



Liberty Station East

RESTAURANT LAND FOR SALE* | 2210 LEE COURT, SAN DIEGO, CA 92701

*SUBJECT TO LONG TERM GROUND LEASE

San Diego Overview

33M

Visitors to San Diego Annually

58%

Households with College Degree

1.4M

Residents in San Diego's City Limits

\$167K

Average Household Income
(within 3 miles of Liberty Station)



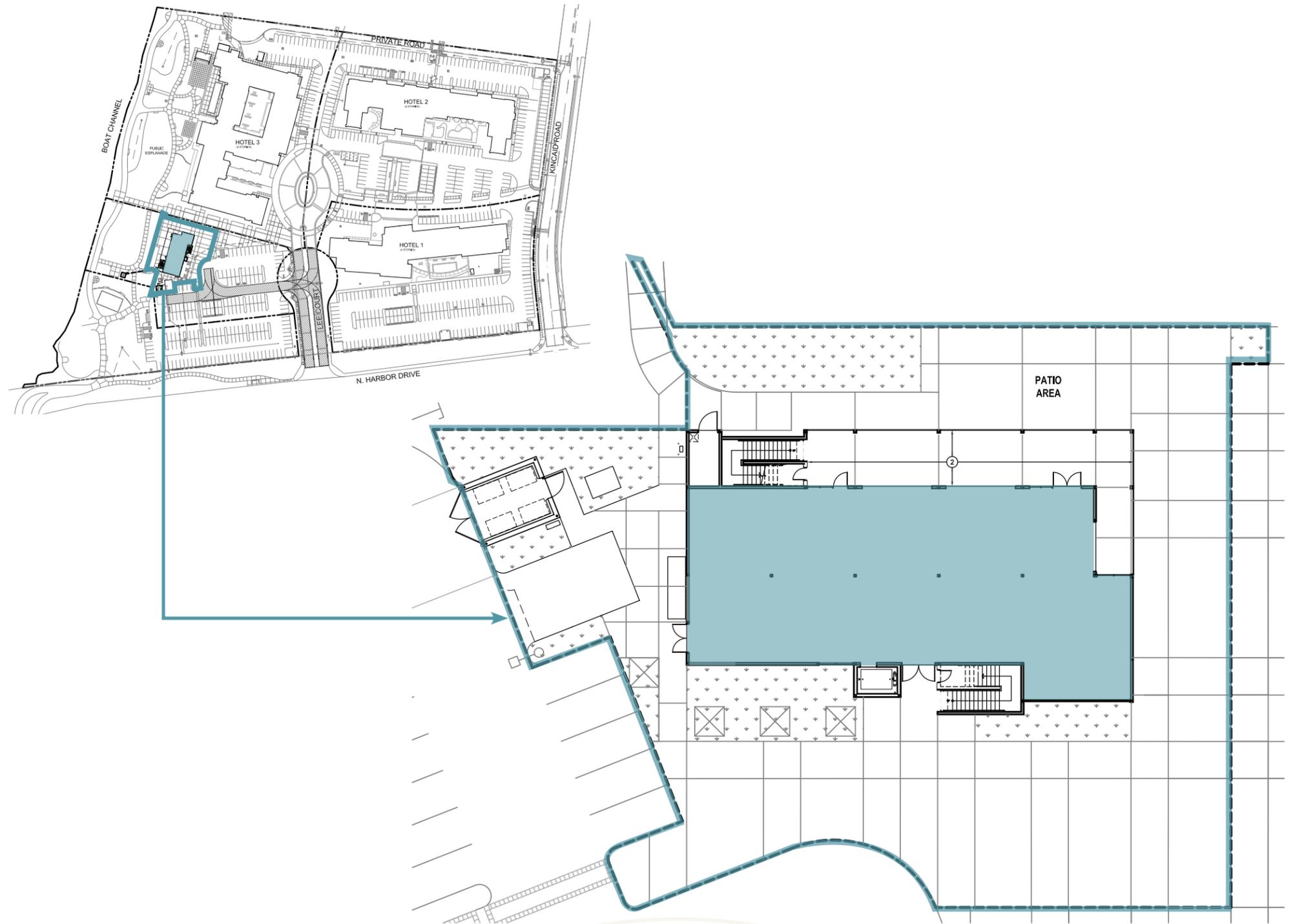
The Site

- Premier waterfront space allows for potential to create vibrant atmosphere with outdoor seating expansion and rooftop dining to maximize views and capacity
- This easily accessible site creates the perfect approach to corporate and tourist attractions with major hotels surrounding the site
- Minutes from the The San Diego International Airport, Shelter Island, Point Loma Marina, Downtown, and adjacent to the Historic Liberty Station development
- Beautiful bayfront views of the Marina and Spanish Landing



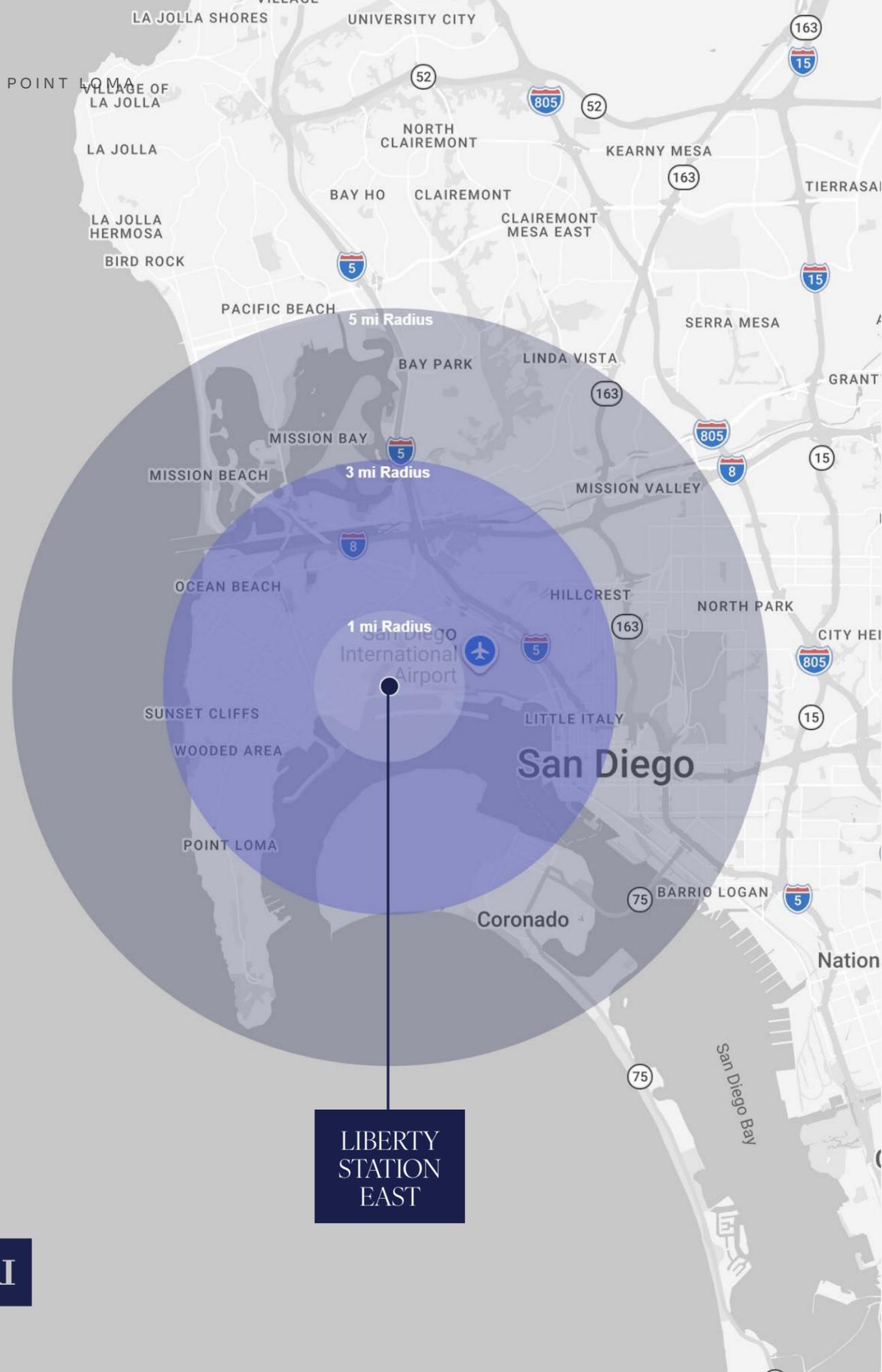
Floor Plan

- 41 years of control over an entirely prepaid master ground lease
- The City of San Diego & Costal Commission in support of previously submitted construction plans. Designed with flexibility for operators to utilize 3,590sf of floor area, 3,578sf of roof deck area, and 990sf built patio space.
- Must be utilized for a full-service restaurant with facilities open for public use



Area Demographics

SAN DIEGO | CALIFORNIA



LIBERTY STATION EAST

Population

	1 Mile	3 Mile	5 Mile
Estimated Population	6,940	125,248	338,039
Forecasted Population (2030)	7,028	130,276	355,226

Daytime Demos

	1 Mile	3 Mile	5 Mile
Total Businesses	897	11,935	24,176
Total Employees	8,724	100,062	207,228

Median Household Income

	1 Mile	3 Mile	5 Mile
Estimated Median Household Income	\$156,431	\$126,357	\$113,173
Projected Median Household Income (2030)	\$155,185	\$125,934	\$112,435

Average Household Income

	1 Mile	3 Mile	5 Mile
Estimate Average Household Income	\$185,694	\$167,215	\$147,728
Projected Average Household Income (2030)	\$184,618	\$166,596	\$146,613

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



Liberty Station East

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