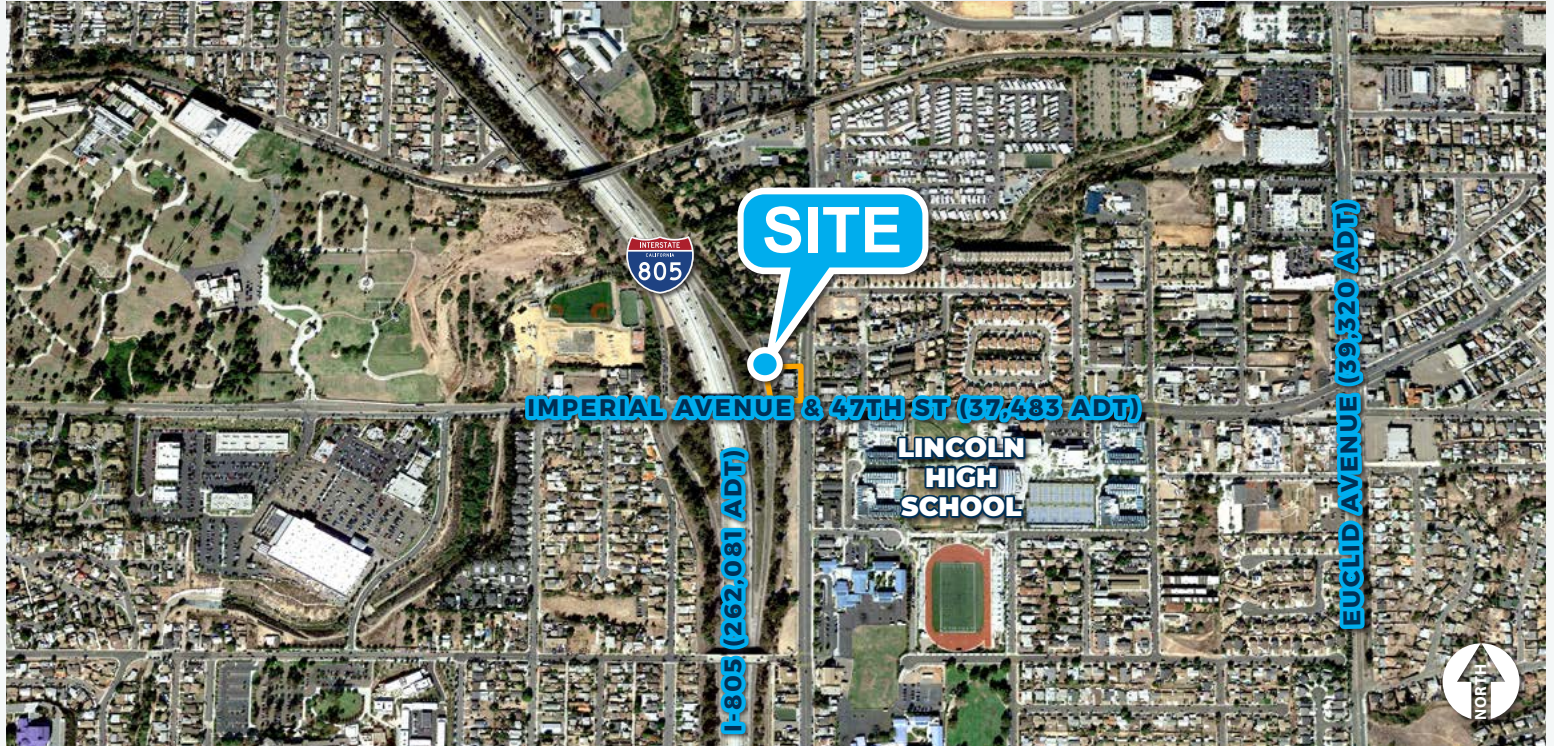


110 47TH STREET

SAN DIEGO, CALIFORNIA 92102

CAST
CAPITAL PARTNERS

EXCELLENT GROUND LEASE OPPORTUNITY



PRICING: \$160,000 + NNN PER YEAR



PROPERTY DESCRIPTION

LOT SIZE	» ±17,303 Square Feet
PYLON	» 50' Available Via Permit
PARCEL NO.	» 547-324-20
TENANCY	» Month-to-Month
ZONING	» CC-2-1

5090 Shoreham Place Suite 100
San Diego, CA 92122
information@cast-cap.com
(702)-802-4660
www.Cast-Cap.com

RYAN KING
858.458.3322
ryan.king@cast-cap.com
License #01885401

JOSH SIMMS
858.458.3336
josh.simms@cast-cap.com
License #02080261

47TH STREET

SAN DIEGO, CALIFORNIA 92102

CAST

CAPITAL PARTNERS



**(262,081
ADT)**

IMPERIAL AVE & 47TH ST (37,483 ADT)

San Diego, CA 92122

information@cast-cap.com

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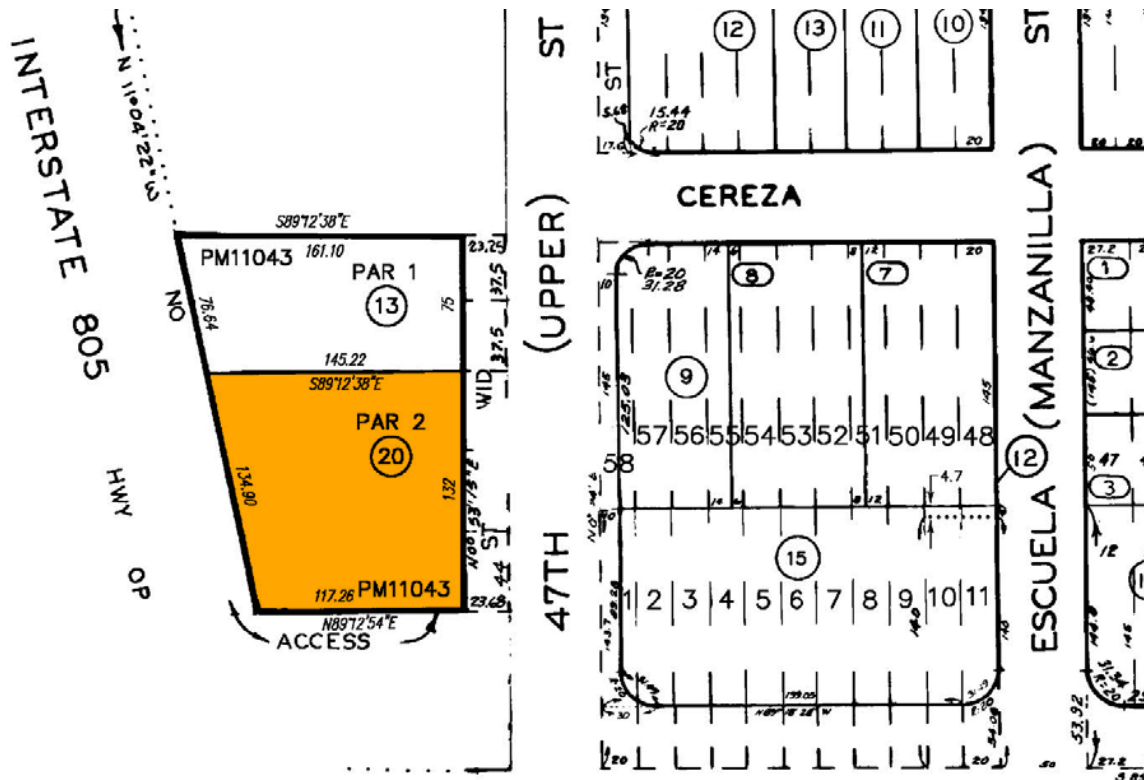
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CAPITAL PARTNERS



PARCEL NO. (APN)

(P ST)

IMPERIAL

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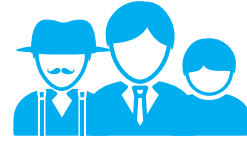
POPULATION

620,750



HOUSEHOLDS

224,455



MEDIAN AGE

36.6



HOUSEHOLD
INCOME

\$93,105



BACHELOR DEGREE
& HIGHER

29%



MEDIAN
HOME VALUE

\$659,979



TRAFFIC COUNT (ADT)

IMPERIAL AVENUE
+ INTERSTATE 805

262,081

INTERSTATE 805 +
OCEAN VIEW BLVD

271,017

IMPERIAL AVENUE +
SOUTH 47TH STREET

37,483

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San Diego, CA 92122
information@cast-cap.com
(702)-802-4660
www.Cast-Cap.com

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ryan.king@cast-cap.com
License #01885401

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