PROPERTY HIGHLIGHTS

- Neighborhood Shopping Center – Main retail center in area ideal for daily needs
- Retail Available – 9,000 SF (Lease Pending), 3,000 SF, 2,670 SF & 1,080 SF
- Anchored by dd's DISCOUNTS, O'Reilly Auto Parts and Manolo Farmers Market, other national tenants include Bank of America (ATM) and H&R Block
- Densely populated area of San Diego with over 150,000 residents in a 3-mile radius
- Easy access to I-15 and close proximity to I-5



## Demographic summary

|                    | 1 Mile   | 3 Mile   | 5 Mile   |
|--------------------|----------|----------|----------|
| Population         | 35,877   | 218,808  | 554,697  |
| Average HH Income  | \$66,478 | \$85,283 | \$94,407 |
| Daytime Population | 7,051    | 151,600  | 293,995  |
| Median Age         | 29.8     | 35.7     | 36.9     |

\*Source: CoStar Group

## Traffic counts

| STREET       | VPD          |
|--------------|--------------|
| National Ave | ±11,200 VPD  |
| 35th Ave     | ±5,600 VPD   |
| I-15         | ±118,000 VPD |

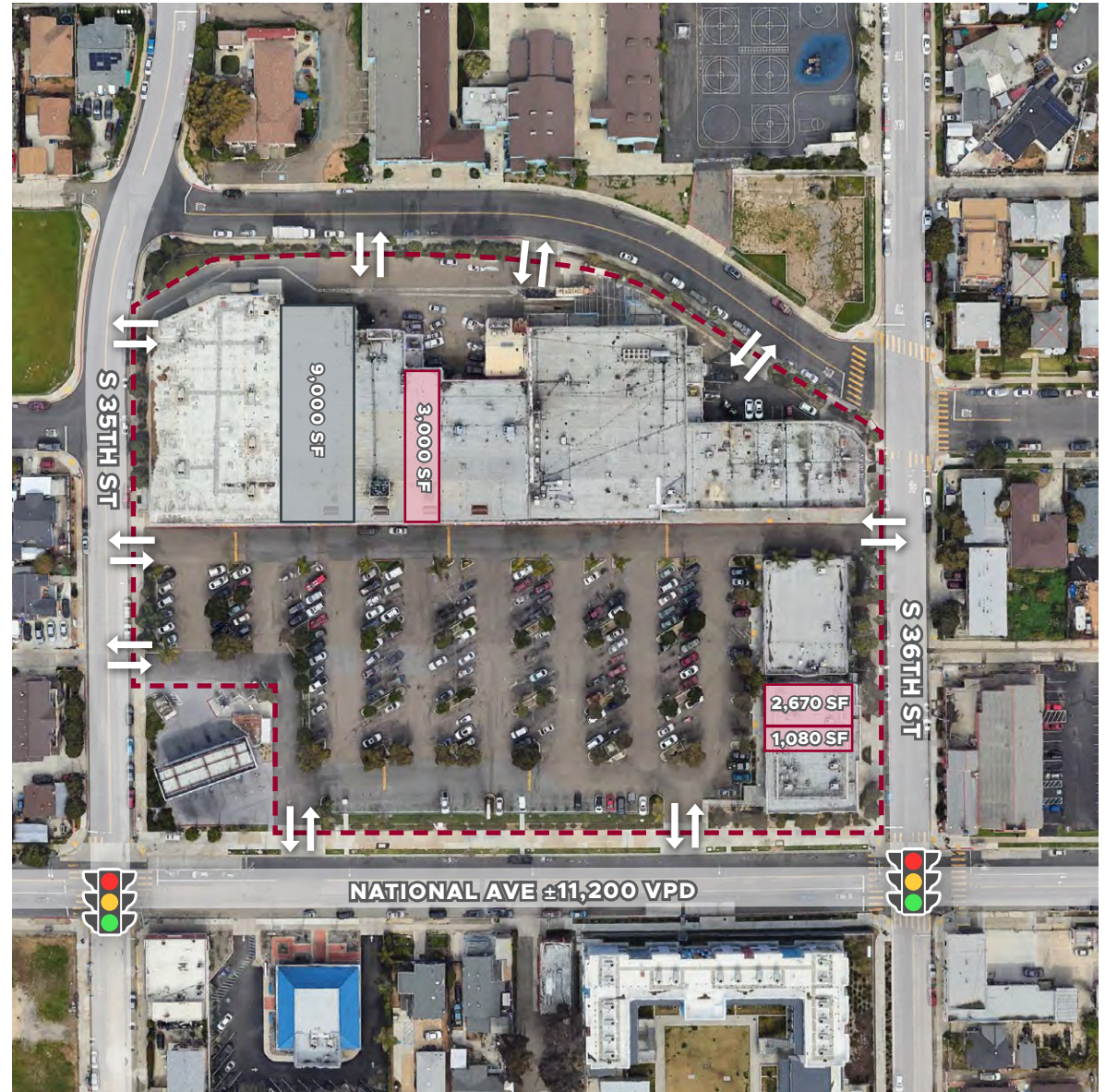
\*Source: CoStar Group

Join Center  
Retailers



# SITE MAP

| SUITE  | Tenant                                    | SF       |
|--------|-------------------------------------------|----------|
| 3522   | dd's DISCOUNTS                            |          |
| 3530   | Lease Pending                             | 9,000 SF |
| 3534   | Happy Young Apparel                       |          |
| 3534   | Available Retail                          | 3,000 SF |
| 3548   | O'Reilly Auto Parts                       |          |
| 3550   | Manolo Farmers Market                     |          |
| 3558   | Paletas La Michoacana (Mexican Ice Cream) |          |
| 3562   | Pronto Insurance                          |          |
| 3564   | Art Massage Spa                           |          |
| 3568   | Giant King Pizza                          |          |
| 3570   | H&R Block                                 |          |
| 3576   | Wash & Dry Laundry                        |          |
| 3598   | WIC                                       |          |
| 3596   | Mia Bella Hair Salon                      |          |
| 3594   | El Taco Rico                              |          |
| 3582-4 | Available Retail                          | 2,670 SF |
| 3582-3 | Available - 2nd Generation Restaurant     | 1,080 SF |
| 3582-2 | Smoke Shop                                |          |
| 3582-1 | Cricket Wireless                          |          |
| 3582   | Bank of America ATM                       |          |



3506-3596 NATIONAL AVE



## SUITE 3530

9,000 SF Retail  
Lease Pending

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## SUITE 3534

3,000 SF Retail  
Available Immediately

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## SUITE 3582-4

2,670 SF Retail  
Available Immediately

3506-3596 NATIONAL AVE



## SUITE 3582-3

1,080 SF Retail (Second-Generation Restaurant)  
Available Immediately

3506-3596 NATIONAL AVE

# AERIAL

Coronado  
Bridge



Downtown  
San Diego

SUBJECT  
SITE  


I-15 ±118,000 VPD

35TH AVE ±5,600 VPD

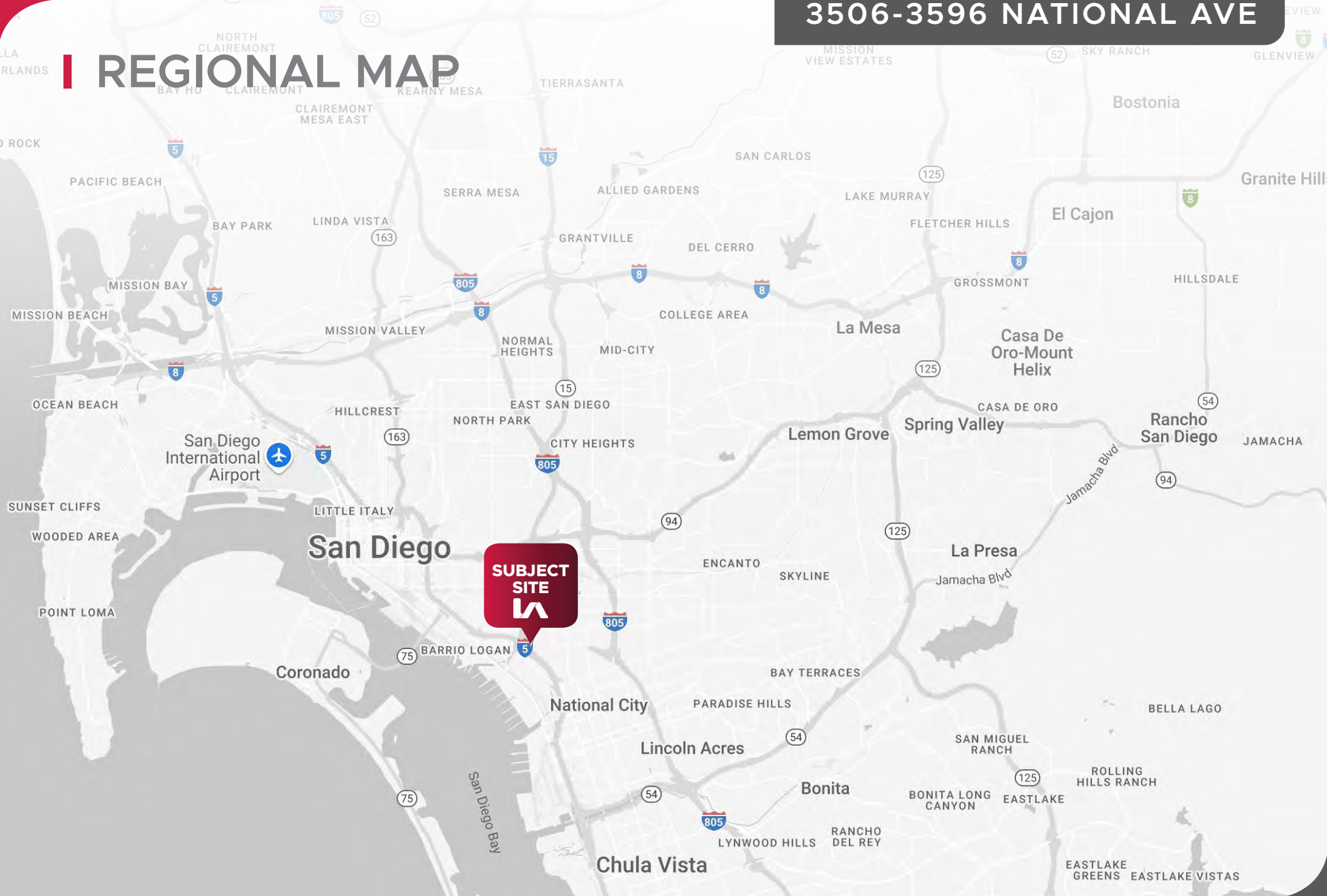
35TH AVE

NATIONAL AVE ±11,200 VPD

LOGAN AVE

3506-3596 NATIONAL AVE

# REGIONAL MAP



# OTTO PLAZA



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