

FOR LEASE • FEDERAL BLVD. CENTER

1,000 - ± 8,400 SF RETAIL/OFFICE SUITES AVAILABLE!

5071 - 5075 FEDERAL BLVD. | 1551 - 1561 ALTADENA AVE. • SAN DIEGO, CA 92102



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PROPERTY HIGHLIGHTS

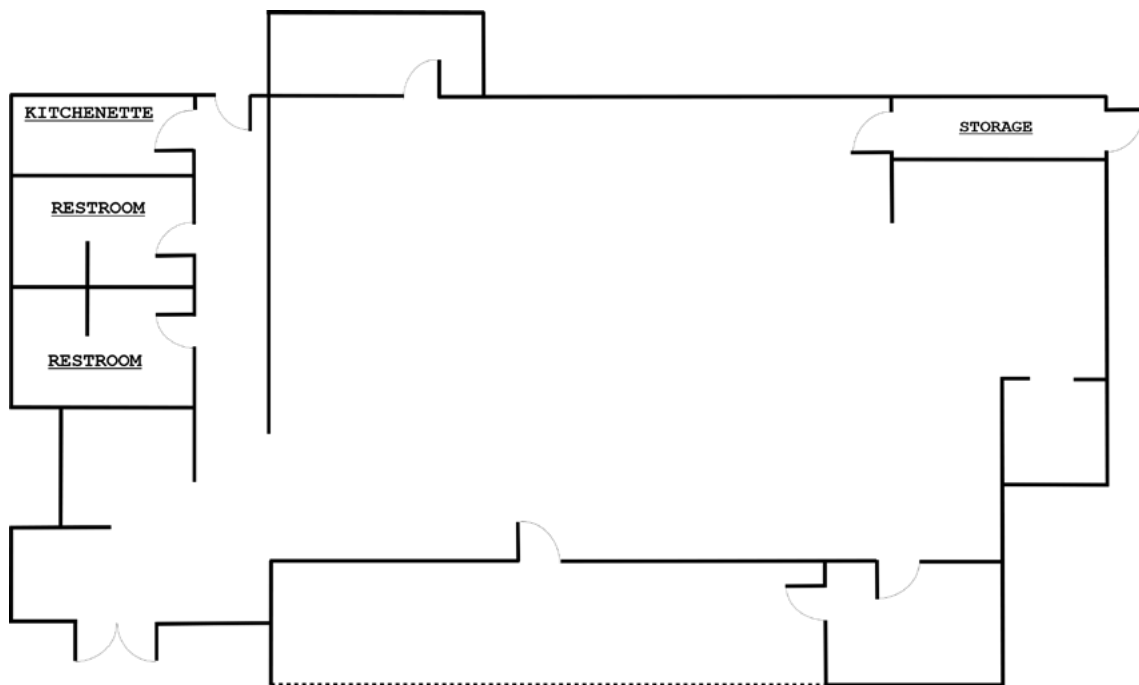
- Ample parking with 280 plus parking spaces dedicated to retail/office
- Great Signage Opportunity with heavy traffic (Monument Sign Space Available)
- Close proximity and easy access to 805 and Highway 94
- Strong demographics in a fast growing corridor
- Great Co Tenants include Domino's Pizza & Manolo Farmers Market
- Walking distance to many great amenities and restaurants
- Tenant Improvements Available

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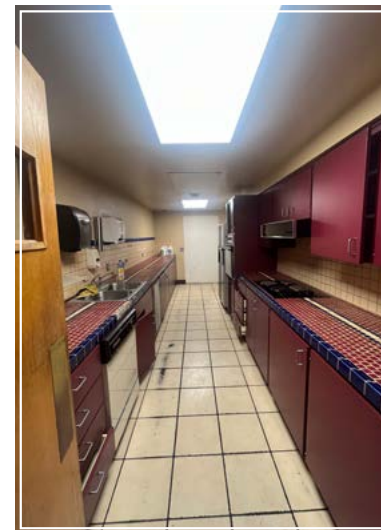
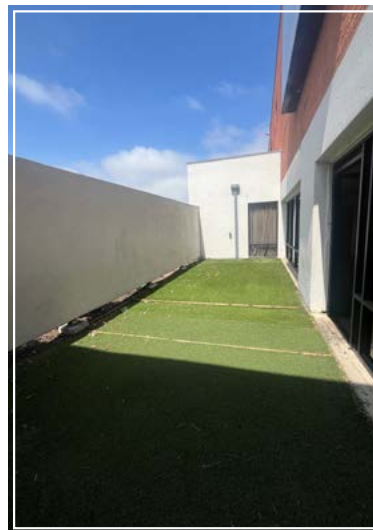
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FLOOR PLAN - SUITE 5075-A



SPACE HIGHLIGHTS

3,700 - ± 8,400 SF AVAILABLE		
STE	SF	DESCRIPTION
5075-A	4,670	<ul style="list-style-type: none"> • Former Event Space (Outdoor Patio Included) • New LED Lighting • Open Layout with Kitchenette (No Cooking Allowed, Only Heating Food) • Power: 3-Phase 220 Amps • Tenant Improvements Available • Expandable Footprint: 1,800 SF with Potential Expansion Up to ± 3,700 SF (Suite 5075-B) • Lease Rate: Negotiable
5075-B	3,700	<ul style="list-style-type: none"> • Office Space Available • Spare Rooms/Hallways/Storage Rooms Add an Extra 1,000 - 1,200 SF • Tenant Improvements Available • Lease Rate: Negotiable

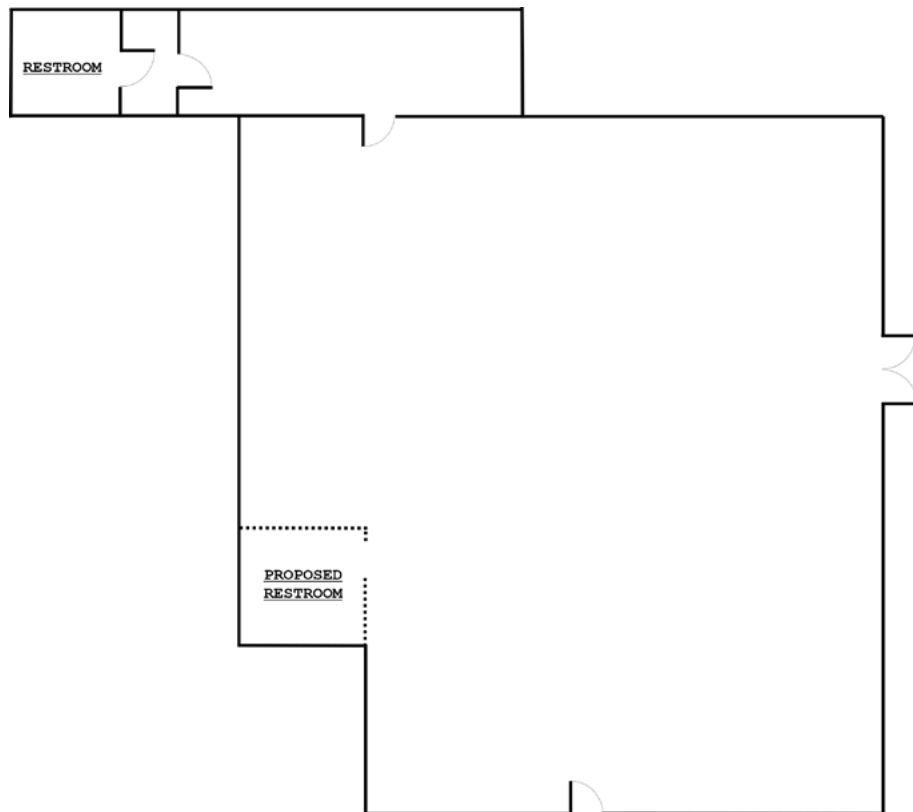


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FLOOR PLAN - SUITE 5075-D



SPACE HIGHLIGHTS

4,722 - ± 5,322 SF AVAILABLE		
STE	SF	DESCRIPTION
5075-D	4,722	<ul style="list-style-type: none">• Former Discount Shoe Store• Open Layout• Tenant Improvements Available• Expandable Footprint: Two Storage Rooms (Each 300 SF)• Lease Rate: Negotiable



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SPACE HIGHLIGHTS

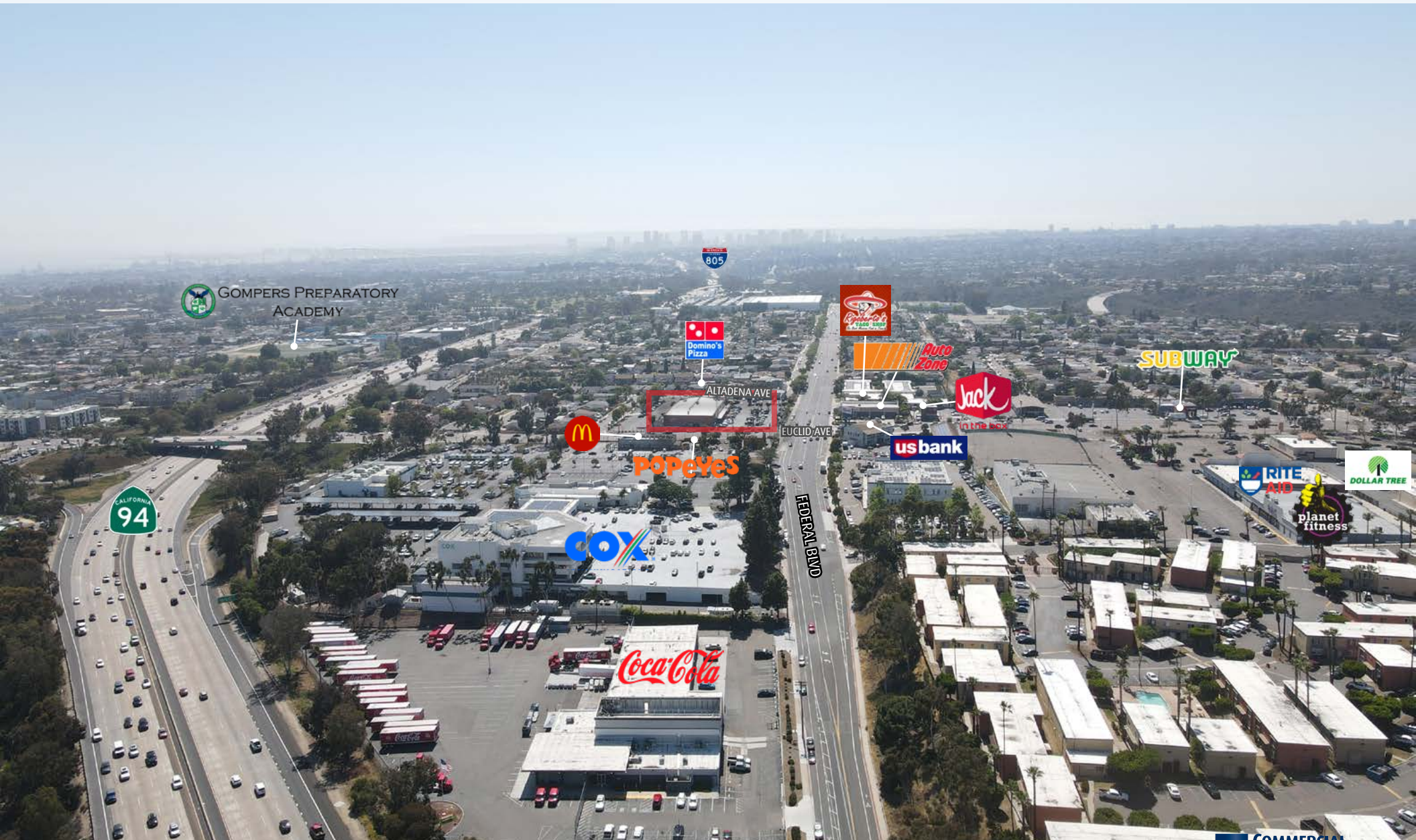
1,000 SF AVAILABLE		
STE	SF	DESCRIPTION
1557	1,000	<ul style="list-style-type: none"> • Former Dog Grooming Supply Store • Renovations In Progress (New Flooring, Paint, and Restroom) • Open Layout Retail/Office Space • Lease Rate: \$2,000/month gross + UTL
1561	1,000	<ul style="list-style-type: none"> • Office/Retail Space Available • Tenant Improvements Available (Ceiling Tiles Repaired/Replaced & Steam Carpet) • Lease Rate: \$2,000/month gross + UTL



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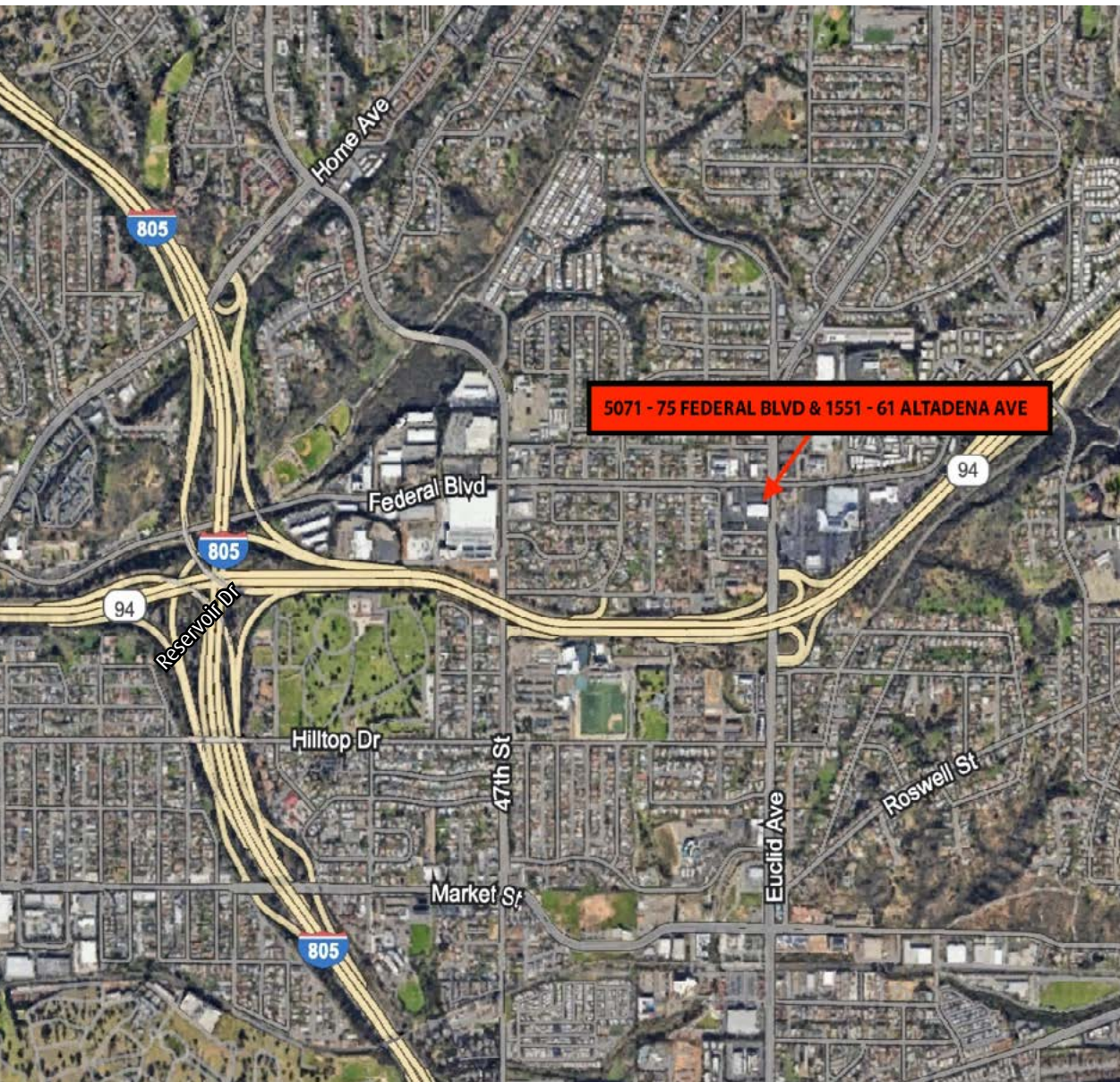
**COMMERCIAL
ASSET
ADVISORS**

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DEMOGRAPHIC SUMMARY

Radius	2 Mile	3 Mile	5 Mile
Population			
2029 Projection	99,104	270,557	649,595
2024 Estimate	100,242	273,327	653,432
2020 Census	103,225	279,768	654,674
Growth 2024 - 2029	-1.14%	-1.01%	-0.59%
Growth 2020 - 2024	-2.89%	-2.30%	-0.19%
2024 Population by Hispanic Origin			
2024 Population	100,242	273,327	653,432
White	16,714 16.67%	59,729 21.85%	221,835 33.95%
Black	15,684 15.65%	32,145 11.76%	61,801 9.46%
Am. Indian & Alaskan	1,466 1.46%	3,719 1.36%	7,942 1.22%
Asian	15,225 15.19%	42,252 15.46%	84,930 13.00%
Hawaiian & Pacific Island	715 0.71%	1,625 0.59%	3,923 0.60%
Other	50,437 50.32%	133,858 48.97%	273,001 41.78%
U.S. Armed Forces	1,415	3,663	17,017
Households			
2029 Projection	28,729	85,653	238,833
2024 Estimate	29,123	86,692	240,105
2020 Census	30,261	89,402	239,300
Growth 2024 - 2029	-1.35%	-1.20%	-0.53%
Growth 2020 - 2024	-3.76%	-3.03%	0.34%
Owner Occupied	13,436 46.14%	34,215 39.47%	88,093 36.69%
Renter Occupied	15,687 53.86%	52,477 60.53%	152,012 63.31%
2024 Households by HH Income			
Income: <\$25,000	29,122	86,693	240,105
Income: \$25,000 - \$50,000	5,867 20.15%	16,453 18.98%	43,114 17.96%
Income: \$50,000 - \$75,000	5,973 20.51%	17,208 19.85%	40,273 16.77%
Income: \$75,000 - \$100,000	5,838 20.05%	16,791 19.37%	43,305 18.04%
Income: \$100,000 - \$125,000	3,704 12.72%	11,037 12.73%	30,730 12.80%
Income: \$125,000 - \$150,000	2,702 9.28%	7,959 9.18%	24,254 10.10%
Income: \$150,000 - \$200,000	1,916 6.58%	6,240 7.20%	19,289 8.03%
Income: \$200,000+	1,755 6.03%	5,827 6.72%	18,988 7.91%
Income: \$200,000+	1,367 4.69%	5,178 5.97%	20,152 8.39%
2024 Avg Household Income	\$78,701	\$83,862	\$93,544
2024 Med Household Income	\$62,204	\$64,771	\$71,280



TRAFFIC COUNT

Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Federal Blvd	Altadena Ave	0.02 W	2024	9,274	MPSI	.07
2 Federal Blvd	Altadena Ave	0.02 W	2025	9,215	MPSI	.07
3 Euclid Ave	Beech St	0.01 S	2024	37,264	MPSI	.08
4 Euclid Ave	Beech St	0.01 S	2025	37,262	MPSI	.08
5 Federal Blvd	Pentecost Way	0.06 E	2024	8,474	MPSI	.11
6 Federal Blvd	Pentecost Way	0.06 E	2025	8,479	MPSI	.11
7 Euclid Ave	Marliou Rd	0.01 N	2023	29,252	MPSI	.11
8 Euclid Avenue	Marliou Rd	0.01 N	2025	29,416	MPSI	.11
9 Martin Luther King Jr Fwy	Euclid Ave	0.09 SW	2025	5,275	MPSI	.16
10 Martin Luther King Jr Fwy	Euclid Ave	0.09 SW	2024	5,280	MPSI	.16

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