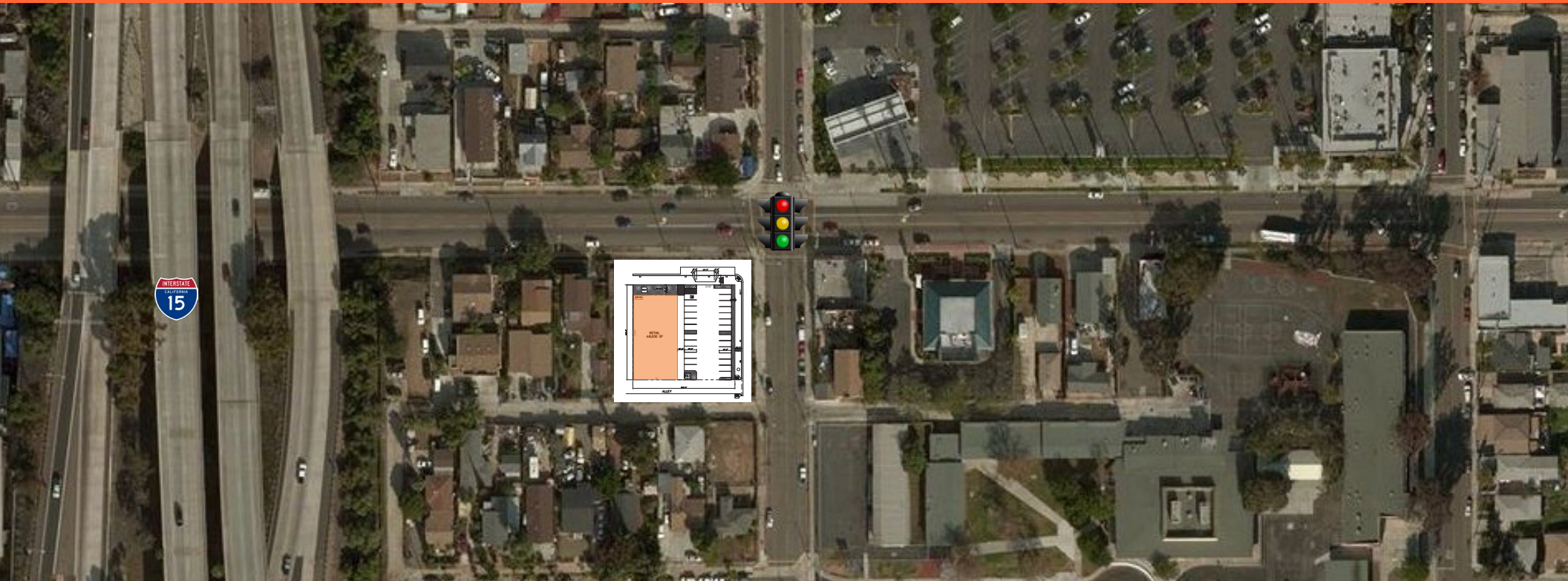


National & 35th

3481 National Avenue | San Diego, CA 92113



PROPERTY FEATURES

- New construction available on 28,000 SF parcel
- Available from 1,000 SF to 8,000 SF +
- BTS or Ground Lease
- Drive-Thru Opportunity Available

- Parking: 20 Stalls
- Ratio: 4.4/1000

| | |
|-------------------------|----------|
| | 1 Mile |
| Population: | 38,037 |
| Households: | 7,913 |
| Avg. HH. Income: | \$42,483 |

LEASING INFO:

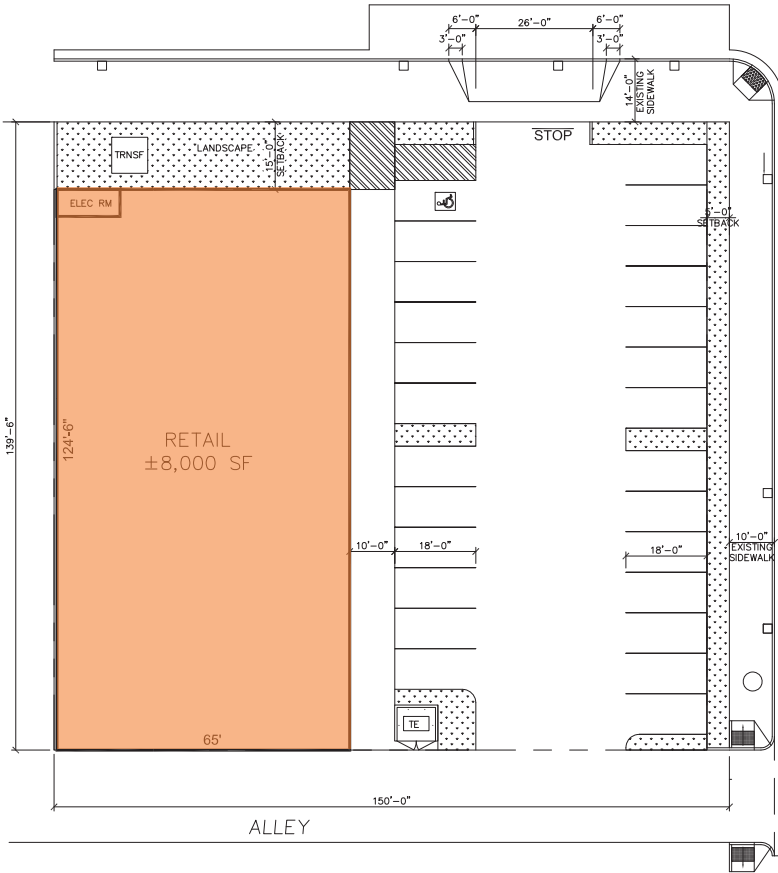
310.270.9243
9034 W Sunset Boulevard
West Hollywood, CA 90069

National & 35th

3481 National Avenue | San Diego, CA 92113

SITE PLAN

NATIONAL AVENUE +/-12,000 VPD

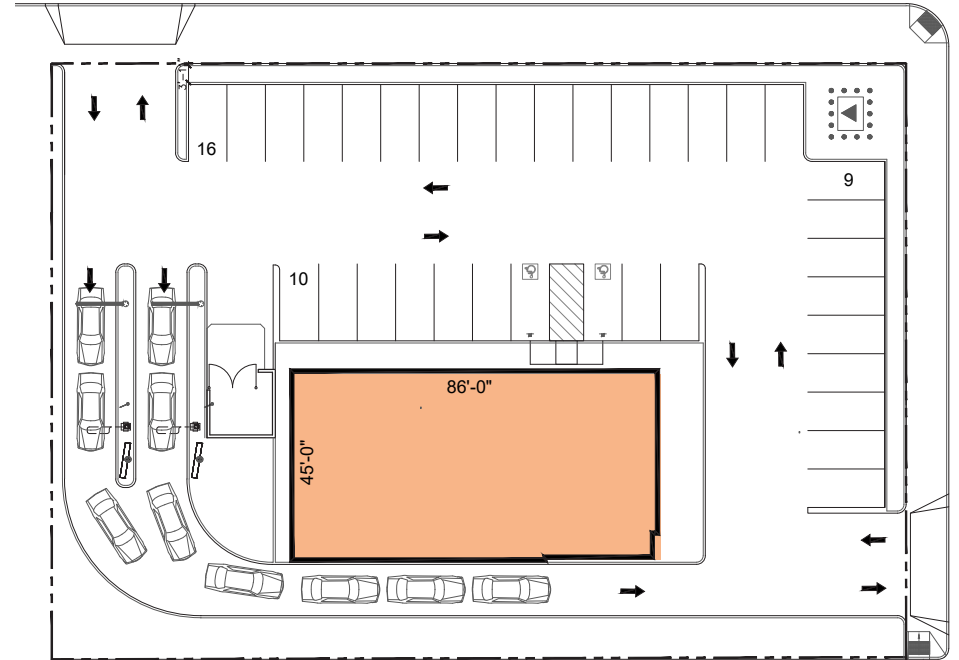


OPTION 1

NATIONAL AVENUE +/-12,000 VPD



35TH STREET +/-9,000 VPD



35TH STREET +/-9,000 VPD

OPTION 2 - PROPOSED DRIVE-THRU

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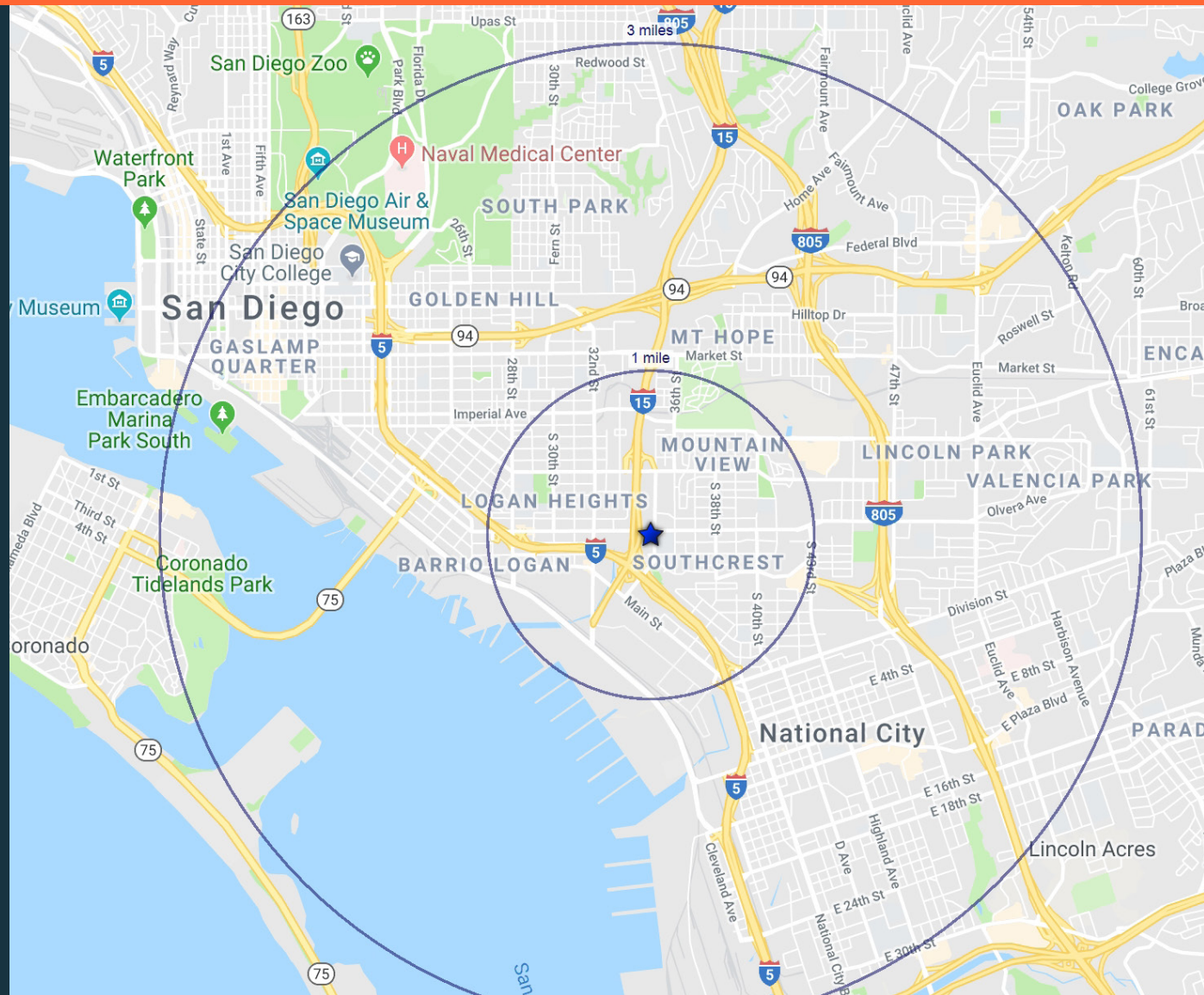
DEMOGRAPHICS MAP

AREA DEMOGRAPHICS

| | 3 Miles | 5 Miles |
|-------------------------|----------|----------|
| Population: | 38,037 | 227,440 |
| Households: | 7,913 | 71,024 |
| Avg. HH. Income: | \$42,483 | \$62,283 |

TRAFFIC COUNT

| | |
|----------------------|---------------|
| National Ave: | +/-12,000 VPD |
| 35th Street: | +/-9,000 VPD |



National & 35th

3481 National Avenue | San Diego, CA 92113

LOCATION MAP

