

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



858. 360. 3000 | caacre.com

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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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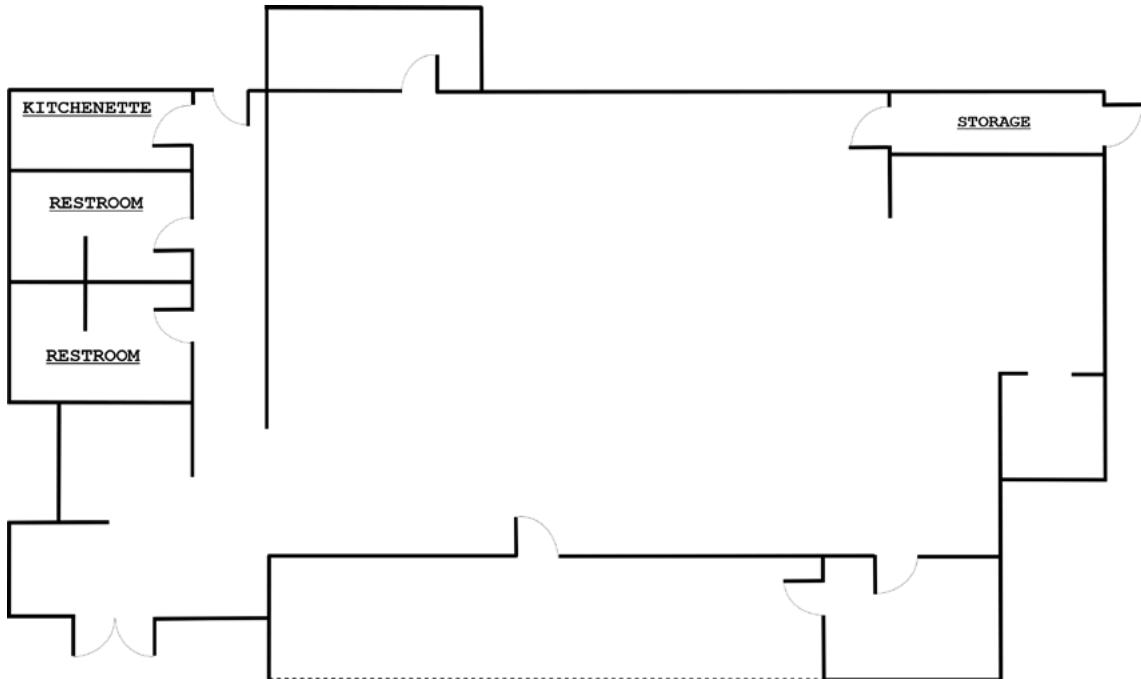
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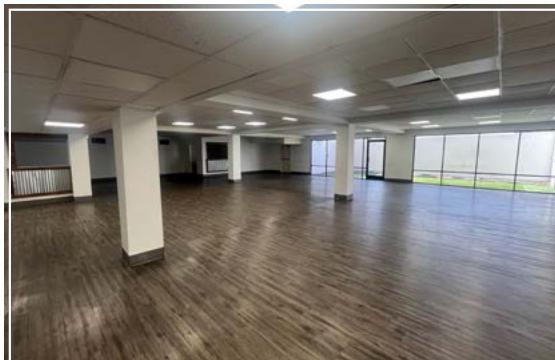
FLOOR PLAN - SUITE 5075-A



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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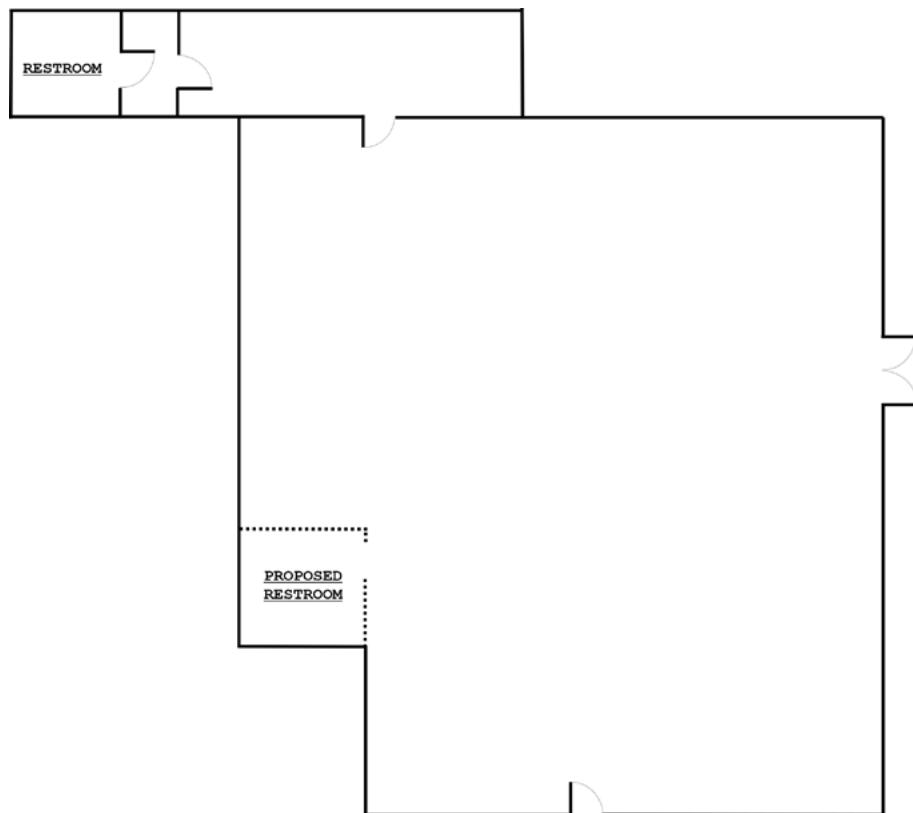
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FLOOR PLAN - SUITE 5075-D



SPACE HIGHLIGHTS

4,722 - ± 5,322 SF AVAILABLE		
STE	SF	DESCRIPTION
5075-D	4,722	<ul style="list-style-type: none">Former Discount Shoe StoreOpen LayoutTenant Improvements AvailableExpandable Footprint: Two Storage Rooms (Each 300 SF)Lease Rate: Negotiable



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SPACE HIGHLIGHTS

1,000 SF AVAILABLE

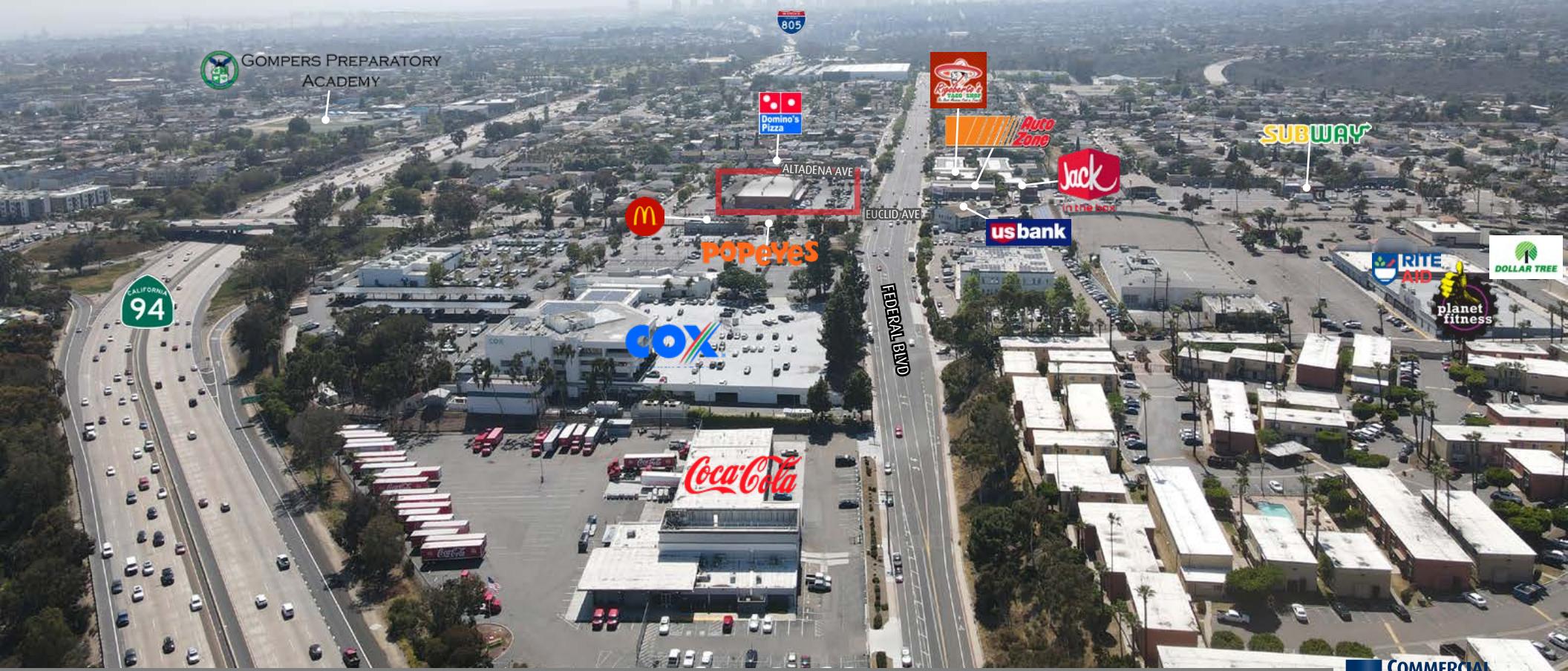
STE	SF	DESCRIPTION
1557	1,000	<ul style="list-style-type: none">Former Dog Grooming Supply StoreRenovations In Progress (New Flooring, Paint, and Restroom)Open Layout Retail/Office SpaceLease Rate: \$2,000/month gross + UTL
1561	1,000	<ul style="list-style-type: none">Office/Retail Space AvailableTenant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



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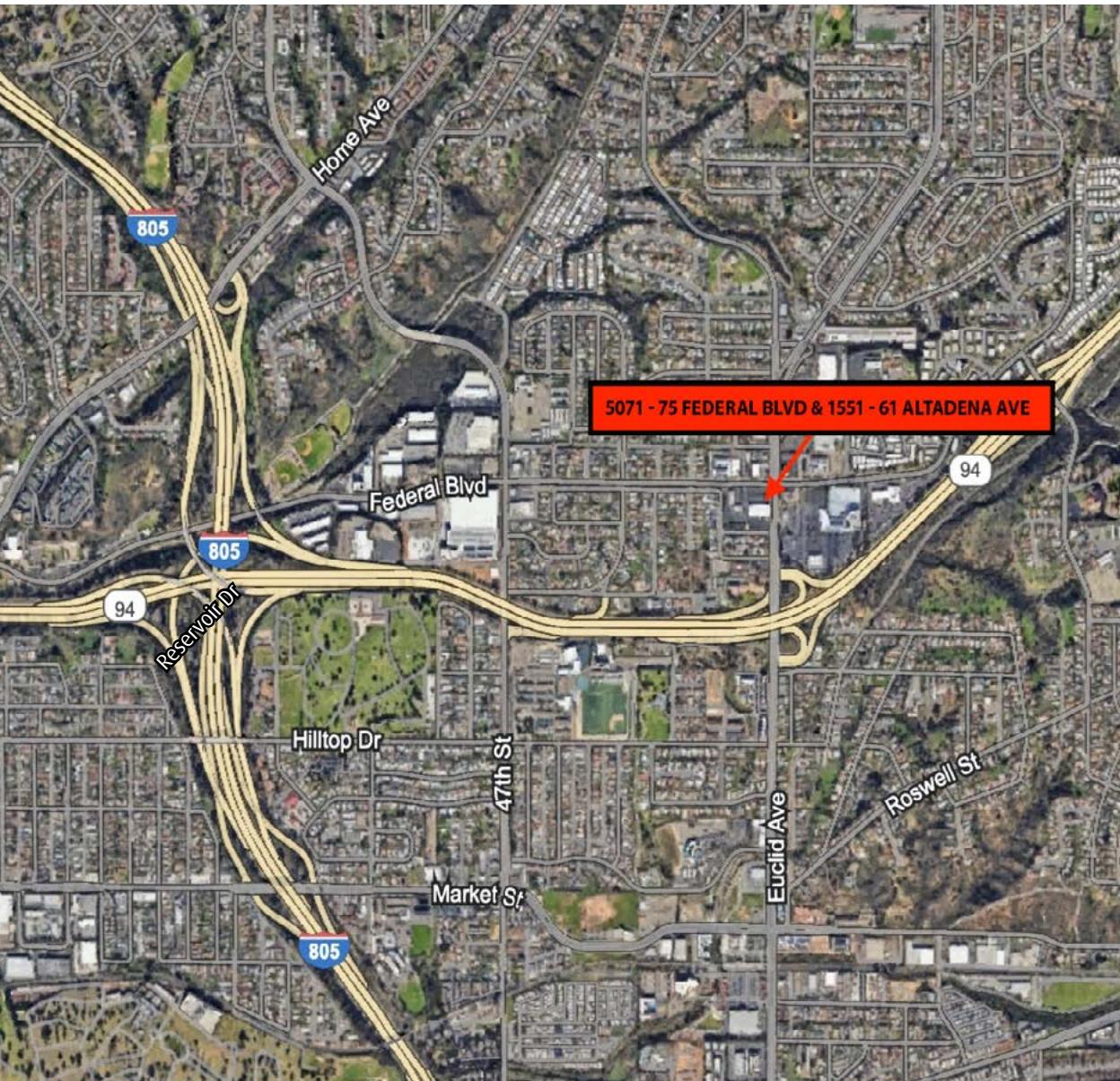
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DEMOGRAPHIC SUMMARY

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			
White	55,152	145,770	294,035
Black	100,242	273,327	653,432
Am. Indian & Alaskan	16,714	59,729	221,835
Asian	15,684	32,145	61,801
Hawaiian & Pacific Island	1,466	3,719	9,462
Other	15,225	42,252	122,120
U.S. Armed Forces	715	1,625	3,923
Other	50,437	133,858	300,101
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	34,215	88,093
Renter Occupied	15,687	52,477	152,012
2024 Households by HH Income			
Income: <\$25,000	29,122	86,693	240,105
Income: \$25,000 - \$50,000	5,867	16,453	43,114
Income: \$50,000 - \$75,000	5,973	17,208	40,273
Income: \$75,000 - \$100,000	5,838	16,791	43,305
Income: \$100,000 - \$125,000	3,704	11,037	30,730
Income: \$125,000 - \$150,000	2,702	9,186	24,254
Income: \$150,000 - \$200,000	1,916	6,240	19,289
Income: \$200,000+	1,755	5,827	18,988
Income: \$200,000+	1,367	5,178	7,911
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	Marilou Rd	0.01 N	2023	29,252	MPSI	.11
8 Euclid Avenue	Marilou 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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