



## 2040 Imperial Avenue

San Diego, California 92102

### Property Highlights

- Amazon Hub anchored strip center
- High ceilings with operable roll up door
- Ideal for restaurant use with great visibility to Imperial Ave
- Directly across from future +/- 45,800 SF neighborhood grocery
- Close proximity to AutoZone, Dollar Tree, Family Dollar
- Renovated 2017 / Convenient On-Site Parking

### Offering Summary

<b>Lease Rate:</b>	\$3.25 SF/month (NNN)
<b>Building Size:</b>	5,163 SF
<b>Available SF:</b>	1,600 SF

### For More Information

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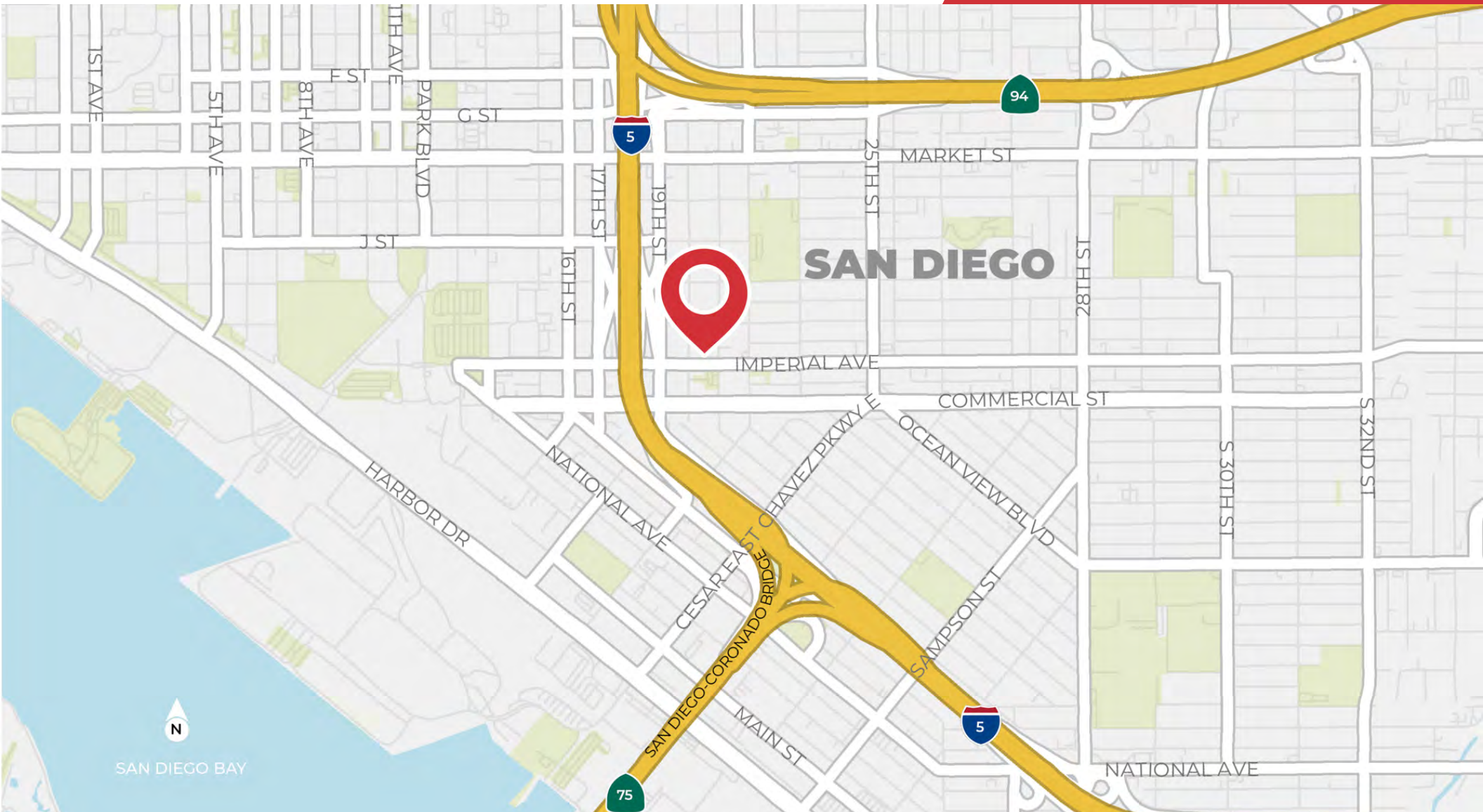
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For Lease - Retail  
1,600 SF | \$3.25 SF/month  
Potential Restaurant



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For Lease

1,600 SF | \$3.25 SF/month

Retail Space

Population	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	45,784	204,205	474,526
<b>Average Age</b>	39	40	39
<b>Average Age (Male)</b>	39	39	38
<b>Average Age (Female)</b>	38	40	40
Households & Income	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	20,878	87,662	188,558
<b># of Persons per HH</b>	2.2	2.3	2.5
<b>Average HH Income</b>	\$87,147	\$110,148	\$103,006
<b>Average House Value</b>	\$786,011	\$948,237	\$860,799

Demographics data derived from AlphaMap

