



**UPCOMING  
DEVELOPMENT**

# **SPACE FOR LEASE**

# **Lomita Village**

**902-1096 CARDIFF ST  
SAN DIEGO, CA 92114**

**20,000 SF  
RETAIL & OFFICE  
SPACE COMING  
SOON**



## AREA OVERVIEW

- Centrally located in the heart of San Diego
- Convenient access to Route 125
- High visibility with convenient street access
- Daytime population of 120,740 within 3 mile radius
- Abundant covered parking
- 155,000 ADT on Route 125
- Building signage available
- Growing area with almost 5% population increase

## DEMOGRAPHICS



1  
Mile Radius



3  
Mile Radius



5  
Mile Radius

### POPULATION SUMMARY

2010 Total Population	24,253	174,961	457,655
2023 Total Population	24,316	178,934	471,577
2023 Total Daytime Population	15,477	120,740	357,121
2000 to 2023 Population Change	1.3%	3.9%	4.8%

### HOUSEHOLD SUMMARY

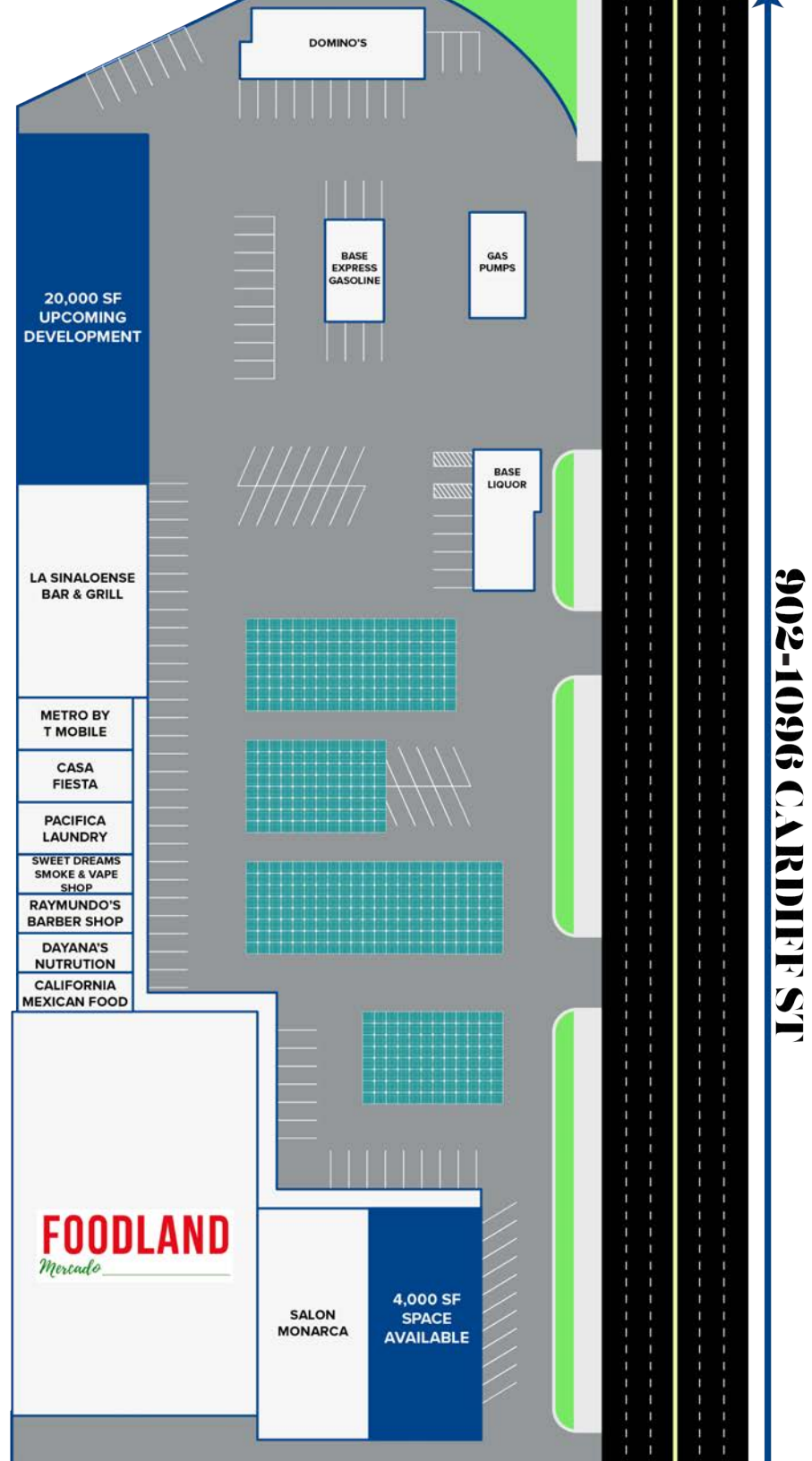
2010 Households	6,753	53,110	145,649
2023 Households	6,814	54,696	151,559
2000 to 2023 Population Change	0.2%	3.4%	4.8%

### 2023 HOUSEHOLDS BY INCOME

Average Household Income	\$106,115	\$105,120	\$102,029
Median Housing Value??	\$83,991	\$82,748	\$74,764

# SITE PLAN

UNIT ID	TENANT NAME	SF
<b>902</b>	<b>AVAILABLE</b>	<b>4,000</b>
912	SALON MONARCA	6,000
920	FOODLAND MARKET	19,800
940	CALIFORNIA TACO SHOP	1,000
942	DAYANAS NUTRITION	1,000
944	RAYMUNDOS BARBER SHOP	750
946	SWEET DREAMS SMOKE & VAPE	750
948	AWC COIN LAUNDRY, INC.	1,500
950	MUNOZ 99 CENT STORE	750
952	METRO PCS	1,250
954	MANGOS GRILL	3,400
996	BASE LIQUOR	1,500
1050	VALERO BASE EXPRESS GAS	1,050
1096	DOMINO'S PIZZA	1,700
-	<b>UPCOMING DEVELOPMENT</b>	<b>20,000</b>

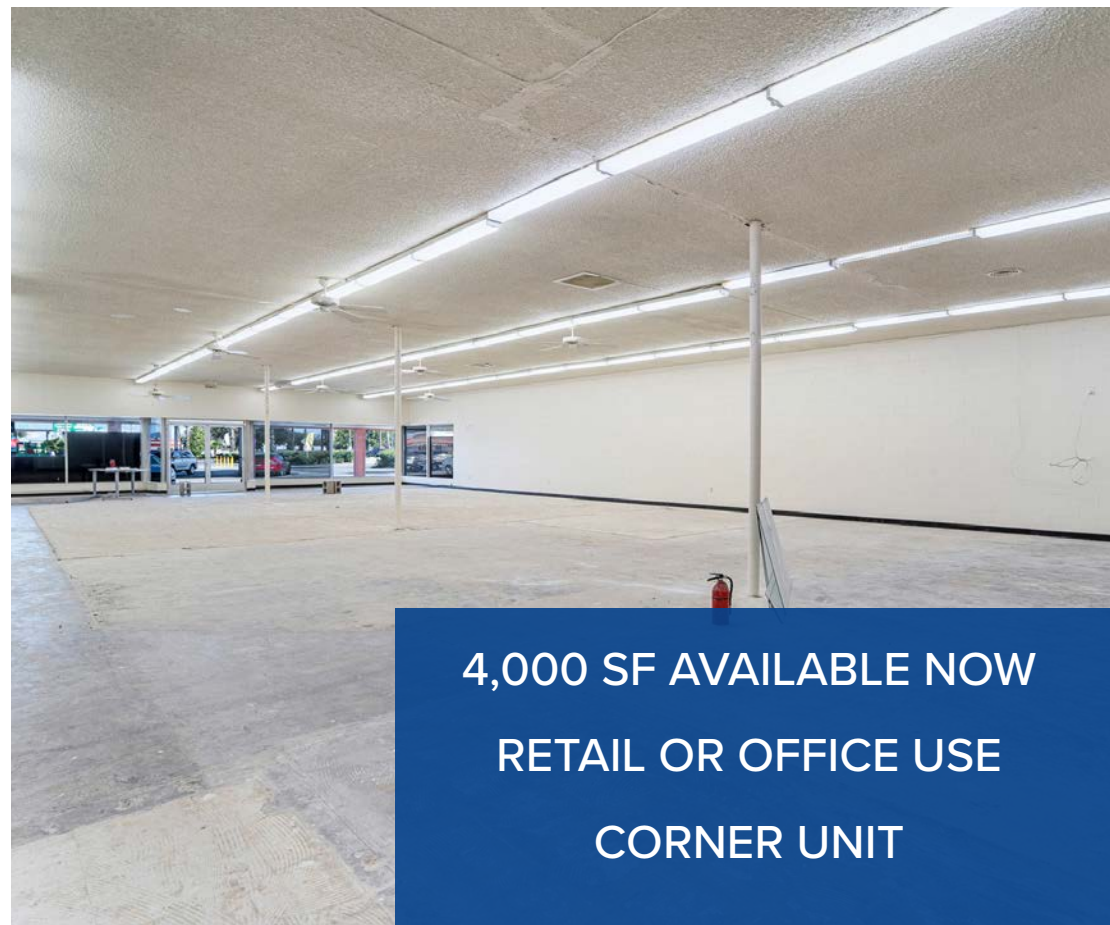


# UPCOMING DEVELOPMENT

COMING  
SOON

- TWO-STORY GROUND RETAIL & OFFICE SPACE ON 2ND FLOOR
- 20,000 SF SPACE
- SECURED ENTRY ON 2ND FLOOR
- PRIVATE BATHROOMS
- A/C





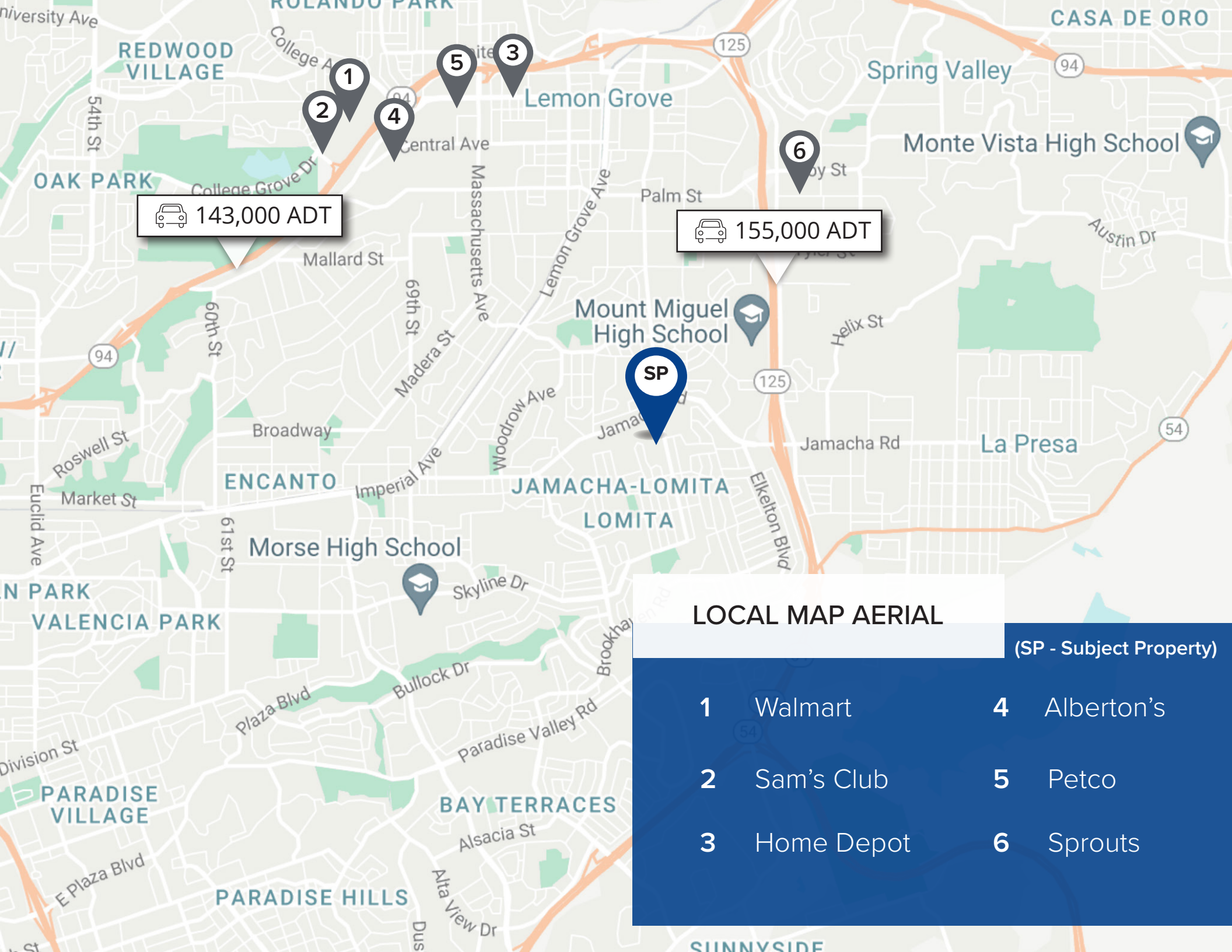
4,000 SF AVAILABLE NOW  
RETAIL OR OFFICE USE  
CORNER UNIT

# PROPERTY PHOTOS



# ADDITIONAL PHOTOS





143,000 ADT

155,000 ADT

SP

### LOCAL MAP AERIAL

(SP - Subject Property)

- |          |            |          |            |
|----------|------------|----------|------------|
| <b>1</b> | Walmart    | <b>4</b> | Alberton's |
| <b>2</b> | Sam's Club | <b>5</b> | Petco      |
| <b>3</b> | Home Depot | <b>6</b> | Sprouts    |





**155,000 CPD**

TRAFFIC COUNT  
ROUTE 125

**\$102,029**

AVG. HOUSEHOLD  
INCOME

**471,577**

POPULATION  
5 MILE RADIUS

**357,121**

DAYTIME  
POPULATION  
5 MILE RADIUS

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# Lomita Village

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