

FOR LEASE

811 25TH ST
SAN DIEGO, CA 92102



APPROX 2,467 SF OFFICE/RETAIL SPACE AVAILABLE

PRESENTED BY

RYAN CHANDRAPAUL

DRE# 02127548
619-762-5492



CIG

CHANDRAPAUL INVESTMENT GROUP

FOR LEASE

811 25TH ST
SAN DIEGO, CA 92102

DISCLAIMER

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COMMERCIAL



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PROPERTY HIGHLIGHTS

- Prime Golden Hill Location
- Creative Layout
- Retail Entrance/Storefront
- Borders SR-94 Exit



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EXTERIOR PHOTOS



EXTERIOR PHOTO



ENTRANCE PHOTO

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RETAIL FLOOR & MEZZANINE



RETAIL ENTRANCE



STAIRS TO LOWER LEVEL



MEZZANINE AREA

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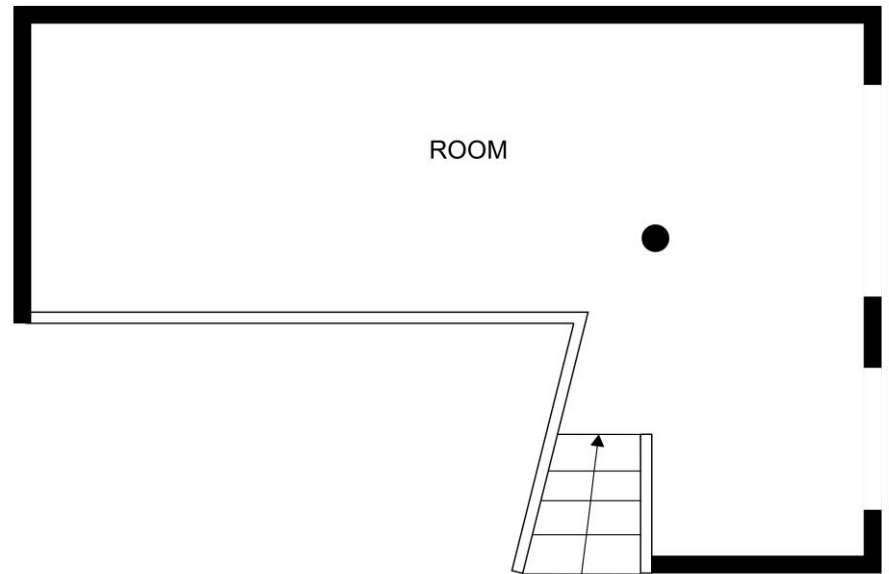
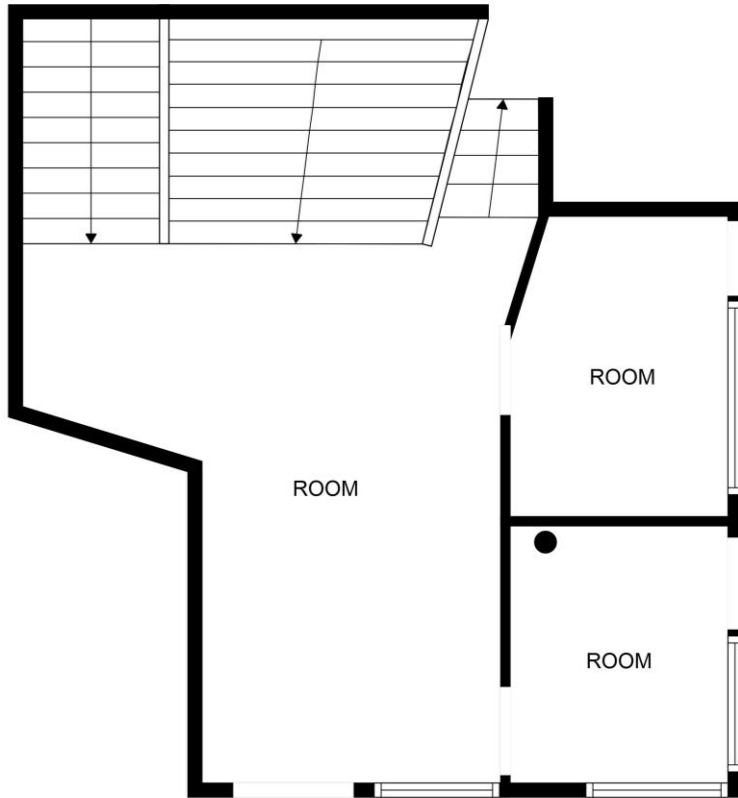
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RETAIL FLOOR & MEZZANINE FLOOR PLAN



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STAIRS & OFFICE 1



STAIRS TO LOWER LEVEL



OFFICE 1



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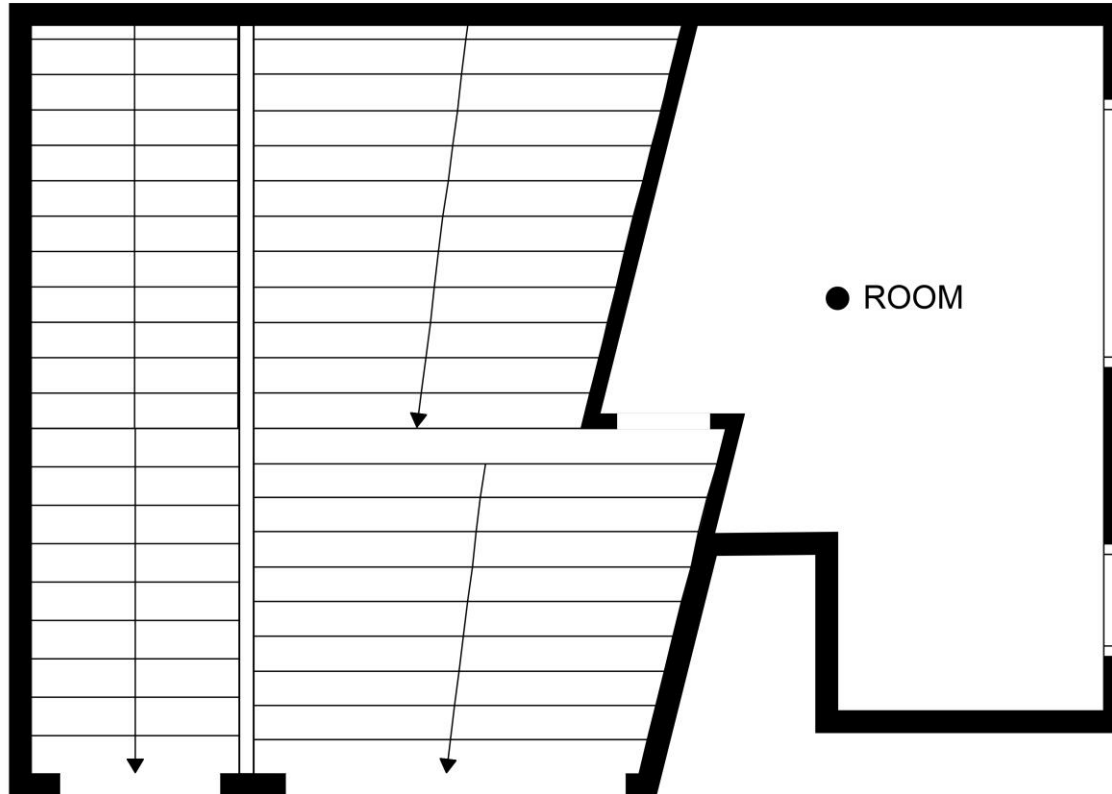
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STAIRS & OFFICE 1 FLOOR PLAN



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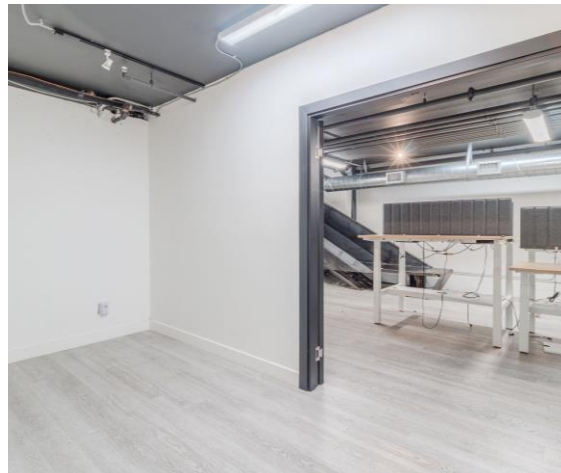
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COLLAB AREA & OFFICE 2



COLLAB AREA



OFFICE 2



OFFICE 2

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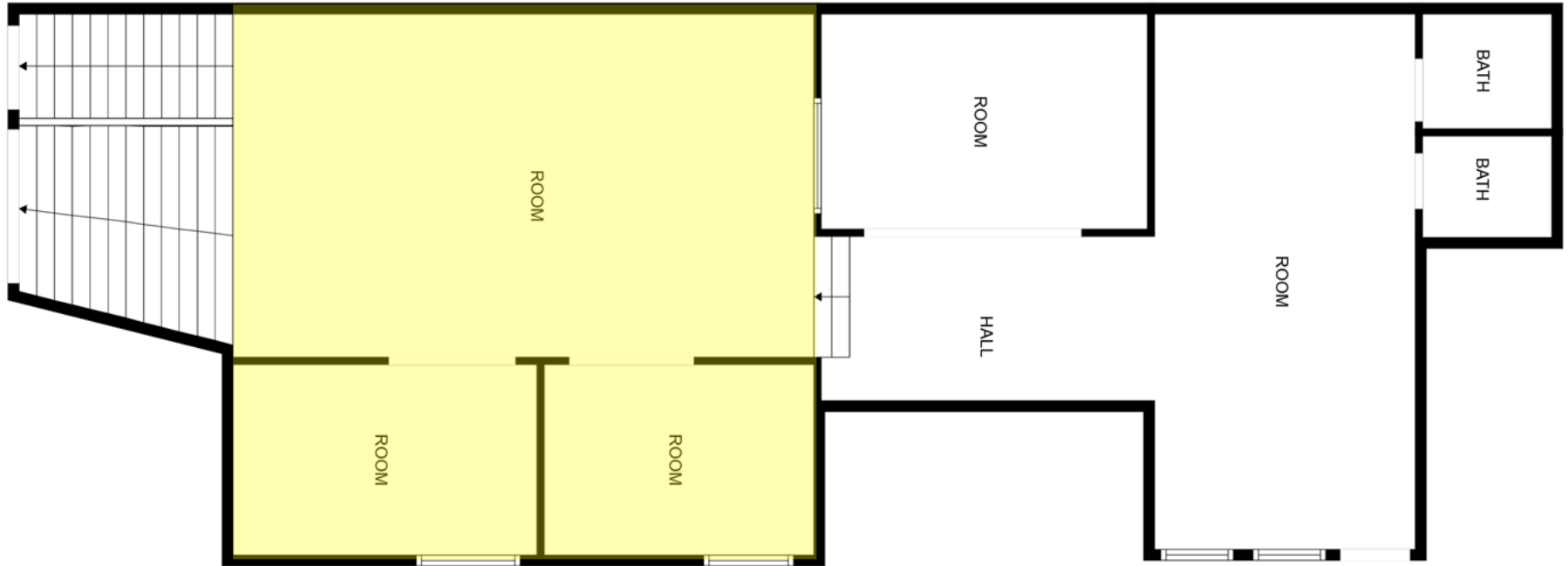
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LOWER FLOOR PLAN



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HALLWAY & CONFERENCE ROOM



HALLWAY



CONFERENCE ROOM



CONFERENCE ROOM

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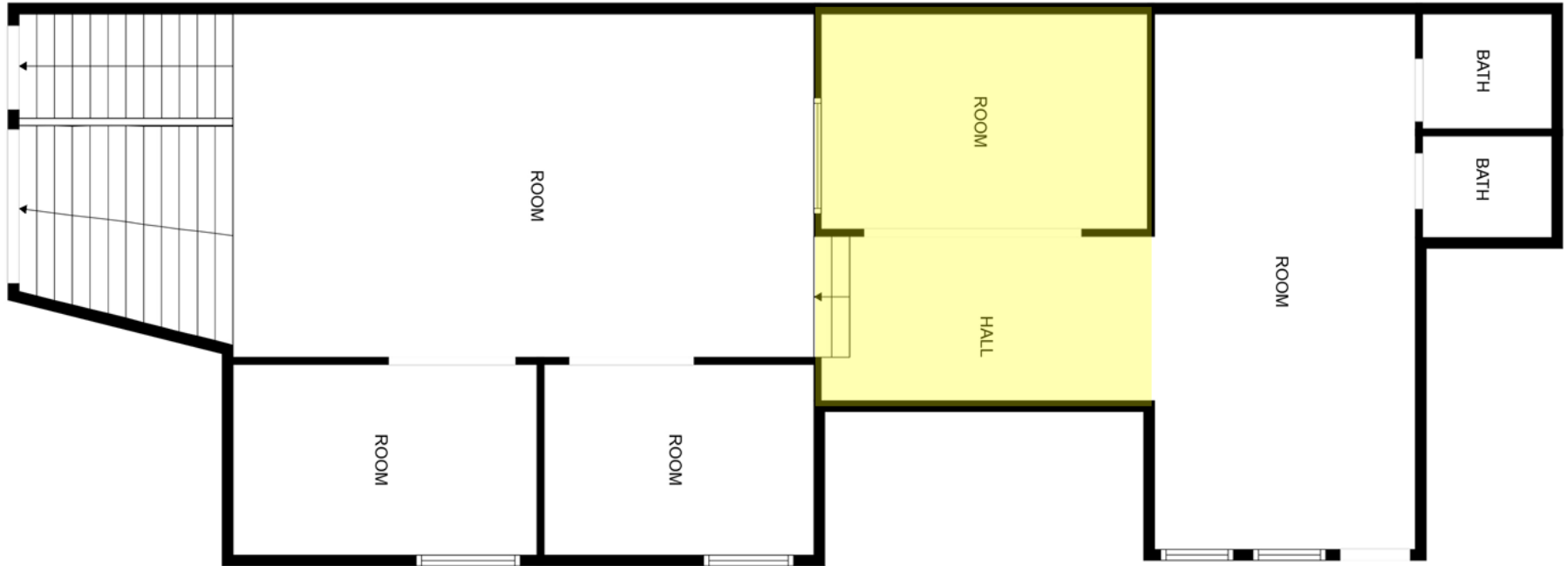
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HALLWAY & CONFERENCE ROOM FLOOR PLAN



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BREAKROOM & BATHROOM 1



BREAKROOM



BREAKROOM



BATHROOM 1

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BREAKROOM & BATHROOM FLOOR PLAN



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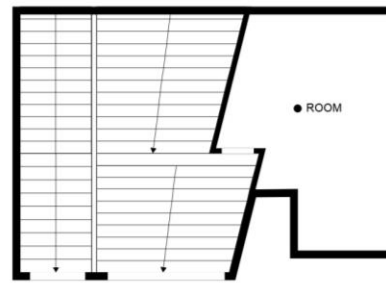
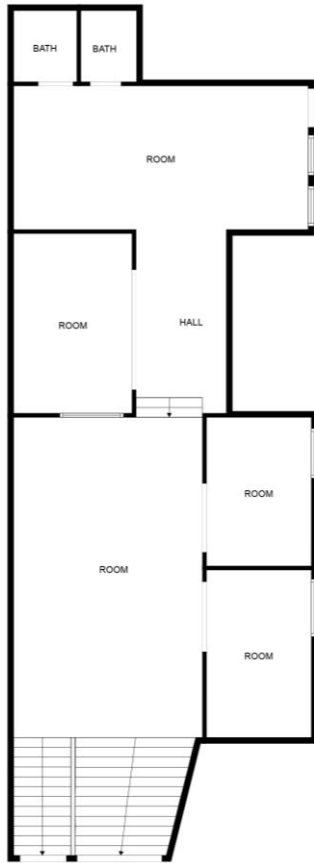
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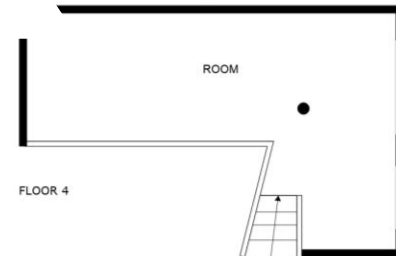
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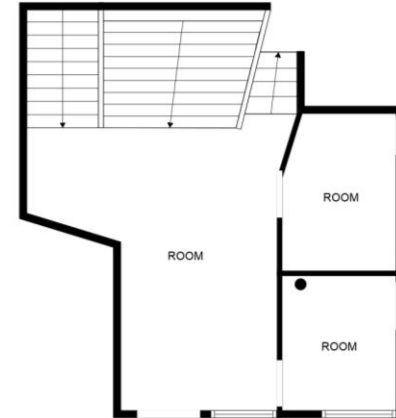
ALL FLOOR PLANS



FLOOR 2



FLOOR 4



FLOOR 3

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DEMOGRAPHIC REPORT

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	47,318	238,825	513,400
2024 Estimate	47,282	239,023	514,543
2020 Census	45,743	233,404	506,036
Growth 2024 - 2029	0.08%	-0.08%	-0.22%
Growth 2020 - 2024	3.36%	2.41%	1.68%
2024 Population by Hispanic Origin			
2024 Population	47,282	239,023	514,543
White	18,638 39.42%	104,929 43.90%	195,830 38.06%
Black	3,459 7.32%	16,947 7.09%	43,403 8.44%
Am. Indian & Alaskan	798 1.69%	2,952 1.24%	6,144 1.19%
Asian	2,259 4.78%	16,173 6.77%	59,460 11.56%
Hawaiian & Pacific Island	156 0.33%	853 0.36%	2,331 0.45%
Other	21,973 46.47%	97,169 40.65%	207,374 40.30%
U.S. Armed Forces	1,983	11,034	21,854
Households			
2029 Projection	21,177	102,674	201,584
2024 Estimate	21,126	102,598	201,759
2020 Census	20,236	99,056	196,447
Growth 2024 - 2029	0.24%	0.07%	-0.09%
Growth 2020 - 2024	4.40%	3.58%	2.70%
Owner Occupied	3,282 15.54%	28,329 27.61%	62,757 31.10%
Renter Occupied	17,845 84.47%	74,269 72.39%	139,002 68.90%
2024 Households by HH Income			
Income: <\$25,000	4,458 21.10%	17,959 17.50%	35,902 17.79%
Income: \$25,000 - \$50,000	3,830 18.13%	16,400 15.98%	33,215 16.46%
Income: \$50,000 - \$75,000	4,184 19.80%	18,024 17.57%	35,209 17.45%
Income: \$75,000 - \$100,000	2,158 10.21%	11,681 11.39%	24,795 12.29%
Income: \$100,000 - \$125,000	2,004 9.49%	10,025 9.77%	20,286 10.05%
Income: \$125,000 - \$150,000	1,709 8.09%	8,638 8.42%	15,678 7.77%
Income: \$150,000 - \$200,000	1,333 6.31%	8,759 8.54%	16,182 8.02%
Income: \$200,000+	1,452 6.87%	11,112 10.83%	20,493 10.16%
2024 Avg Household Income	\$85,010	\$100,343	\$97,818
2024 Med Household Income	\$63,688	\$73,482	\$72,649



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