

**FULLY LEASED**

**South Bay Terraces**  
2939 Alta View Dr, San Diego, CA 92139

### Highlights:

- Strong Credit Tenants
- Excellent Demographics & Traffic Counts
- Join: Ralphs, Wing Stop, and Jack in the Box

**Scott Duhs**

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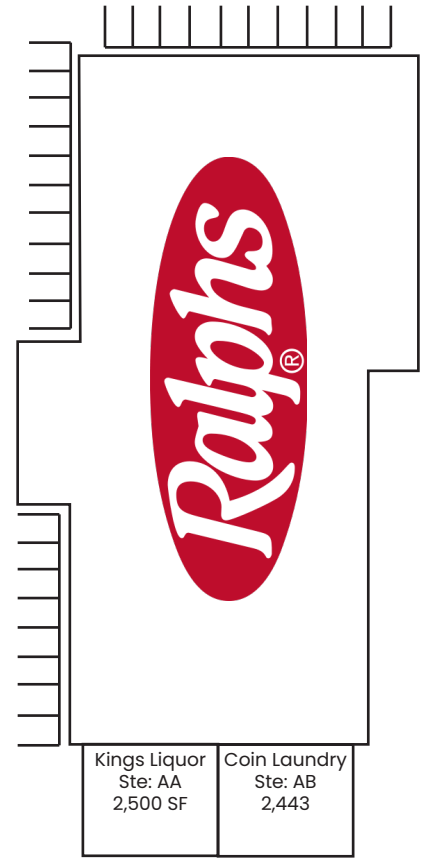


# SITE PLAN

South Bay Terraces  
2939 Alta View Dr, San Diego, CA 92139

Woodman Street

Dentist
Suite A 1,535 SF
Charter School
Ste: B-C 2,625 SF
Taco Shop
Ste: D-1 1,335 SF
Water Store
Ste: D-2 1,290 SF
Wing Stop
Ste: E-3 1,750 SF
Chinese Restaurant
Ste: E-G N/A SF
Vietnamese Restaurant
1,335 SF
Boba Tea
Ste: F-G 1,197 SF
Primary Care
Ste: J 1,425 SF
Sai's Barber Shop
Ste: K 536 SF
Cigs & Gars
Ste: L 820 SF
Beauty
Ste: M 754 SF
Nail
Ste: M 819 SF
Cigs & Gars
Ste: N 1,125 SF
Pizza Restaurant
Ste: F 1,125 SF
Karate
1,500 SF



Kings Liquor  
Ste: AA  
2,500 SF

Coin Laundry  
Ste: AB  
2,443

Alta View Drive

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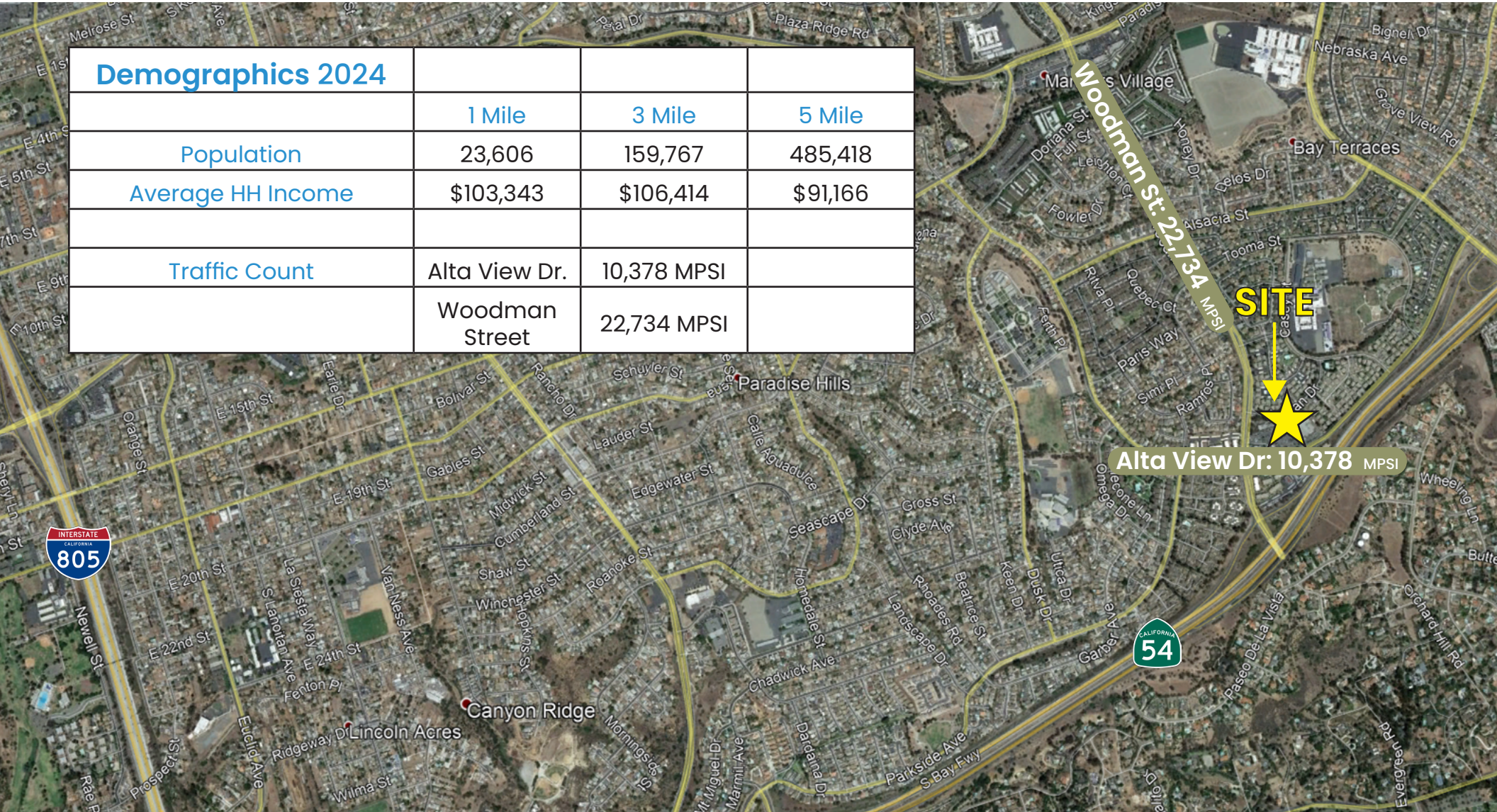
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SITE SOURCE

Demographics 2024	1 Mile	3 Mile	5 Mile
Population	23,606	159,767	485,418
Average HH Income	\$103,343	\$106,414	\$91,166
Traffic Count	Alta View Dr.	10,378 MPSI	
	Woodman Street	22,734 MPSI	



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