

# 110

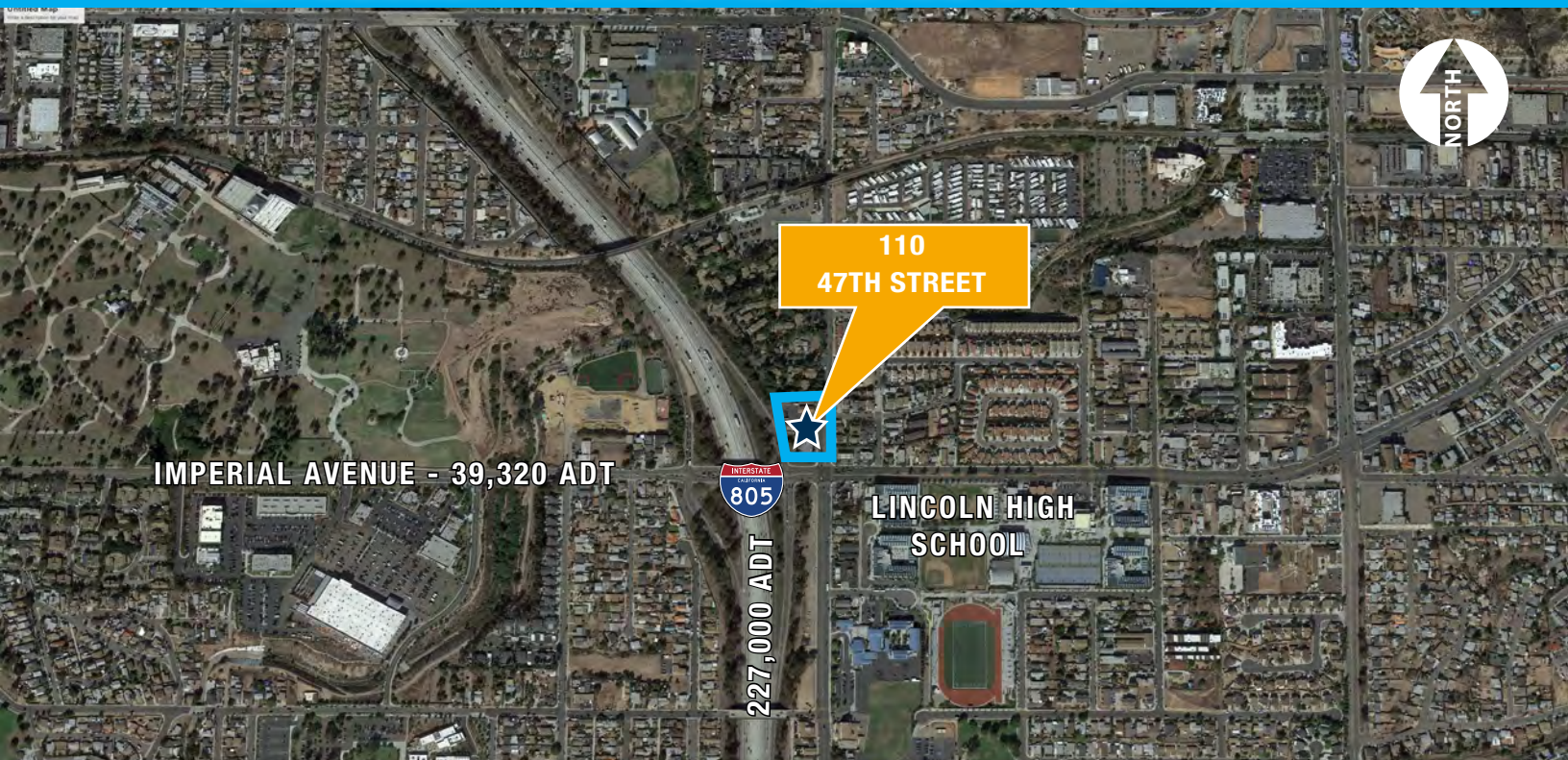
# 47TH STREET

## SAN DIEGO, CA 92102

# Voit

REAL ESTATE SERVICES

## EXCELLENT GROUND LEASE OPPORTUNITY



## PRICING: \$125,000 + NNN PER YEAR

### PROPERTY HIGHLIGHTS

- Excellent Ground Lease Opportunity
- Great Location with Direct Access to I-805



### LEASE RATE: \$3.00/SF/MO NNN

### PROPERTY DESCRIPTION

<b>BUILDING SIZE</b>	±4,400 square feet
<b>LOT SIZE</b>	±17,303 square feet
<b>PARKING</b>	9 Spaces (2.25/1,000 SF)
<b>PYLON</b>	50' available via permit
<b>PARCEL NUMBER</b>	547-324-20
<b>TENANCY</b>	Multi; existing short term leases
<b>ZONING</b>	CC-2-1

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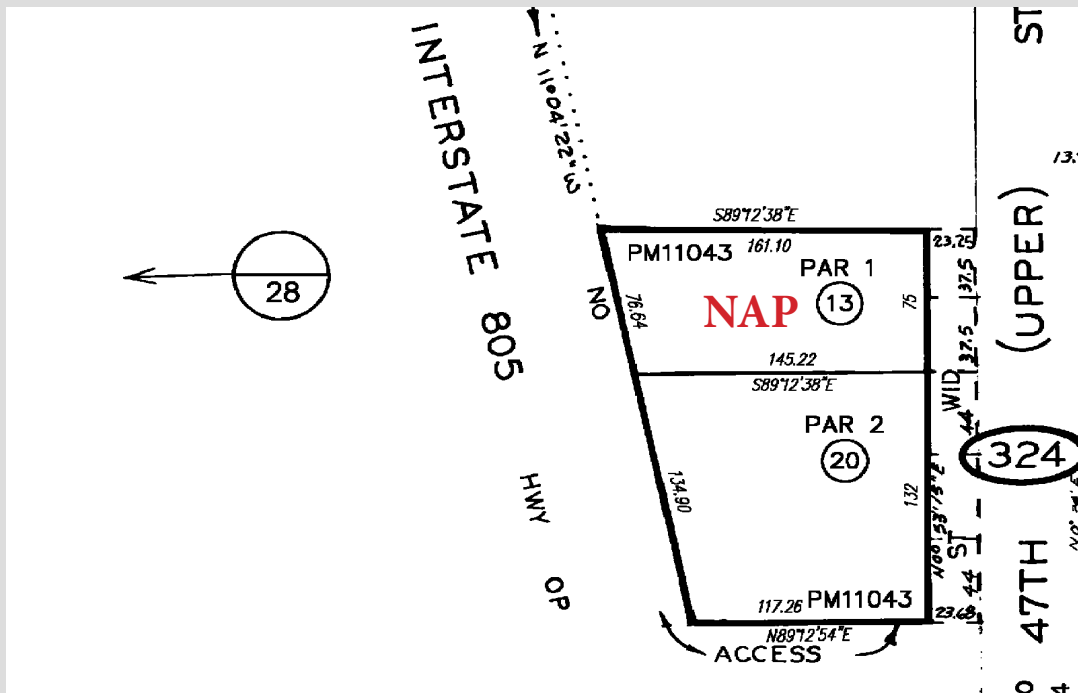
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## EXCELLENT GROUND LEASE OPPORTUNITY



### TRAFFIC COUNT

- Imperial Avenue & S. 47th Street 39,320 ADT
- I-805 227,000 ADT
- 47th Street & Cereza Street 22,530 ADT



### POPULATION

[UP TO 5 MILES]

- 646,919



### NO. OF HOUSEHOLDS

[UP TO 5 MILES]

- 224,366



### HOUSEHOLD INCOME

[UP TO 5 MILES]

- \$70,032



### HOUSEHOLD SIZE

[UP TO 5 MILES]

- 2.00



### MEDIAN AGE

[UP TO 5 MILES]

- 35.80



### HIGHER EDUCATION

[BACHELOR DEGREE & HIGHER]

- 31.7%

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