

4390 Palm Avenue

San Diego, California 92154



SELVA

**FLOCKE &
AVOYER**

Commercial Real Estate

FOR LEASE

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.

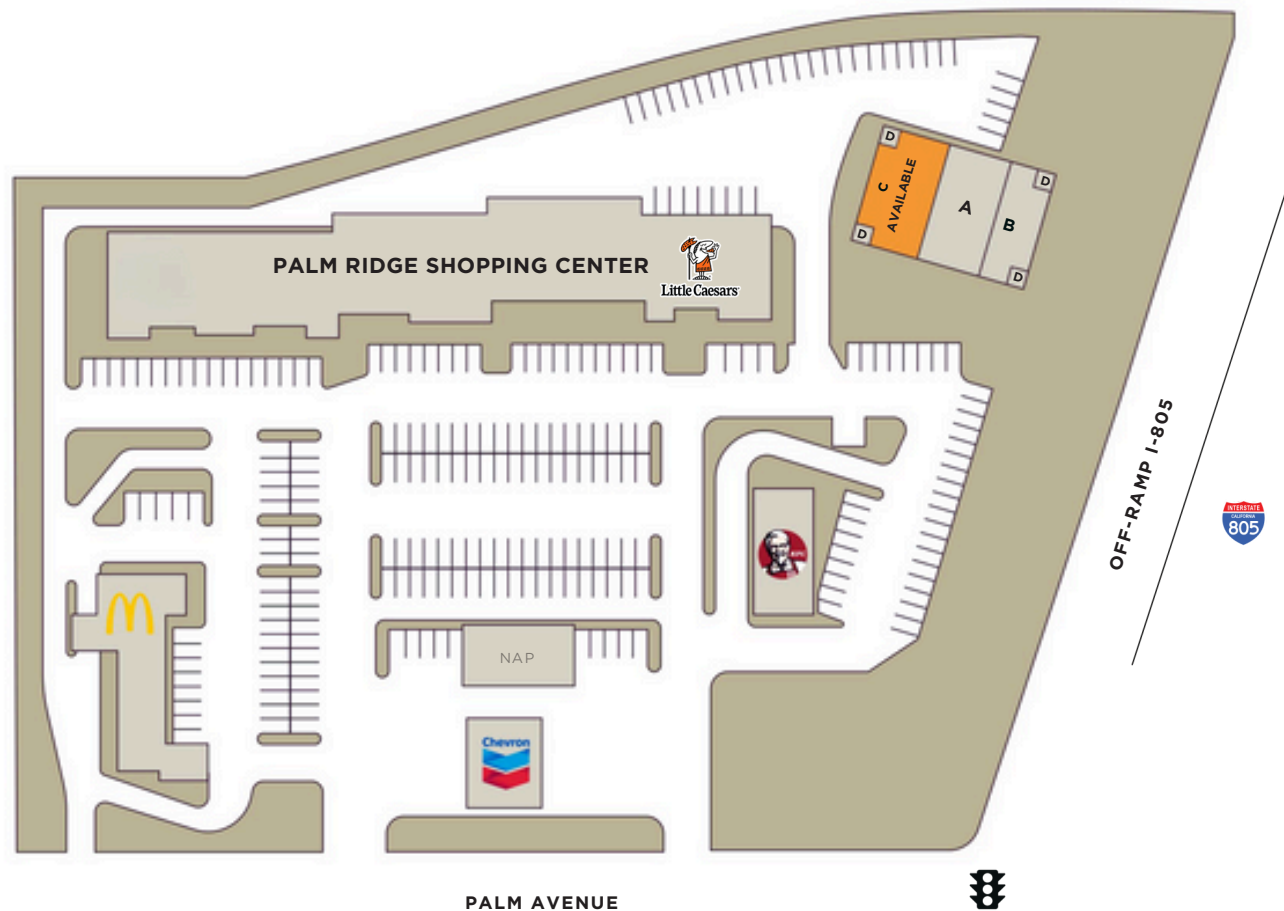
- Suite C | $\pm 2,200$ SF endcap former sushi restaurant
- Strong household incomes
- High traffic counts
- Co-tenants include McDonalds, Chevron, KFC, and Little Caesars

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



Site Plan

SUITE	TENANT	SF
B	Available	2,200
C	Faded Craft Barbershop	1,400
A	Selva Coffee House	1,800
D	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



PALM AVENUE ADT: ±30,003



PROPERTY



PALM RIDGE
SHOPPING CENTER



*Disclaimer on page 10



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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