



Paradise Valley
SHOPPING CENTER

6905 PARADISE VALLEY ROAD - SAN DIEGO, CA 92139

**MULTI-TENANT RETAIL
NEIGHBORHOOD CENTER FOR LEASE**

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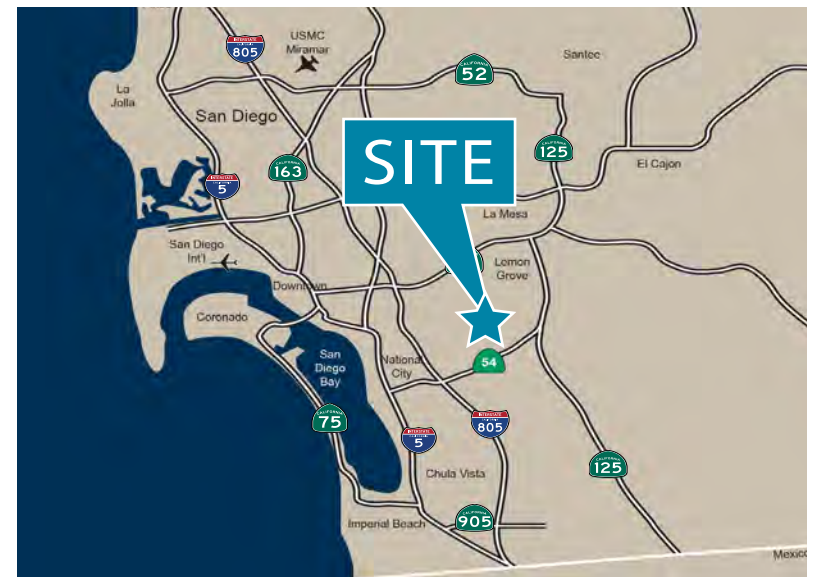
Voit
REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS

- Excellent Retail Opportunity on Signalized Intersection
- Close Proximity to I-805, I-125, and I-54 Freeways
- Strong Demographics and Traffic Counts
- 40,000 SF Shopping Center is 94% Leased

CO-TENANTS INCLUDE:



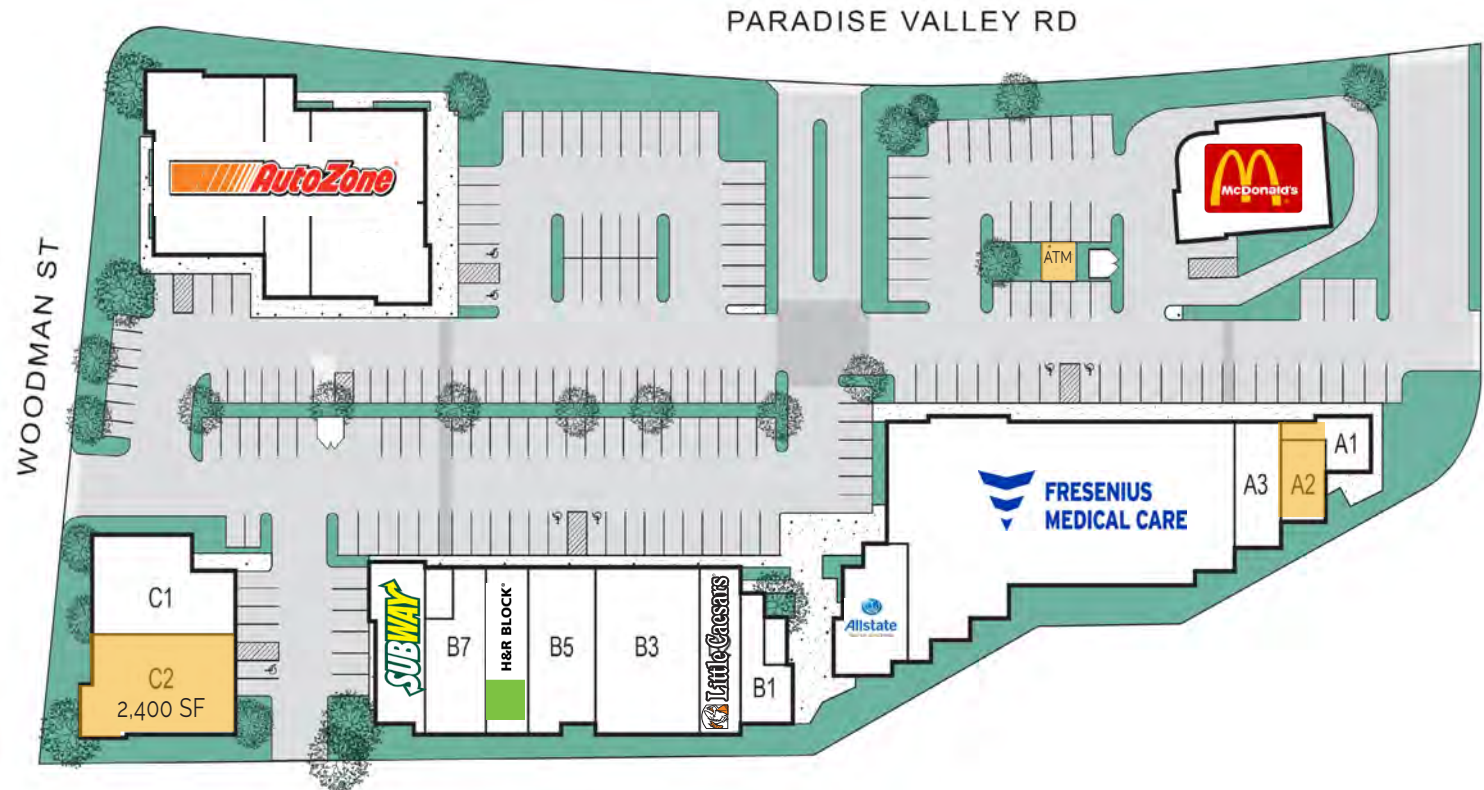
Lease Rate: \$2.00/SF + NNN
 NNN + \$0.72

Site Photos



Site Plan

SUITE	TENANT
A1	Dentist
A2	Available - 850 SF
A3	Salon
A4	Fresenius Medical Care
A9	AllState
B1	Charter School of San Diego
B2	Little Cesars
B3	Laundry
B5	Cleaners
B6	H&R Block
B7	Market
B8	Subway
C1	Liquor
C2	Available - 2,400 SF
D1-D4	Autozone
ATM	Available



Demographics

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population (2015)	30,926	193,401	520,428
Projected Population (2020)	32,641	203,963	546,871
Average Household Size	3.60	3.50	3.30
Median Age	36.30	36.50	36.60
Average Household Income	\$76,715	\$70,780	\$67,743
Median Household Income	\$63,852	\$56,801	\$52,087
Median Home Value	\$308,129	\$312,259	\$332,450
Bachelor's Degree or higher	32.2%	33.8%	38.5%

TRAFFIC COUNTS

		ADT
Paradise Valley Rd	Potomac St	±18,957
Paradise Valley Rd	Woodman Village Driveway	±18,953
S. Woodman St	Paradise Valley Rd	±17,290
S. Woodman St	Benjamin Holt Rd	±15,982
Morena Blvd	Ingulf St	±10,169

QUICK STATS 5 MILE RADIUS (2015)

520,428 RESIDENTS



AVERAGE AGE of 35



154,758
Households



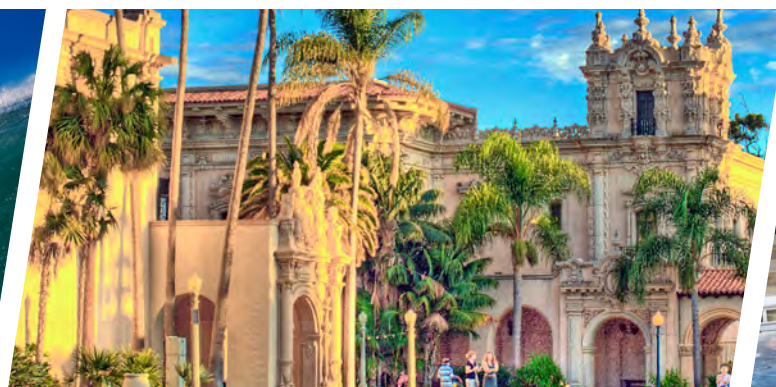
\$67,742
Avg. Household Income



\$332,450
Median Home Value



38.5%
College Educated



Aerial



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