

4390 Palm Avenue

San Diego, California 92154



SELVA



COMING
SOON

FOR LEASE

For more information

STEVE AVOYER

President
619.280.2600
savoyer@flockeavoyer.com
CA DRE No.: 00407899

GAEL COURTNEY

Executive Vice President
858.875.4666
gcourtney@flockeavoyer.com
CA DRE No.: 00952439

PAIGE ROCHELLE

Sales Associate
858.875.4684
prochelle@flockeavoyer.com
CA DRE No.: 02369938



4727 Executive Dr.
Suite 300
San Diego, CA 92121
619.280.2600
flockeavoyer.com

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 Caesers

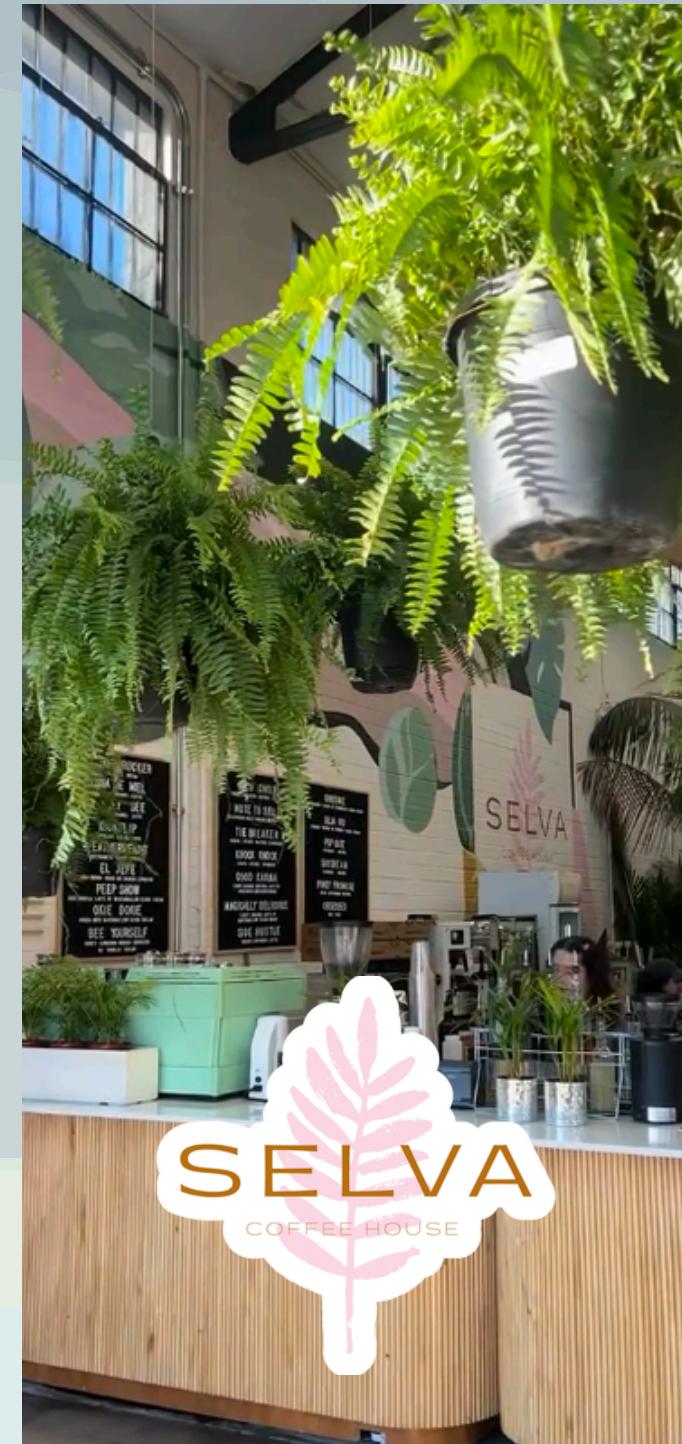
Asking rent \$3.00 PSF/Mo Plus \$1.10 NNN



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.



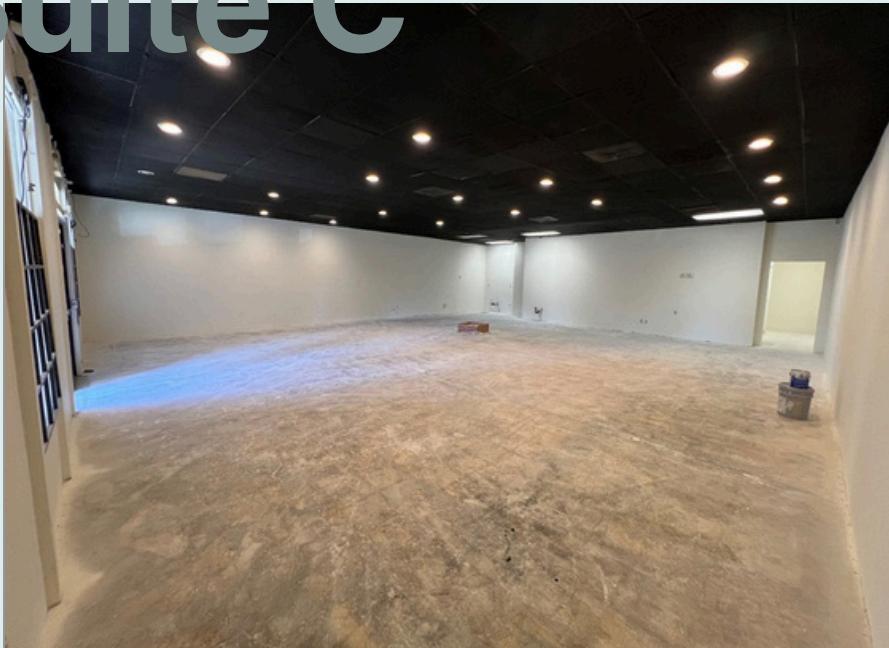
Site Plan

SUITE	TENANT
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	Vishions Smoke Shop
Q	Palm Thai Cafe
R	Your Cleaners
T-S	Teresita's Fruiteria
U	Palm Ridge Liquor Deli

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 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

AutoZone

Walmart

PALM AVENUE ADT: ±30,003

PROPERTY

INTERSTATE
CALIFORNIA
805



PALM RIDGE
SHOPPING CENTER



N



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

*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

*Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.

*Any site plans and maps contained herein 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.

*Demographics contained herein are produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

*Any geofencing data herein is provided by Placer Labs, Inc. (www.placer.ai) and is provided without representation or warranty.

*Photos contained herein are property of their respective owners. Use of these photos without the express written consent of the owner is prohibited. Photos do not guarantee the current condition of the property.

For more information

STEVE AVOYER

President/Founder
619.280.2600
savoyer@flockeavoyer.com
CA DRE No.: 00407899

GAEL COURTNEY

Executive Vice President
858.875.4666
gcourtney@flockeavoyer.com
CA DRE No.: 00952439

PAIGE ROCHELLE

Sales Associate
858.875.4684
prochelle@flockeavoyer.com
CA DRE No.: 02369938