

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

4655 Executive Drive, Suite 800, San Diego, CA 92121 T 858.875.3600

Corporate CA RE License #01355491 www.ngkf.com

EUCALYPTUS SQUARE

±739 SF Retail Space Available

Interstate 15 & Carroll Canyon Road
San Diego, CA 92131



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



INTERSTATE 15 OFF RAMP



CONTACT:

AARON HILL

Managing Director
858.875.5923
aaronhill@ngkf.com
CA RE License #01365975

**Newmark Grubb
Knight Frank**

Retail

4655 Executive Drive, Suite 800, San Diego, CA 92121 T 858.875.3600 Corporate CA RE License #01355491

www.ngkf.com

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

EUCALYPTUS SQUARE

±739 SF Retail Space Available

Interstate 15 & Carroll Canyon Road

San Diego, CA 92131



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
Population			
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
Households			
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
Median Household Income			
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%
Average Household Income			
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%
Per Capita Income			
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%

CONTACT:

AARON HILL

Managing Director

858.875.5923

aaronhill@ngkf.com

CA RE License #01365975



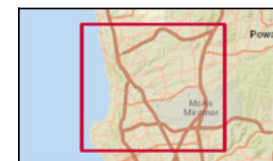
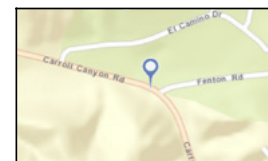
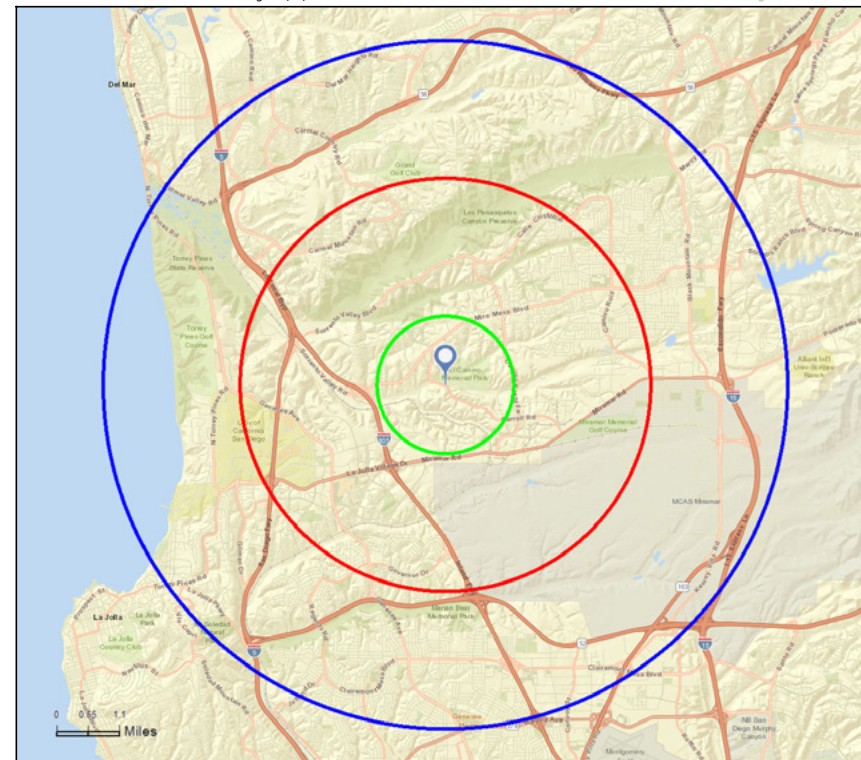
Site Map

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

Prepared by Esri

Latitude: 32.89215

Longitude: -117.18537



**Newmark Grubb
Knight Frank**

Retail

4655 Executive Drive, Suite 800, San Diego, CA 92121 T 858.875.3600

Corporate CA RE License #01355491

www.ngkf.com

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.