



1735 EUCLID AVE / SAN DIEGO, CA 92105

METROPOLITAN SHOPPING CENTER / BOX FOR LEASE

Retail Box Opportunity

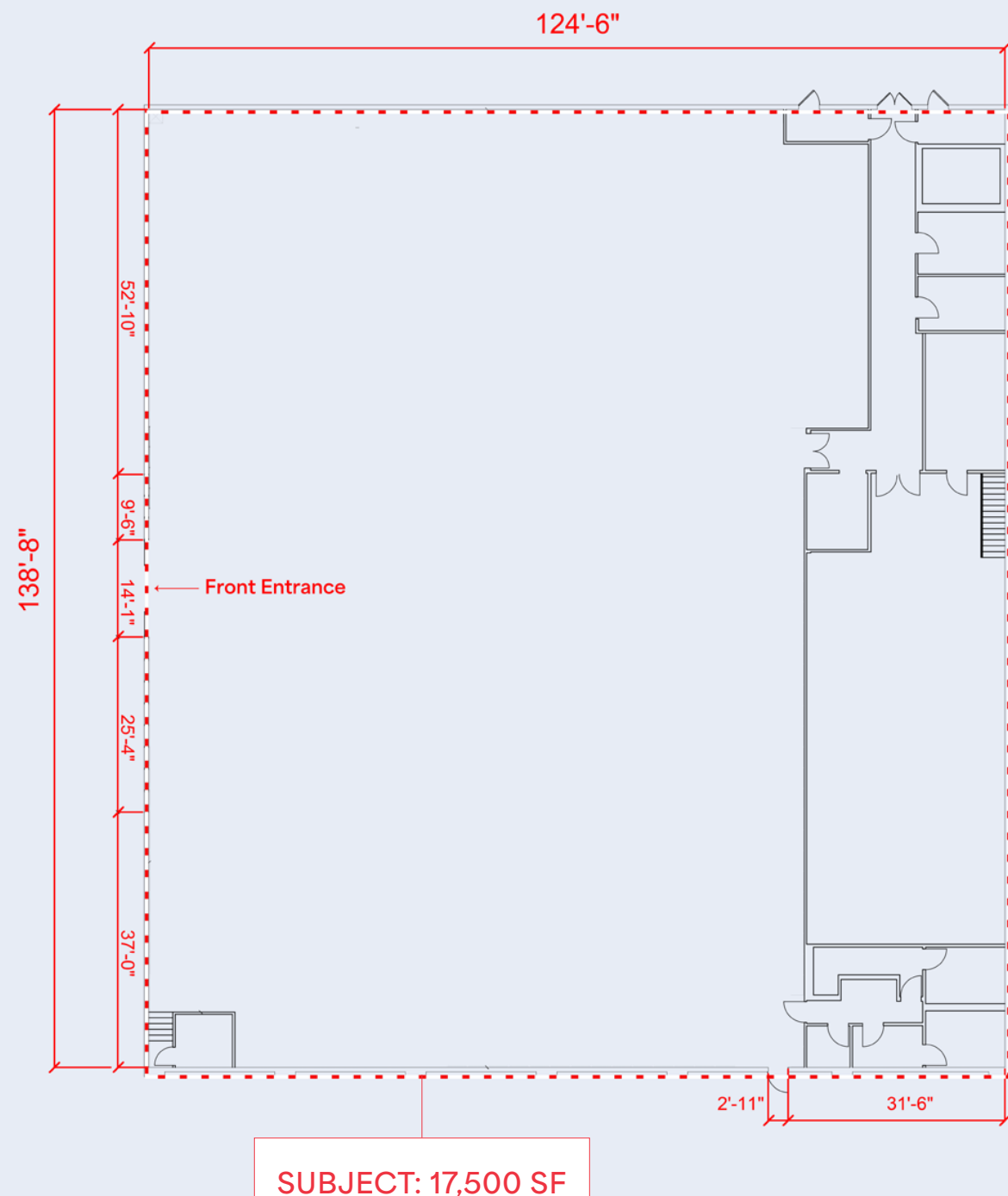
±17K SF Retail Co-Ancor on ≈1.38 Acres

Represented by



610 Newport Center Drive, Suite 1500
Newport Beach, CA 92660

SRSRE.com



ELDORADO
COMMUNITY SERVICE CENTERS

planet
fitness



1735 EUCLID AVE / SAN DIEGO, CA 92105

FOR LEASE

Retail Box Opportunity

Building: 17,500 SF

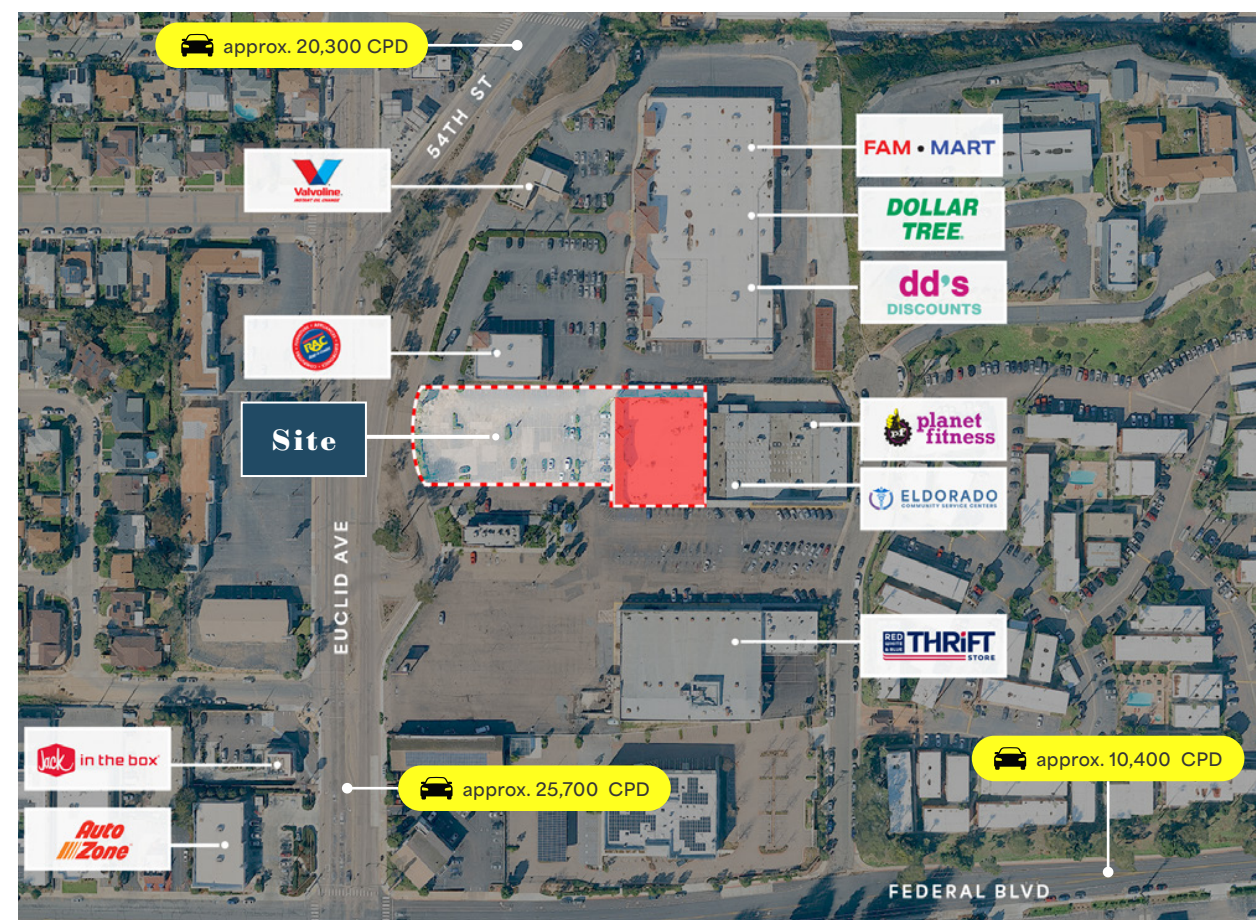
Land Area: ≈ 1.38 Acres ($\approx 60,113$ SF)

Parking Ratio: 10.00/1,000 SF (200 spaces)

APN: 542-310-02

Zoning: CC-2-3, San Diego

- Site presents a unique user opportunity with excellent upside through lease-up opportunity in a desirable location
- Great opportunity within one of the main regional corridors in San Diego
- Strong tenant synergy with dd's Discounts, Dollar Tree, Planet Fitness; drawing consumers to the trade area and promoting crossover tenant exposures to the site
- Ample on-site parking





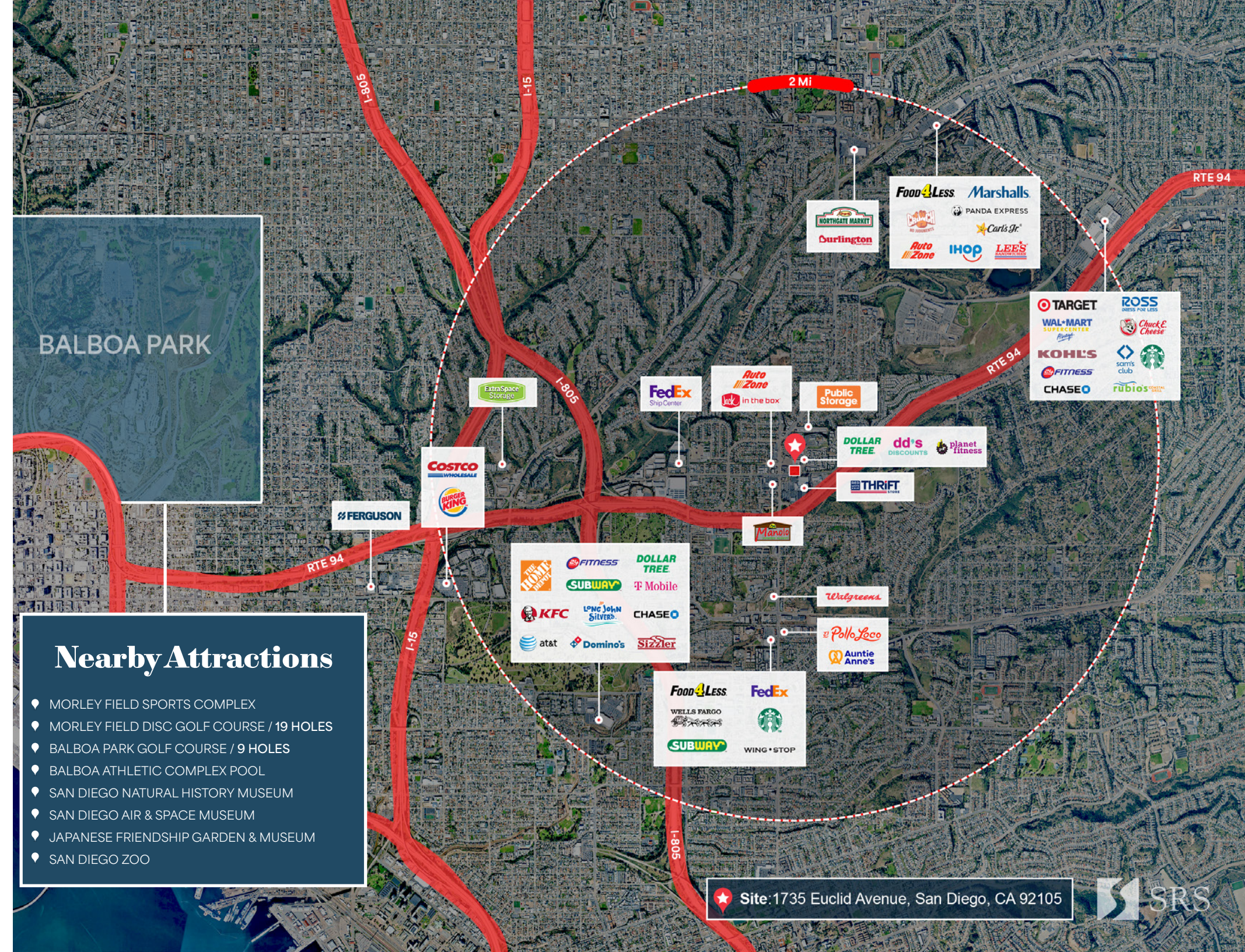
Demographics

ESTIMATE 2025 *SOURCE: ESRI & DATA USA

one mile
Population / 20,680
Household / 6,419
Avg HH Size / 3.17
Median HH Income / \$76,558
Avg HH Income / \$100,380
Daytime Population / 4,755
Median Age / 35.9

three miles
Population / 271,922
Household / 90,167
Avg HH Size / 2.99
Median HH Income / \$78,731
Avg HH Income / \$102,601
Daytime Population / 46,826
Median Age / 35.4

five miles
Population / 652,565
Household / 245,901
Avg HH Size / 2.55
Median HH Income / \$84,472
Avg HH Income / \$110,388
Daytime Population / 306,155
Median Age / 35.9



- ## Nearby Attractions
- ♦ MORLEY FIELD SPORTS COMPLEX
 - ♦ MORLEY FIELD DISC GOLF COURSE / 19 HOLES
 - ♦ BALBOA PARK GOLF COURSE / 9 HOLES
 - ♦ BALBOA ATHLETIC COMPLEX POOL
 - ♦ SAN DIEGO NATURAL HISTORY MUSEUM
 - ♦ SAN DIEGO AIR & SPACE MUSEUM
 - ♦ JAPANESE FRIENDSHIP GARDEN & MUSEUM
 - ♦ SAN DIEGO ZOO

Site: 1735 Euclid Avenue, San Diego, CA 92105





For More Information, Contact

Terrison Quinn | 949 698 1107
terrison.quinn@srsre.com

CA License No. 01789657

Andrew Peterson | 760 305 6195
andrew.peterson@srsre.com

CA License No. 01493043

Mike Fowle | 949 698 1103
mike.fowle@srsre.com

CA License No. 01937520



SRS Real Estate Partners 610 Newport Center Dr, Ste 1500, Newport Beach, CA 92660

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners do not guarantee and make no representation of warranty as to its completeness or accuracy and it should be independently verified by prospective tenants.