

4390 Palm Avenue

San Diego, California 92154



SELVA

**FLOCKE &
AVOYER**

Commercial Real Estate

FOR LEASE



COMING
SOON

For more information

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Property Highlights

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

- Suite C | $\pm 2,200$ SF endcap former sushi restaurant
- Strong household incomes
- High traffic counts
- Co-tenants include McDonalds, Chevron, KFC, and Little Caesars

Asking rent \$3.00 PSF/Mo Plus \$1.10 NNN



Coming Soon - Selva Coffee House

Selva Coffee House is bringing its viral, boutique coffee experience to 4390 Palm Ave, combining exceptional coffee with a lush, plant-filled environment that draws customers looking to relax and explore. Known for its popular Midway District location inside Terra Bella Nursery, Selva has built a loyal following and a strong community presence.

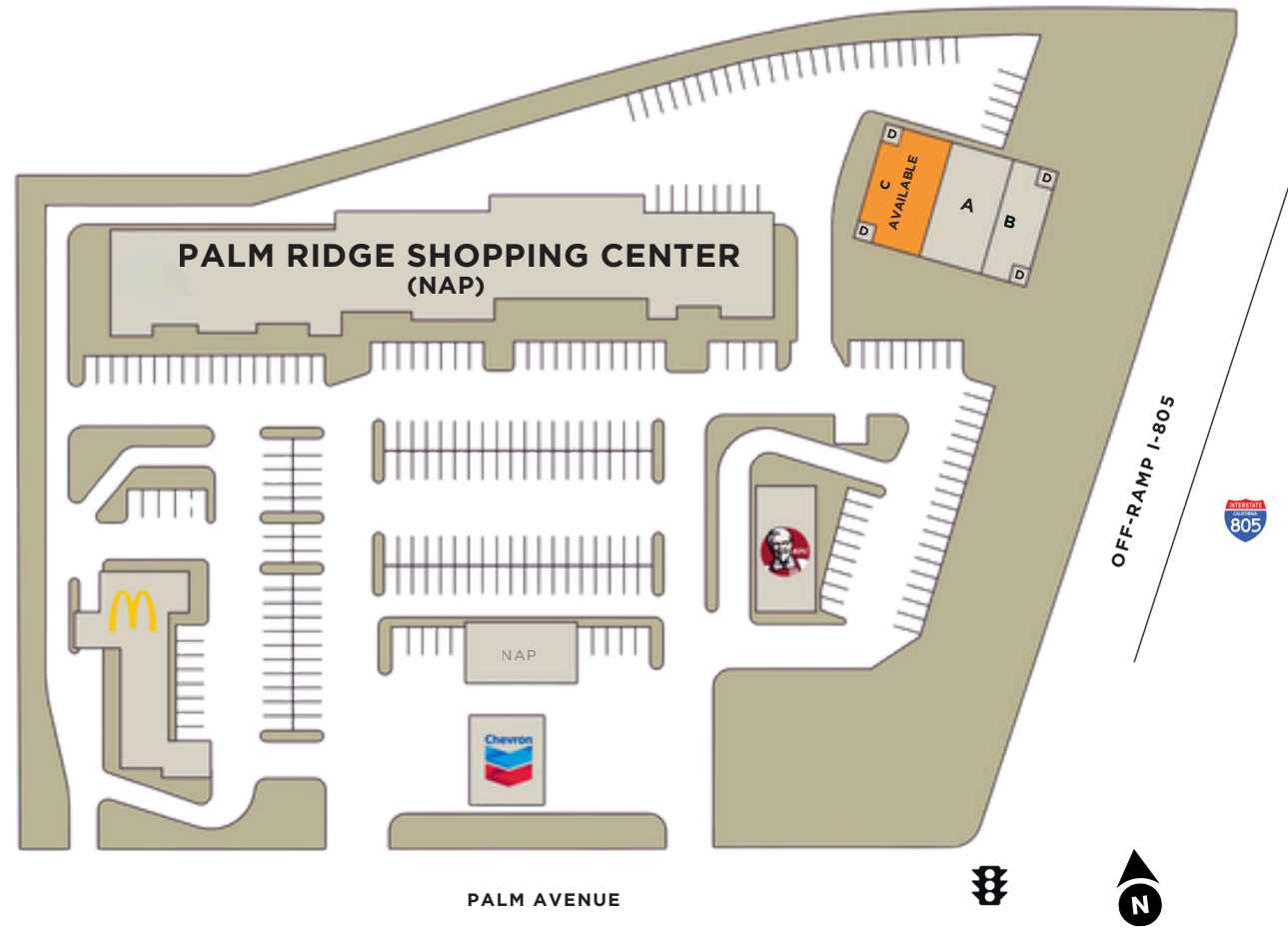
With over 31K Instagram followers, viral activations throughout the year, and 511.4k visits annually, this neighboring space offers a rare opportunity to benefit from built-in traffic and a highly engaged, trend-driven audience.



Site Plan

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

SUITE	TENANT
A	Prestige Beauty Studio
B	Little Cesar's Pizza
C	iSmiles Dental
D	Postal Annex
E	Don Ramon #2
F-G	RightNow Tax Solutions
H	Allstate
I	U Dessert EATS
J	I love nails
K	Massage Spa
L	Gabby's Barber Shop
M-N	Golden House Chinese Restaurant
O-P	Visions Smoke Shop
Q	Palm Thai Cafe
R	Your Cleaners
T-S	Teresita's Fruiteria
U	Palm Ridge Liquor Deli

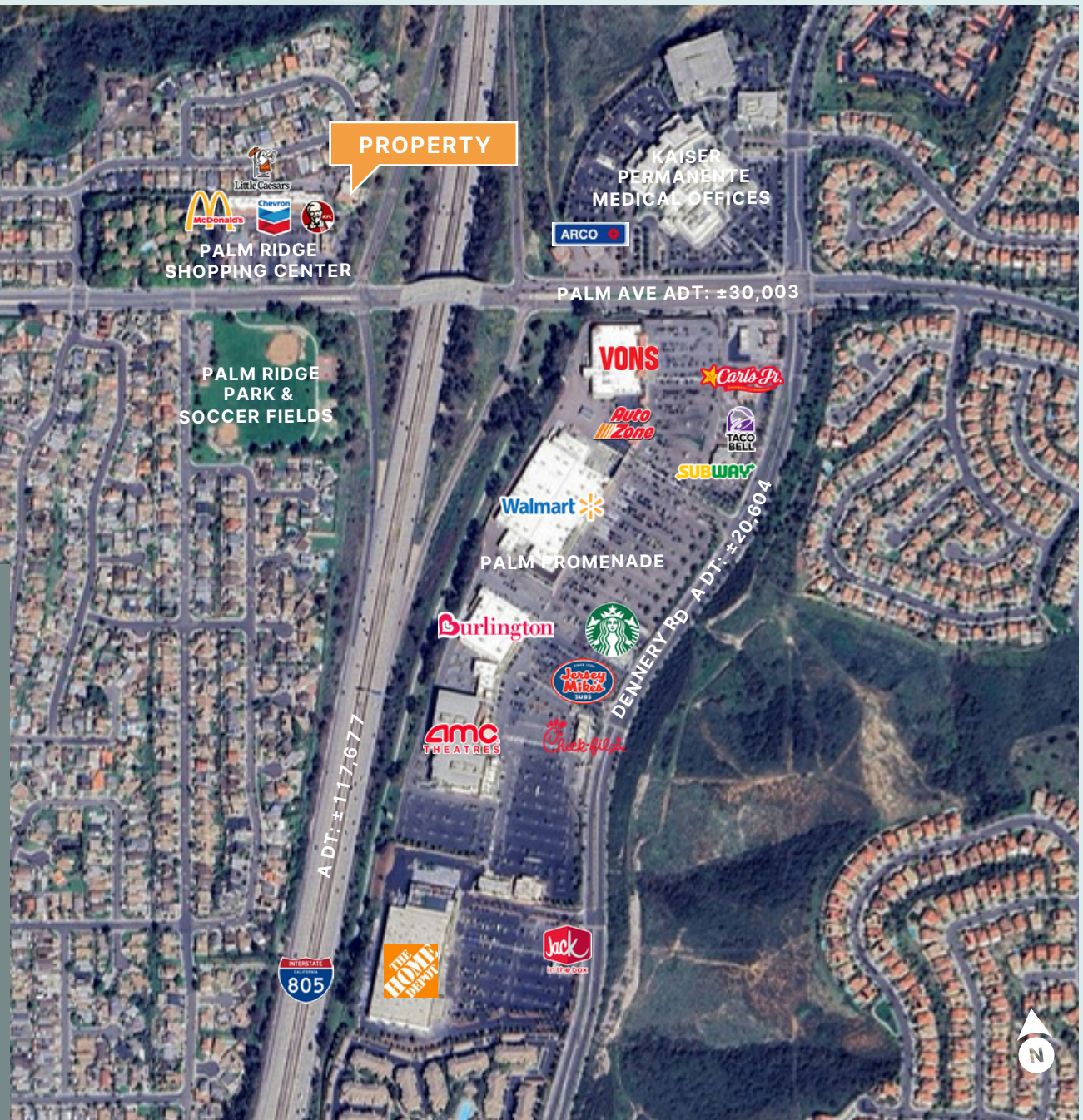


Suite C



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 Otay Mesa Medical Center (362,329 SF, urgency care and specialty medical offices)



KAISER PERMANENTE
MEDICAL OFFICES

ARCO

Carl's Jr.

TACO
BELL

SUBWAY

VONS

Auto
Zone

Walmart

PALM AVENUE ADT: #30,003



PROPERTY



PALM RIDGE
SHOPPING CENTER

Little Caesars





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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