

Silver Strand Plaza

FOR LEASE | 600 PALM AVENUE, IMPERIAL BEACH, CA



Brian G Pyke
858.324.6103
bpyke@riretail.com
LIC #01506790

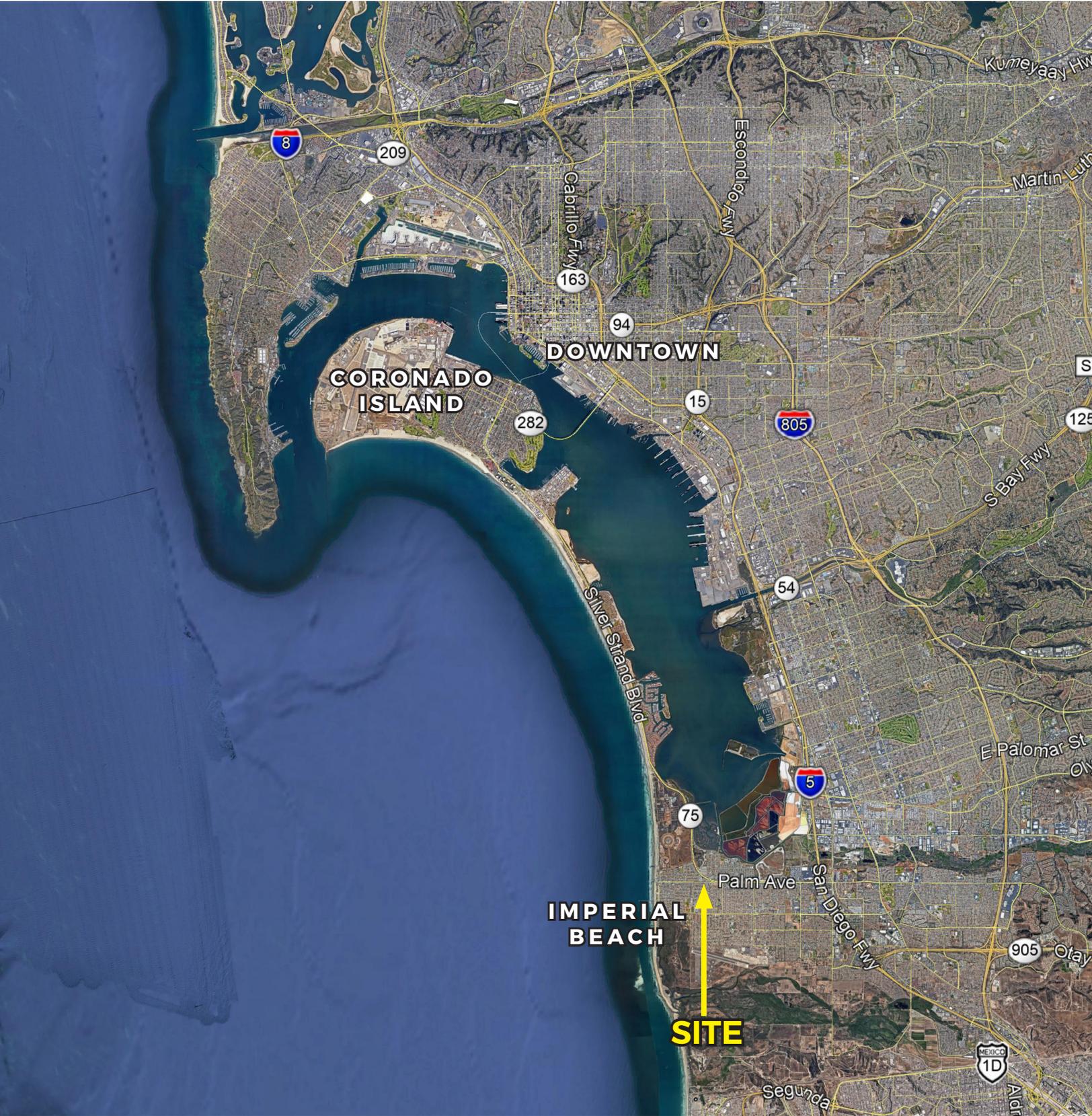
RETAIL INSITE
405 S. Highway 101, Suite 150, Solana Beach, CA 92075
LIC #01206760 | www.riretail.com



- ±44,647 SF retail center for lease in Imperial Beach
- Available suites ranging from 741 SF - 1,639 SF
- Ground floor retail & second floor office and retail space available
- Underwent a recent \$500,000+ renovation
- Heavily trafficked center located minutes from the Silver Strand and coastal Imperial Beach
- Monument signage and ample parking available
- Within close proximity to multiple retailers including CVS, Grocery Outlet, Starbucks, Chipotle, and others
- Just 4 blocks from the property, the Navy is currently under a \$1.5M construction, which will employ 3,300 additional staff



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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A NAVY COASTAL CAMPUS

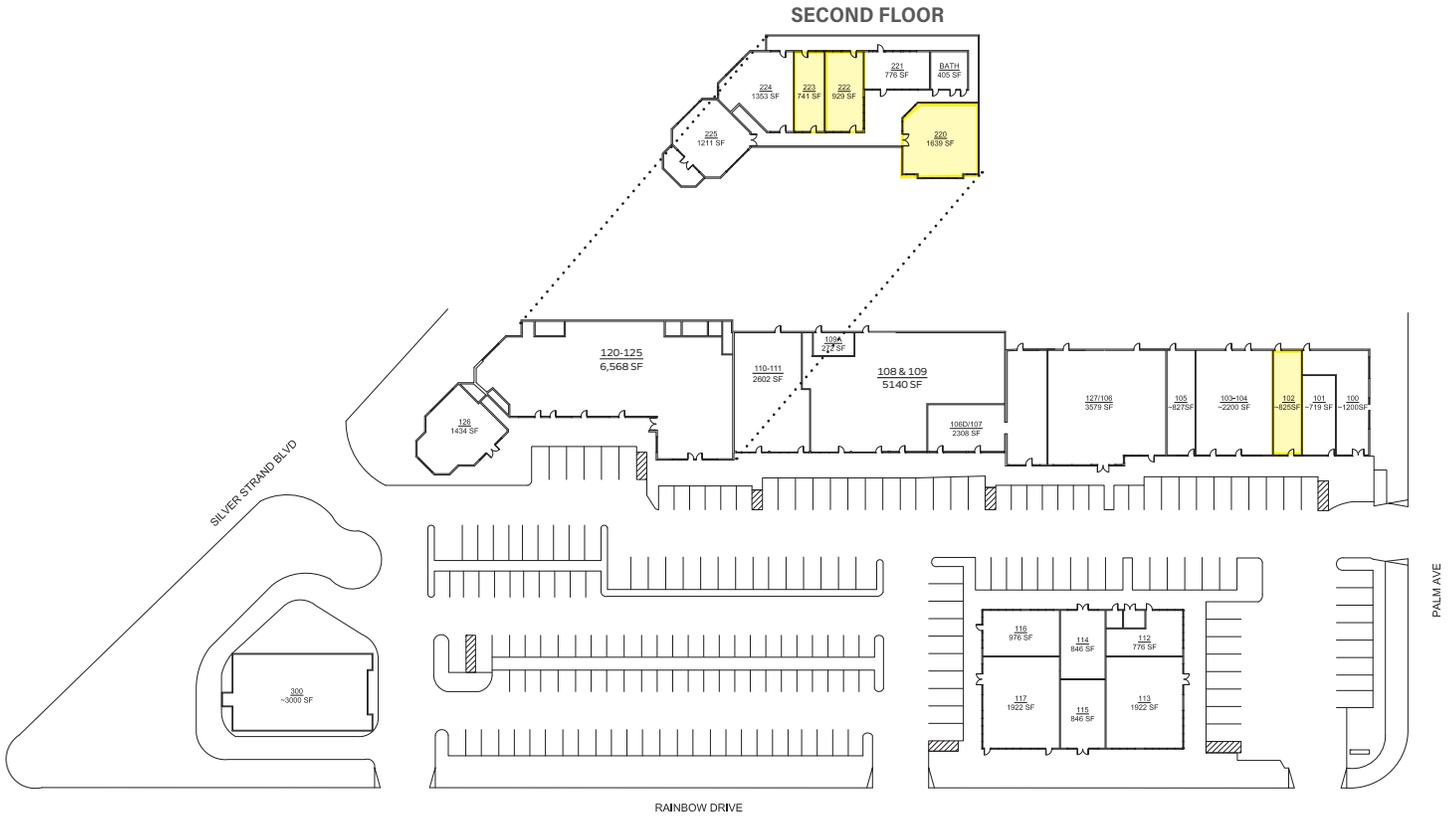
- Approximately 1.5 million square feet of a new construction
- Economic output of \$125 million and 839 jobs per year over the course
- Approximately 3,300 personnel

B BERNARDO SHORES RESIDENTIAL DEVELOPMENT

- 193 Residential townhome condominium units



IMPERIAL BEACH



SUITE NUMBER	TENANT	SUITE NUMBER	TENANT
100	Giant Pizza King	113	Liquor Store
101	Water Store	114	IB Groomin
102	AVAILABLE 825 SF	115	Office
103	Seacoast Vet	116	Dentist
104	Seacoast Vet	117	Hawaiian Restaurant
105	IB Supplements & Nutrition	120-125	IB Fitness
127/106	IB Pet	126	Performance Plus Physical Therapy
106D/107	Imperial Nails	220	AVAILABLE 1,639 SF
108-109	Imperial Beach Co-Op	221	Office Tenant
110-111	Resilient TaeKwondo	222	AVAILABLE 929 SF
112	Daisy Ruth Gifts	223	AVAILABLE 741 SF
		224	Office Tenant
		225	Hugo the Barber
		300	Meijo's Sushi

This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

600 Palm Ave

Imperial Beach, CA 91932

1 mi radius 3 mi radius 5 mi radius

Population

2025 Estimated Population	18,474	75,931	223,879
2030 Projected Population	18,187	74,097	217,454
2020 Census Population	18,514	75,637	226,345
2010 Census Population	18,381	73,780	220,311
Projected Annual Growth 2025 to 2030	-0.3%	-0.5%	-0.6%
Historical Annual Growth 2010 to 2025	-	0.2%	0.1%

Households

2025 Estimated Households	6,864	24,828	70,209
2030 Projected Households	6,804	24,628	69,518
2020 Census Households	6,778	24,167	69,654
2010 Census Households	6,541	23,204	67,123
Projected Annual Growth 2025 to 2030	-0.2%	-0.2%	-0.2%
Historical Annual Growth 2010 to 2025	0.3%	0.5%	0.3%

Age

2025 Est. Population Under 10 Years	11.9%	11.6%	11.5%
2025 Est. Population 10 to 19 Years	12.0%	13.8%	14.0%
2025 Est. Population 20 to 29 Years	15.0%	15.3%	15.3%
2025 Est. Population 30 to 44 Years	24.3%	22.8%	22.6%
2025 Est. Population 45 to 59 Years	17.3%	18.0%	18.3%
2025 Est. Population 60 to 74 Years	14.4%	13.3%	13.0%
2025 Est. Population 75 Years or Over	5.0%	5.2%	5.4%
2025 Est. Median Age	35.3	34.9	34.9

Marital Status & Gender

2025 Est. Male Population	50.5%	48.9%	48.6%
2025 Est. Female Population	49.5%	51.1%	51.4%
2025 Est. Never Married	43.1%	38.3%	38.7%
2025 Est. Now Married	34.6%	39.6%	39.5%
2025 Est. Separated or Divorced	19.2%	18.4%	16.8%
2025 Est. Widowed	3.2%	3.8%	5.0%

Income

2025 Est. HH Income \$200,000 or More	14.3%	12.5%	11.4%
2025 Est. HH Income \$150,000 to \$199,999	13.1%	10.6%	10.3%
2025 Est. HH Income \$100,000 to \$149,999	18.5%	16.1%	18.1%
2025 Est. HH Income \$75,000 to \$99,999	13.4%	14.4%	14.8%
2025 Est. HH Income \$50,000 to \$74,999	15.7%	16.9%	16.1%
2025 Est. HH Income \$35,000 to \$49,999	10.7%	10.8%	10.7%
2025 Est. HH Income \$25,000 to \$34,999	5.4%	6.9%	6.5%
2025 Est. HH Income \$15,000 to \$24,999	3.1%	4.5%	5.0%
2025 Est. HH Income Under \$15,000	5.9%	7.3%	7.1%
2025 Est. Average Household Income	\$125,087	\$107,763	\$105,013
2025 Est. Median Household Income	\$98,093	\$87,889	\$87,846
2025 Est. Per Capita Income	\$46,491	\$35,299	\$33,042
2025 Est. Total Businesses	437	2,283	6,500
2025 Est. Total Employees	3,138	16,843	50,878