

FULLY OCCUPIED NEIGHBORHOOD CENTER

Investment Opportunity

San Diego
MARKETPLACE

100% Leased | High Barriers to Entry | Dense Infill SoCal Location



1745-1765 Euclid Avenue

SAN DIEGO CALIFORNIA

ACTUAL SITE



EXCLUSIVELY MARKETED BY

San Diego
MARKETPLACE

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MULTI-TENANT INVESTMENTS

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PROPERTY PHOTO





SRS Multi-Tenant Investments is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in San Diego Marketplace, a 100% leased, multi-tenant community shopping center located at 1745–1765 Euclid Avenue in San Diego, California. The property features a stable rent roll with national credit tenants including dd's Discounts and Dollar Tree, both of which have occupied the space at the center since 2013 - demonstrating long-term commitment. Additionally, the property includes out-parcels leased to Rent-A-Center (5 years remaining) and Valvoline (14 years remaining). This income-producing asset offers an attractive blend of essential service and value retail tenancy, supported by long-term NNN leases and minimal expense leakage—making it a strong, passive investment opportunity in a high-demand Southern California market.

Strategically located near the signalized intersection of Euclid Ave (28,300 VPD) and Federal Boulevard (9,200 VPD), and just one mile from State Highway 94 (160,500 VPD), the property benefits from exceptional visibility and accessibility. San Diego Marketplace is adjacent to a Planet Fitness and just two miles from College Grove Center—a 624,000 square foot regional power center anchored by Target and Sam's Club. The property is centrally located within the San Diego metro, offering proximity to major demand drivers including San Diego State University (3.6 miles), Downtown San Diego and Balboa Park (4.0 miles), Mission Valley (5.1 miles), and San Diego International Airport (6.0 miles). The five-mile trade area is dense and affluent, with over 664,000 residents, an average household income of \$111,158, and a daytime employment population exceeding 313,000—providing a strong foundation for sustained tenant performance and long-term rent growth..

PROPERTY PHOTOS





OFFERING

Price	\$14,995,000
Net Operating Income	\$998,518
Cap Rate	6.70%
Tenants	See Rent Roll
Lease Types	See Reimbursement Summary
Occupancy	100.0%

PROPERTY SPECIFICATIONS

Rentable Area	70,721 SF
Land Area	5.07 Acres
Property Address	1745-1765 Euclid Avenue San Diego, California 92015
Year Built / Remodeled	1953 / 2013
Parcel Number	542-310-01-00
Ownership	Fee Simple (Land & Building Ownership)

National Credit Tenants | Long-Term Lease Commitments | Options To Extend

- Anchored by dd's Discounts and Dollar Tree.
- Rent-A-Center and Valvoline provide additional lease security with 5 and 14 years remaining, respectively
- National tenancy and built-in renewal options support long-term income stability and low rollover risk

Multi-Tenant Investment | NNN Leases | 100% Leased

- Tenants are responsible for maintaining their leased premises and reimbursing their share operating expenses
- Asset is 100% leased with minimal expense leakage

Adjacent to Fitness Anchor | Near Regional Power Center | Strong Retail Synergy

- Directly adjacent to Planet Fitness, a high-traffic health and wellness destination
- Just 2 miles from College Grove Center (624,000 SF) anchored by Target and Sam's Club

High-Density Trade Area | Exceptional Connectivity

- Located 3.6 miles from San Diego State University (32,900 students) and 4 miles from Downtown San Diego
- Near Mission Valley (5.1 miles) and San Diego International Airport (6 miles)

Affluent Demographics In 5-Mile Trade Area

- Population of 664,233 with an affluent average household income of over \$110,000
- Daytime employment exceeds 313,000, supporting weekday traffic and retail demand



LOCATION



San Diego, California
San Diego County

ACCESS



Westover Place: 3 Access Points

TRAFFIC COUNTS



Euclid Avenue: 28,300 VPD
54th Street: 22,300 VPD
MLK Jr Freeway/State Highway 94: 160,500 VPD

IMPROVEMENTS



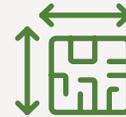
There is approximately 70,721 SF of existing building area

PARKING



There are approximately 247 parking spaces on the owned parcel.
The parking ratio is approximately 3.49 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 542-310-01-00
Acres: 5.07
Square Feet: 220,849 SF

CONSTRUCTION



Year Built: 1953
Year Renovated: 2013

ZONING



CC-2-3



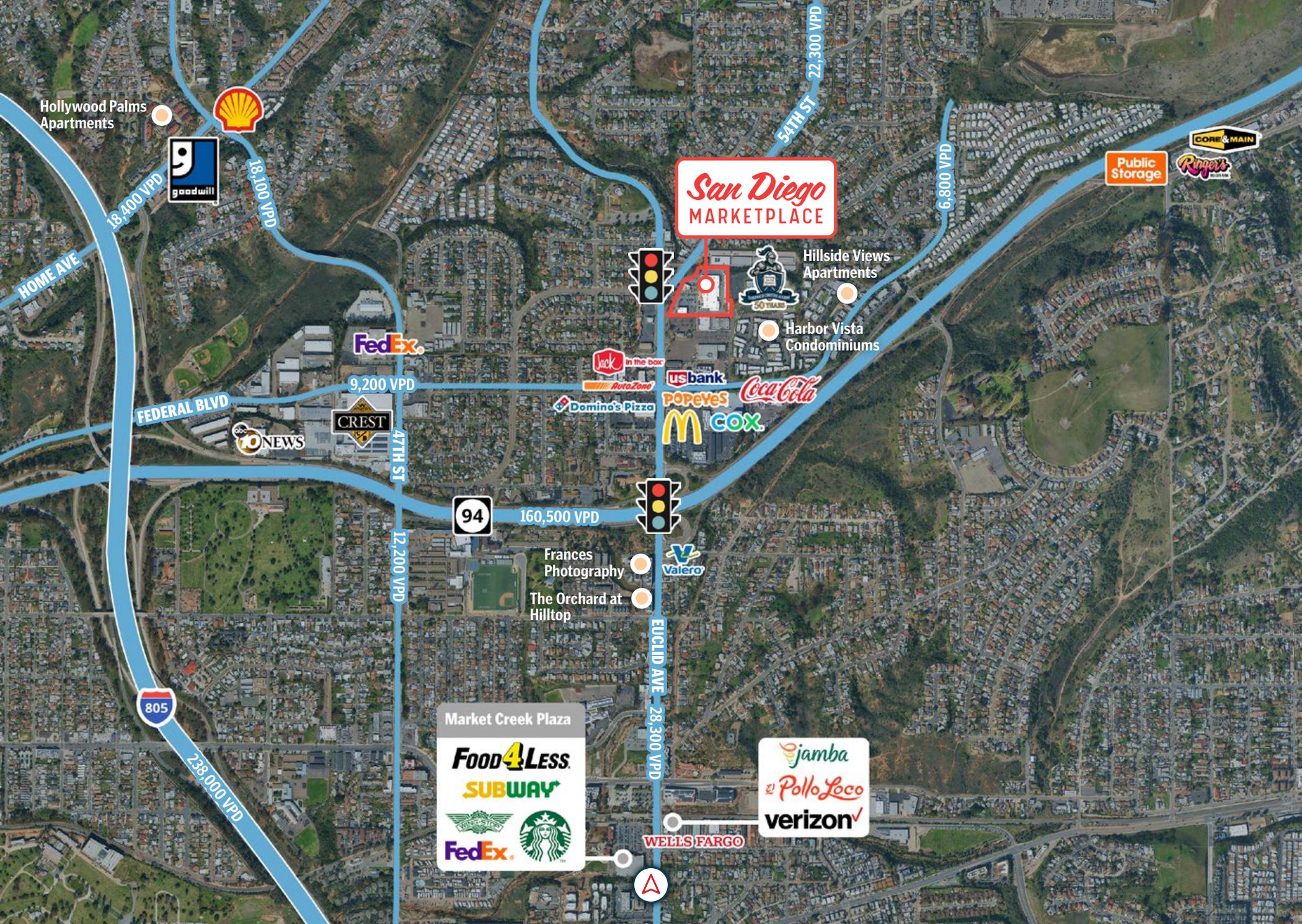
San Diego
MARKETPLACE

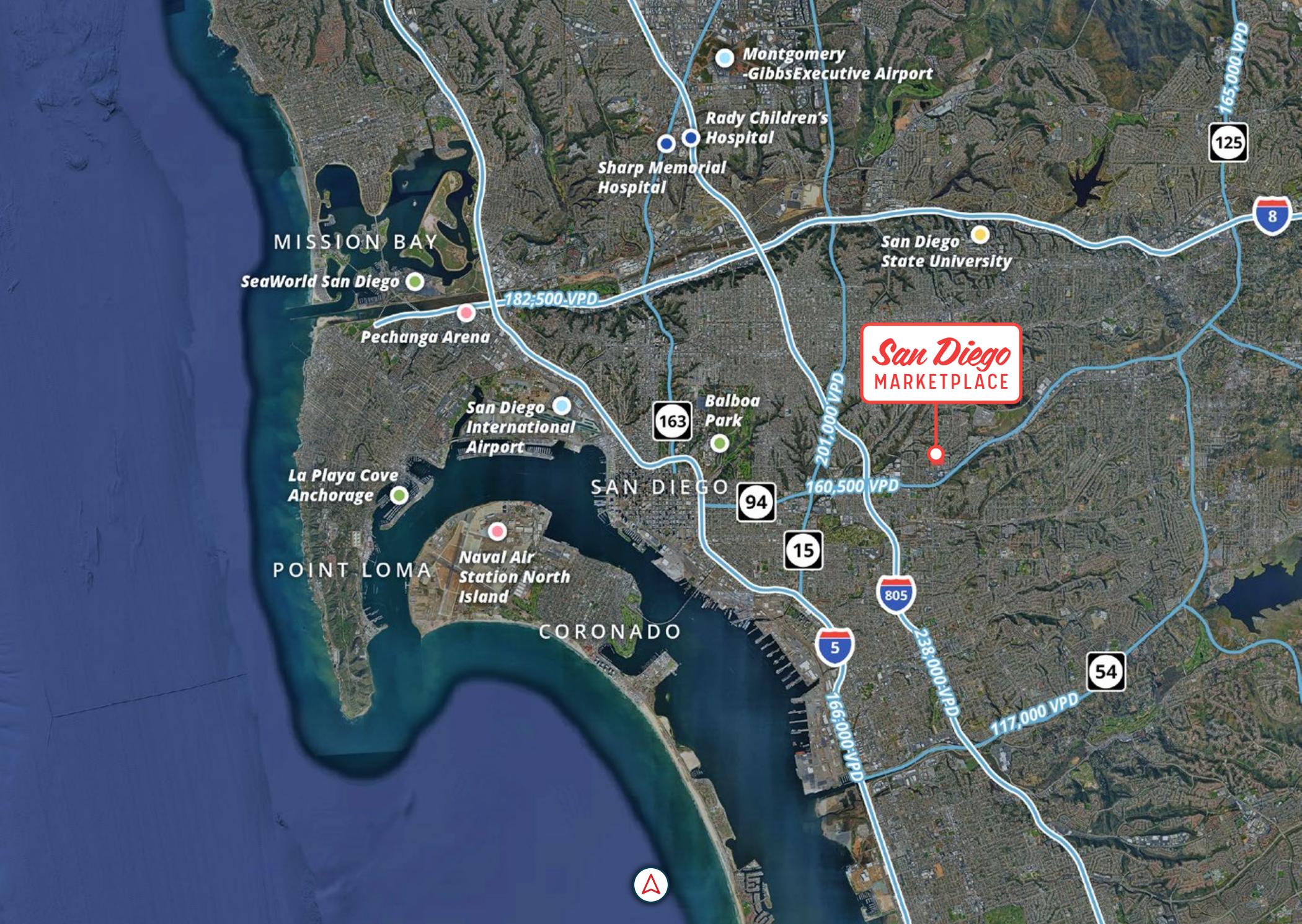
54TH ST
22,300 VPD

WESTOVER PL

EUCLID AVE
28,300 VPD





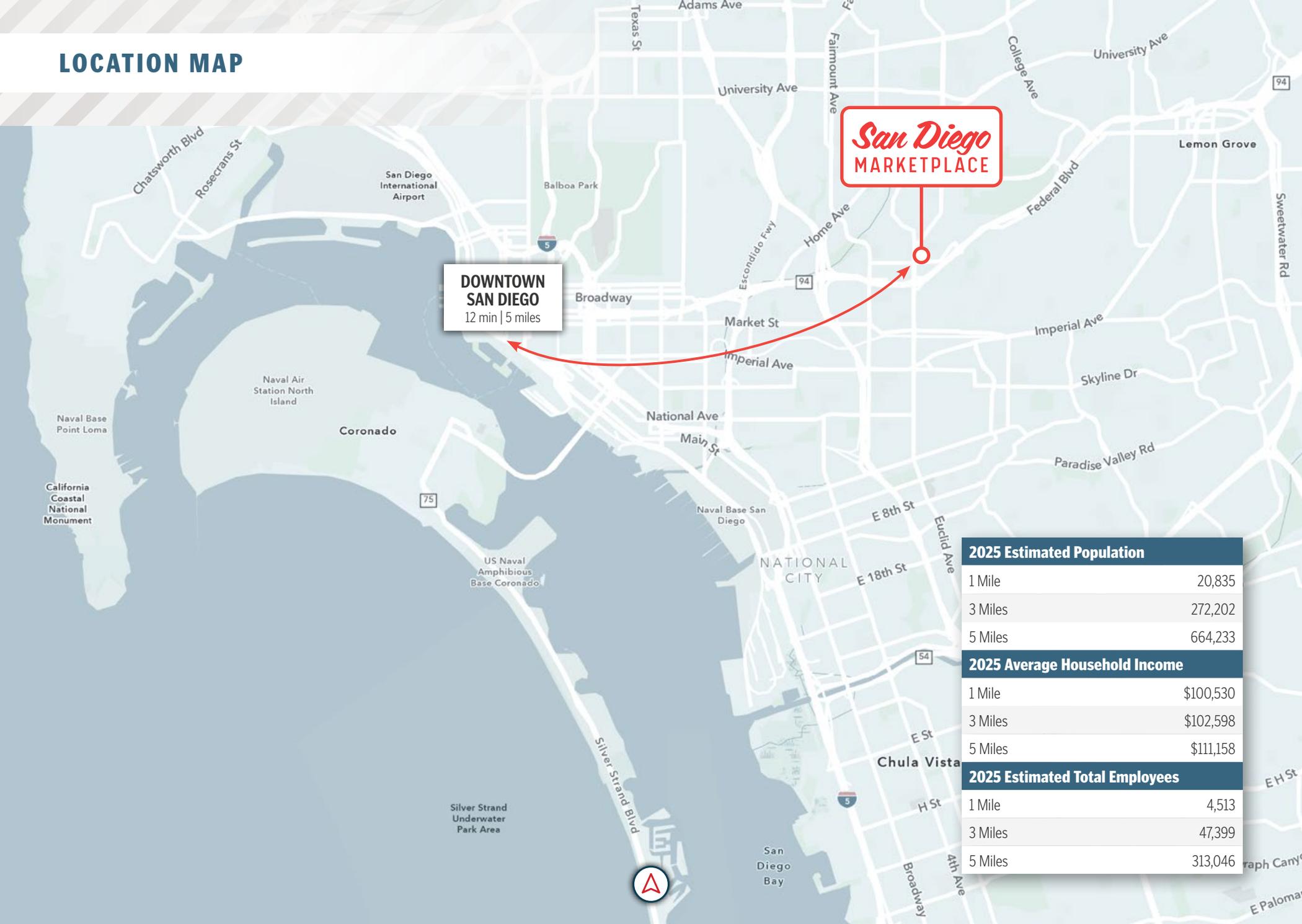


Suite	Tenant	SQ FT
101	FAM MART	30,394
102	Dollar Tree	11,159
103	dd's DISCOUNTS	21,115
PAD 1	Rent-A-Center	5,736
PAD 2	Valvoline Instant Oil Change	2,617

22,300
VEHICLES PER DAY



LOCATION MAP



**DOWNTOWN
SAN DIEGO**
12 min | 5 miles

San Diego
MARKETPLACE

2025 Estimated Population

1 Mile	20,835
3 Miles	272,202
5 Miles	664,233

2025 Average Household Income

1 Mile	\$100,530
3 Miles	\$102,598
5 Miles	\$111,158

2025 Estimated Total Employees

1 Mile	4,513
3 Miles	47,399
5 Miles	313,046



SAN DIEGO, CALIFORNIA

San Diego is a major city in California, United States. It is in San Diego County, on the coast of the Pacific Ocean in Southern California, approximately 120 miles south of Los Angeles and immediately adjacent to the border with Mexico. The City of San Diego is the 2nd largest city in California with a population of 1,389,760 as of July 1, 2024.

The largest sectors of the San Diego's economy are defense/military, tourism, international trade, and research/manufacturing, respectively. San Diego's commercial port and its location on the United States-Mexico border make international trade an important factor in the city's economy. The city is authorized by the United States government to operate as a Foreign Trade Zone. San Diego has been called "the birthplace of California". It is known for its mild year-round climate, natural deep-water harbor, extensive beaches, long association with the United States Navy, and recent emergence as a healthcare and biotechnology development center. The city is the seat of San Diego County and is the economic center of the region as well as the San Diego-Tijuana metropolitan area. The presence of the University of California, San Diego (UCSD), with the affiliated UCSD Medical Center, has helped make the area a center of research in biotechnology.

Tourism is a major industry owing to the city's climate, beaches, and tourist attractions such as Balboa Park, Belmont amusement park, San Diego Zoo, San Diego Zoo Safari Park, and SeaWorld San Diego. San Diego's Spanish and Mexican heritage is reflected in many historic sites across the city, such as Mission San Diego de Alcalá and Old Town San Diego State Historic Park.

San Diego's top universities include public institutions like UC San Diego (UCSD) and San Diego State University (SDSU), and private schools such as the University of San Diego (USD) and Point Loma Nazarene University (PLNU). The city is also home to the UCSD School of Medicine, its leading medical school.

The city has two major commercial airports within or near its city limits. Downtown San Diego International Airport, also known as Lindbergh Field, is the busiest single-runway airport in the United States.

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	20,835	272,202	664,233
2030 Projected Population	20,777	269,050	669,112
2010 Census Population	20,273	280,937	646,089
Households & Growth			
2025 Estimated Households	6,508	91,073	252,162
2030 Projected Households	6,558	91,298	259,982
2010 Census Households	6,232	87,362	229,167
Projected Annual Growth 2025 to 2030	0.15%	0.05%	0.61%
Historical Annual Growth 2010 to 2020	0.29%	0.39%	0.67%
Race & Ethnicity			
2025 Estimated White	20.96%	34.87%	49.24%
2025 Estimated Black or African American	21.50%	12.26%	9.75%
2025 Estimated Asian or Pacific Islander	19.02%	15.56%	13.52%
2025 Estimated American Indian or Native Alaskan	1.62%	1.51%	1.40%
2025 Estimated Other Races	26.24%	30.25%	23.51%
2025 Estimated Hispanic	44.85%	51.47%	44.61%
Income			
2025 Estimated Average Household Income	\$100,530	\$102,598	\$111,158
2025 Estimated Median Household Income	\$76,670	\$78,701	\$85,168
Businesses & Employees			
2025 Estimated Total Businesses	374	5,910	28,507
2025 Estimated Total Employees	4,513	47,399	313,046



RENT ROLL

Suite #	Tenant Name	Size SF	Pro					Rental Increases							Lease Start Date	Lease End Date	Options Remaining	
			Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr	Rata (\$)	Increase Date	Inc.	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr				
101	FAM MART ⁽¹⁾	30,094	43%	\$34,458	\$1.15	\$413,496	\$13.74	38%	Dec-26	3.0%	\$35,486	\$1.18	\$425,832	\$14.15	Dec-14	Nov-29	None	
									Dec-27	3.0%	\$36,564	\$1.21	\$438,768	\$14.58				(renewed 2024)
									Dec-28	3.0%	\$37,643	\$1.25	\$451,716	\$15.01				
102	Dollar Tree	11,159	16%	\$13,502	\$1.21	\$162,024	\$14.52	15%	Jul-28	10.0%	\$14,852	\$1.33	\$178,226	\$15.97	Jul-13	Jun-38	4 (5-Year) Opt 1: \$17.57 PSF/Yr Opt 2: \$19.33 PSF/Yr Opt 3: \$21.26 PSF/Yr Opt 4: \$23.38 PSF/Yr	
103	dd's DISCOUNTS (Ross Dress for Less)	21,115	30%	\$22,874	\$1.08	\$274,488	\$13.00	26%	-	-	-	-	-	-	Oct-13	Jan-29	3 (5-Year) Opt 1: \$14.69 PSF/Yr Opt 2: \$15.70 PSF/Yr Opt 3: \$16.71 PSF/Yr	
PAD 1	Rent-A-Center	5,736	8%	\$9,631	\$1.68	\$115,572	\$20.15	11%	Feb-27	3.0%	\$9,920	\$1.73	\$119,039	\$20.75	Jan-10	Feb-30	None	
									Feb-28	3.0%	\$10,218	\$1.78	\$122,610	\$21.38				(renewed 2025)
3.0% Annual Increases Thereafter																		
PAD 2	Valvoline	2,617	4%	\$8,583	\$3.28	\$102,996	\$39.36	10%	Dec-26	3.0%	\$8,840	\$3.38	\$106,086	\$40.54	Dec-24	Nov-39	1 (10-Year) Option 1: FMV	
									Dec-27	3.0%	\$9,106	\$3.48	\$109,268	\$41.75				
3.0% Annual Increases Thereafter																		
-	Texgreen	0	0%	\$500	-	\$6,000	-	1%	-	-	-	-	-	-	Aug-25	Jul-26	None	
Total Occupied		70,721	100%	\$89,548	\$1.27	\$1,074,576	\$15.19	100%										
Total Vacant		0	0%	\$0		\$0		0%										
Total / Wtd. Avg:		70,721	100%	\$89,548	\$1.27	\$1,074,576	\$15.19	100%								Weighted Term Remaining (Years)		5.3

Notes

1) Potential to re-tenant the FAM MART space (inquire with brokers).

REIMBURSEMENT SUMMARY

Suite #	Tenant Name	Size SF	Pro Rata (SF)	Prop. Taxes	Ins.	CAM	Mngmt.	Admin Fee	Reimbursement PSF	Reimbursement Annual	Notes
101	FAM MART	30,094	43%	Net	Net	Net	Net	15%	\$5.35	\$161,036	Tenant pays it's pro rata share of real estate taxes, insurance and CAM including management fee plus a 15.0% administrative fee.
102	Dollar Tree ⁽¹⁾	11,159	16%	Net	Net	Net	Net	N/A	\$3.69	\$41,213	Tenant pays it's pro rata share of real estate taxes, insurance and CAM including management fee subject to caps. CAM initially capped at \$9,828 per year, increasing by no more than 5.0% annually. Real Estate taxes are capped at \$13,000 per year. Insurance is capped at \$2,210 per year. Management fee can be no more than 5.0% of gross rents.
103	dd's DISCOUNTS	21,115	30%	Net	Net	Net	Net	8%	\$5.22	\$110,215	Tenant pays it's pro rata share of real estate taxes, insurance and CAM including management fee plus an 8.0% administrative fee.
PAD 1	Rent-A-Center	5,736	8%	Net	Net	Net	Net	N/A	\$5.07	\$29,079	Tenant pays it's pro rata share of real estate taxes, insurance and CAM including management fee of up to 10.0% paid to a third party. CAM costs shall not increase by more than 3.0% annually.
PAD 2	Valvoline	2,617	4%	Net	N/A	Net	Net	N/A	\$4.72	\$12,351	Tenant pays it's pro rata share of real estate taxes and CAM including management fee of up to 5.0% of property costs. Tenant at its sole expense shall maintain property insurance.

Total Occupied	70,721	100%		Total Occupied	\$5.00	\$353,895	99%
Total Vacant	0	0%		Total Vacant	\$0.00	\$0	0%
Total / Wtd. Avg:	70,721	100%		Total Reimbursement	\$5.00	\$353,895	99%
				Total Operating Expenses	\$5.07	\$358,529	100%

Notes

1) Dollar Tree's current CAM cap is estimated to be \$17,650/year. Real Estate Taxes are capped at \$13,100/year. Insurance is capped at \$2,210/year.

PRICING SUMMARY

Operating Cash Flow	In-Place	
Potential Rental Revenue	\$1,074,576	
Potential Reimbursement Revenue	\$353,895	
Gross Potential Revenue	\$1,428,471	
Rental Vacancy	(\$53,729)	5%
Reimbursement Vacancy	(\$17,695)	5%
Effective Gross Revenue	\$1,357,047	
Less Expenses	(\$358,529)	
Net Operating Income	\$998,518	

Operating Expenses	In-Place	PSF/Yr
Taxes	\$153,570	\$2.17
Insurance	\$24,752	\$0.35
CAM	\$132,709	\$1.88
Management (3.5%)	\$47,497	\$0.67
Total	\$358,529	\$5.07

Pricing Summary	
Asking Price	\$14,995,000
PSF	\$212
Net Operating Income	\$998,518
In-Place Cap Rate	6.70%

Notes

1. Analysis assumes 5.0% general vacancy factor.
2. Analysis assumes 3.5% management fee.



DOLLAR TREE

dollartree.com

Company Type: Public (NASDAQ: DLTR)

Locations: 8,862+

2025 Employees: 64,434

2025 Revenue: \$17.57 Billion

2025 Assets: \$18.64 Billion

2025 Equity: \$3.97 Billion

Credit Rating: S&P: BBB



Dollar Tree, Inc. is a leading operator of discount variety retail stores across North America, with two primary segments: Dollar Tree and Family Dollar. The company is known for its fixed-price model and broad geographic reach, operating under the Dollar Tree, Family Dollar, and Dollar Tree Canada banners. Founded in 1986 and headquartered in Chesapeake, Virginia, Dollar Tree has built a strong presence in the value retail space, offering affordable everyday goods while maintaining a focus on cost efficiency and scalable growth.

Source: corporate.dollartree.com, locations.dollartree.com, businesswire.com, finance.yahoo.com

DD'S DISCOUNTS

dddiscounts.com

Company Type: Subsidiary

Locations: 360+

Parent: Ross Stores, Inc.

2025 Employees: 107,000

2025 Revenue: \$21.13 Billion

2025 Net Income: \$2.09 Billion

2025 Assets: \$14.91 Billion

2025 Equity: \$5.51 Billion

Credit Rating: S&P: BBB+



dd's DISCOUNTS, part of the Ross Family of brands, launched in 2004 with a mission to deliver deep savings on quality merchandise. With new arrivals daily, dd's provides apparel, accessories, footwear, and home goods for the whole family—typically priced 20% to 70% below regular retail. The name “dd's” reflects its core value: “deeply discounted.”

Source: ddsdiscounts.com/about-us, finance.yahoo.com



RENT-A-CENTER

rentacenter.com

Company Type: Public (NASDAQ: UPBD)

Locations: 2,100+

2024 Employees: 11,970

2024 Revenue: \$4.32 Billion

2024 Net Income: \$123.48 Million

2024 Assets: \$2.65 Billion

2024 Equity: \$628.98 Million

Credit Rating: S&P: BB-



Rent-A-Center is an American public furniture and electronics rent-to-own company. On February 22, 2023, the company changed its corporate name from Rent-A-Center, Inc. to Upbound Group, Inc. The company's customer-facing operating units include industry-leading brands such as Rent-A-Center and Acima that facilitate consumer transactions across a wide range of store-based and digital retail channels.

Source: prnewswire.com, finance.yahoo.com

VALVOLINE INSTANT OIL CHANGE

valvoline.com

Company Type: Public (NYSE: VVV)

Locations: 2,100+

2024 Employees: 10,500

2024 Revenue: \$1.62 Billion

2024 Net Income: \$211.5 Million

2024 Assets: \$2.44 Billion

2024 Equity: \$185.6 Million

Credit Rating: S&P: BB



Valvoline Inc. delivers quick, easy, trusted service at approximately 2,100 franchised and company-operated service centers across the United States and Canada. The company completes more than 28 million services annually system-wide, from 15-minute stay-in-your-car oil changes to a variety of manufacturer-recommended maintenance services such as wiper replacements and tire rotations.

Source: investors.valvoline.com, finance.yahoo.com



MULTI-TENANT INVESTMENTS

Capitalizing on retail market expertise to deliver maximum returns

300+

TEAM
MEMBERS

25+

OFFICES

\$5B+

TRANSACTION
VALUE

company-wide
in 2024

600+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2024

\$2.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2024

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