

# EUCALYPTUS SQUARE

**±739 SF Retail Space Available**

Interstate 15 & Carroll Canyon Road  
San Diego, CA 92131



## RETAIL FOR LEASE

± 739 SF Retail Space Available

### Description:

- Only multi-tenant retail center within +/-2.5 million square foot office/industrial park.
- Strong daytime population with approximately 5,000 captive employees in the immediate surrounding business park.
- Ideal for small office or service related uses.
- Co-tenants include Carl's Jr., Subway, Chez Nous, Salon Europa and other service and restaurant tenants.
- Easy ingress/egress from Interstate 15 off Carroll Canyon Road.

### Traffic Counts:

- ± 26,000 Average daily traffic on Carroll Canyon Road.
- ± 280,000 Average daily traffic on Interstate 15 off Carroll Canyon Road.

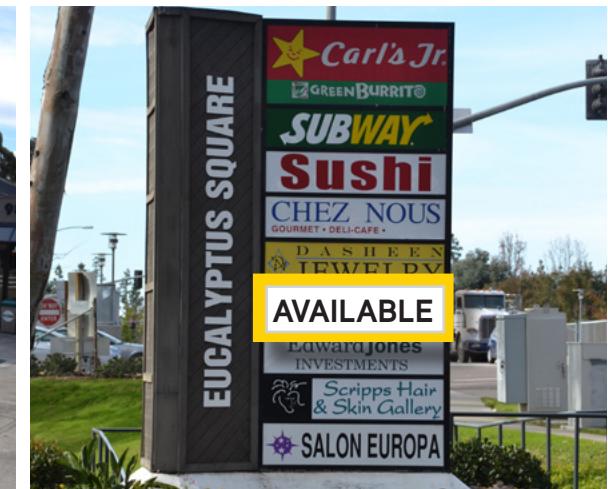
### Demographics:

	1 MILE	3 MILES	5 MILES
Population '16	33	80,587	245,417
Average H.H. Income	\$150,933	\$106,644	\$113,288
Daytime Population	23,291	123,623	252,608

Source: ESRI

**Newmark Grubb  
Knight Frank**

Retail



For further information, please contact our exclusive agents:

**AARON HILL**

Managing Director

858.875.5923

aaronhill@ngkf.com

CA RE License #01365975

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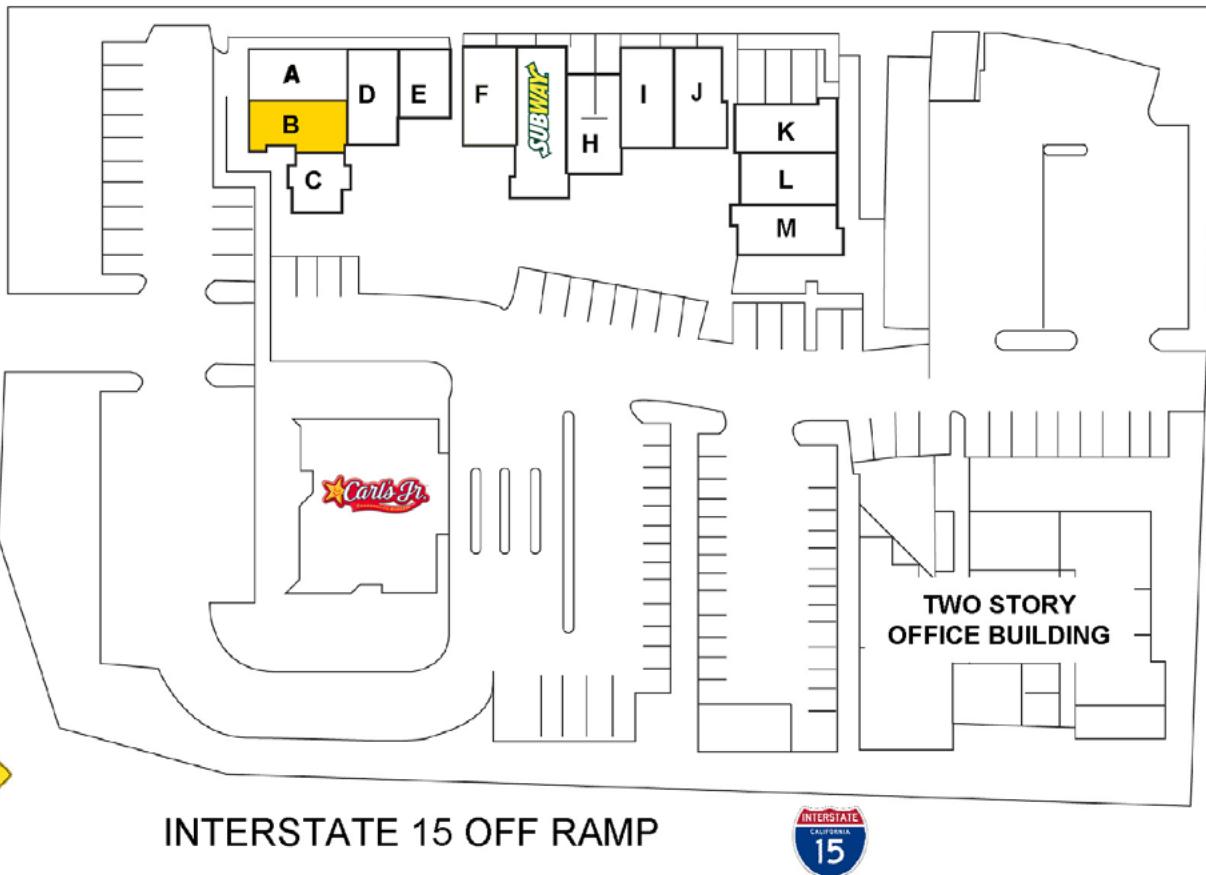
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## Tenant Roster

SUITE	TENANT	SF
A	Calico Gaming	760
B	Available	739
C / D	Salon Europa	1,260
E	Chez Nous	560
F	Dasheen Jewelry	724
G	Subway	1,087
H / I / J	Todo Sushi	1,938
K / L / M	Scripps Hair & Skin	2,138

CARROLL CANYON ROAD



## CONTACT:

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[www.ngkf.com](http://www.ngkf.com)

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## Executive Summary

Eucalyptus Square  
Carroll Canyon Rd, San Diego, California, 92121  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 32.89215  
Longitude: -117.18537

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	10	59,836	203,429
2010 Population	10	75,584	232,697
2016 Population	33	80,587	245,417
2021 Population	36	85,401	258,621
2000-2010 Annual Rate	0.00%	2.36%	1.35%
2010-2016 Annual Rate	21.05%	1.03%	0.86%
2016-2021 Annual Rate	1.76%	1.17%	1.05%
2016 Male Population	51.5%	51.0%	50.7%
2016 Female Population	48.5%	49.0%	49.3%
2016 Median Age	40.0	32.2	34.2
<b>Households</b>			
2000 Households	6	23,632	73,800
2010 Households	6	28,956	83,323
2016 Total Households	14	30,369	86,608
2021 Total Households	15	31,991	90,895
2000-2010 Annual Rate	0.00%	2.05%	1.22%
2010-2016 Annual Rate	14.52%	0.77%	0.62%
2016-2021 Annual Rate	1.39%	1.05%	0.97%
2016 Average Household Size	2.36	2.61	2.68
<b>Median Household Income</b>			
2016 Median Household Income	\$128,571	\$82,522	\$85,774
2021 Median Household Income	\$140,766	\$91,955	\$96,410
2016-2021 Annual Rate	1.83%	2.19%	2.37%
<b>Average Household Income</b>			
2016 Average Household Income	\$150,933	\$106,644	\$113,288
2021 Average Household Income	\$160,718	\$114,989	\$122,568
2016-2021 Annual Rate	1.26%	1.52%	1.59%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$58,781	\$40,855	\$40,633
2021 Per Capita Income	\$61,787	\$43,749	\$43,706
2016-2021 Annual Rate	1.00%	1.38%	1.47%

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