

SECOND GENERATION RESTAURANT POTENTIALLY AVAILABLE

***DO NOT DISTURB EXISTING TENANT**

Fenton Marketplace

2169-2482 FENTON PARKWAY

SAN DIEGO, CA 92108

**FLOCKE &
AVOYER**
Commercial Real Estate



Fenton Marketplace is a ± 45 acre dominant retail center located immediately west of

MISSION VALLEY TRADE AREA

- ± 7 million SF of office space
- $\pm 5,600$ hotel rooms
- ± 1.3 million people within a 10-mile radius
- Approx. 35 million San Diego tourists in 2016 (up 2.65% over 2015) spending an estimated \$10.4 billion (up 5.05% over 2015)



CENTRALLY LOCATED & ACCESSIBLE



DEMOGRAPHICS



AVERAGE HHI*

1 MILE	3 MILES	5 MILES
\$80,114	\$66,570	\$72,248



CARS PER DAY

I-15	FRIARS
±234,300	±42,800

I-805	I-8
±211,500	±220,900



POPULATION

1 MILE	3 MILES	5 MILES
14,782	227,864	517,747

DAYTIME POPULATION

1 MILE	3 MILES	5 MILES
22,128	200,332	515,787



SITE PLAN

2431	TENANT	SF
	SchoolsFirst Credit Union	4,500

2441	TENANT	SF
	Island's	5,354

2482	TENANT	SF
	McDonald's	5,000

2408	TENANT	SF
	SushiKuchi	2,000

2401	STE	TENANT	SF
	104	Phoca Dao	3,500
	101-103	Mattress Firm	3,454

2307	STE	TENANT	SF
	101-104	T-Mobile Le	5,206
	105	Nails H & R	1,173
	106	Block Postal	1,173
	107	Annex	912
	108-111	Comerica	4,130

2245	STE	TENANT	SF
	101-104	POTENTIALLY AVAILABLE - 3/1/26 DO NOT DISTURB EXISTING TENANT	4,467
	105-106	Luna Grill	1,800
	107-108	SDCCU	4,006
	109	The Joint	680
	110	Starbucks	1,900

2169	STE	TENANT	SF
	101	Jalapeno's Mexican Restaurant	1,365
	102	Dragon Chinese Cold Stone	1,261
	103	Creamery	1,261
	104	Ike's Sandwiches	1,800
	106	GNC	900
	107	Sports Clips	900
	108-110	IHOP	4,000



COMPETITION AERIAL





ONLY IKEA IN SAN DIEGO COUNTY



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