

**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
- ±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

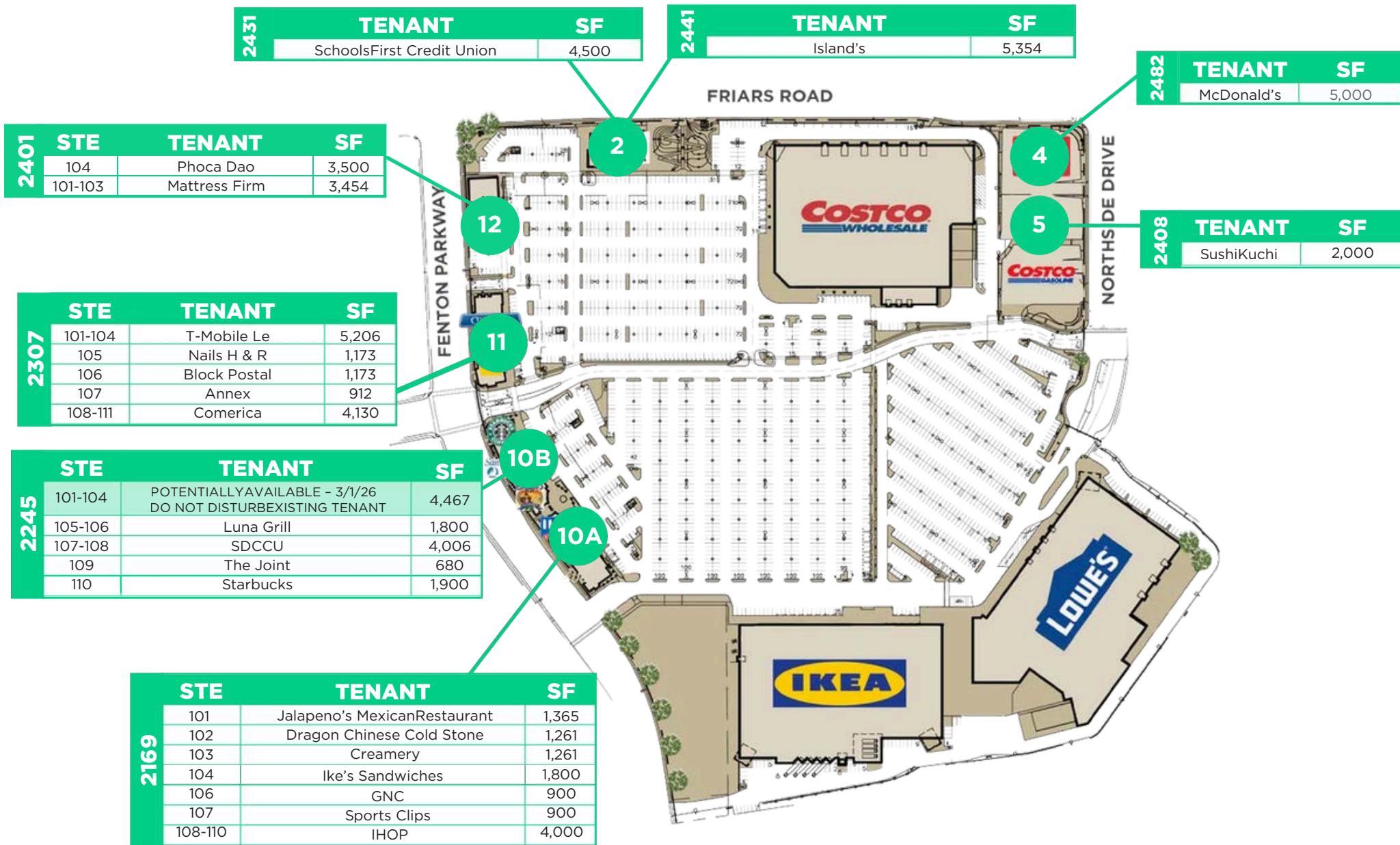
1 MILE	3 MILES	5 MILES
14,782	227,864	517,747

## DAYTIME POPULATION

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



# SITE PLAN



# COMPETITION AERIAL





**ONLY IKEA IN SAN DIEGO COUNTY**



## \*DISCLAIMER

\*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

\*Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.

\*Any site plans and maps contained herein is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

\*Demographics contained herein are produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

\*Any geofencing data herein is provided by Placer Labs, Inc. ([www.placer.ai](http://www.placer.ai)) and is provided without representation or warranty.

\*Photos contained herein are property of their respective owners. Use of these photos without the express written consent of the owner is prohibited. Photos do not guarantee the current condition of the property.



## FOR LEASING INFORMATION

### **BRAD WILLIAMS**

858.875.4668

[bwilliams@flockeavoyer.com](mailto:bwilliams@flockeavoyer.com)

CA DRE No.: 01802468

### **STEVE AVOYER**

619.280.2600

[savoyer@flockeavoyer.com](mailto:savoyer@flockeavoyer.com)

CA DRE No.: 00407899

6165 Greenwich Drive, Suite 110

San Diego, CA, 92122

619.280.2600

[flockeavoyer.com](http://flockeavoyer.com)