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

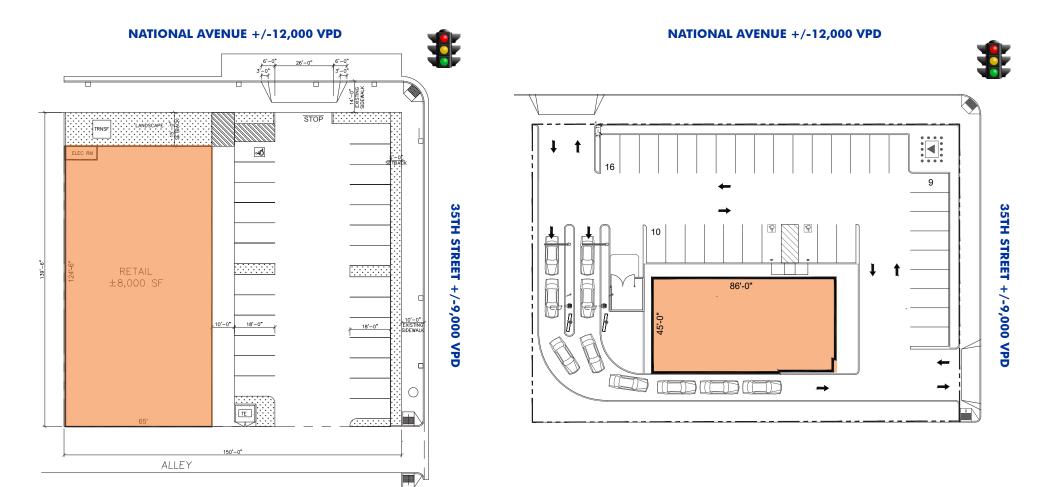
LEASING INFO:

310.270.9243 9034 W Sunset Boulevard West Hollywood, CA 90069

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National & 35th



SITE PLAN

OPTION 1

National & 35th

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

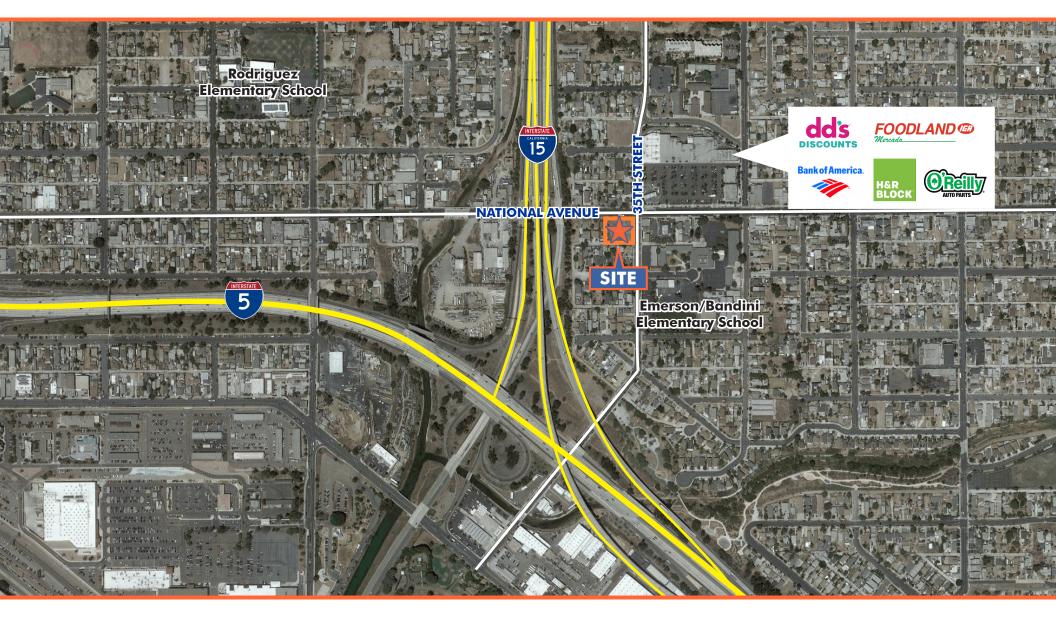
TRAFFIC COUNT

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

(163) \$ 5 3 miles 54th St Upas St xd Wa San Diego Zoo 🙄 5 Redwood St 30th St College Grov OAK PARK 15 Waterfront Park Naval Medical Center Ave -ifth San Diego Air & Space Museum SOUTH PARK State 20 Fern St Federal Blvd 805 San Diego City College St 60th St (94) (94) **GOLDEN HILL** Museum 😐 San Diego Broa ellSt Hilltop Dr 94) MT HOPE GASLAMP 5 ENCA 1 mile Market St **OUARTER** Market St 47th St 61st St 36th Embarcadero Marina Park South Imperial Ave MOUNTAIN LINCOLN PARK VIEW 1st St VALENCIA PARK S S Olver[®] Ave Third St LOGAN HEIGHTS Blud 805 4th St S Plaza B 5 Coronado BARRIO LOGAN SOUTHCREST **Tidelands Park** Division St Main St (75) S 40th oronado E 8th St E 4th St Plaza Blvd PARAD **National City** (75) E 16th St 5 E 18th St DAVE Lincoln Acres 24th 75 5



LOCATION MAP



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