



1735 EUCLID AVE / SAN DIEGO, CA 92105

METROPOLITAN SHOPPING CENTER / BOX FOR LEASE

Represented by

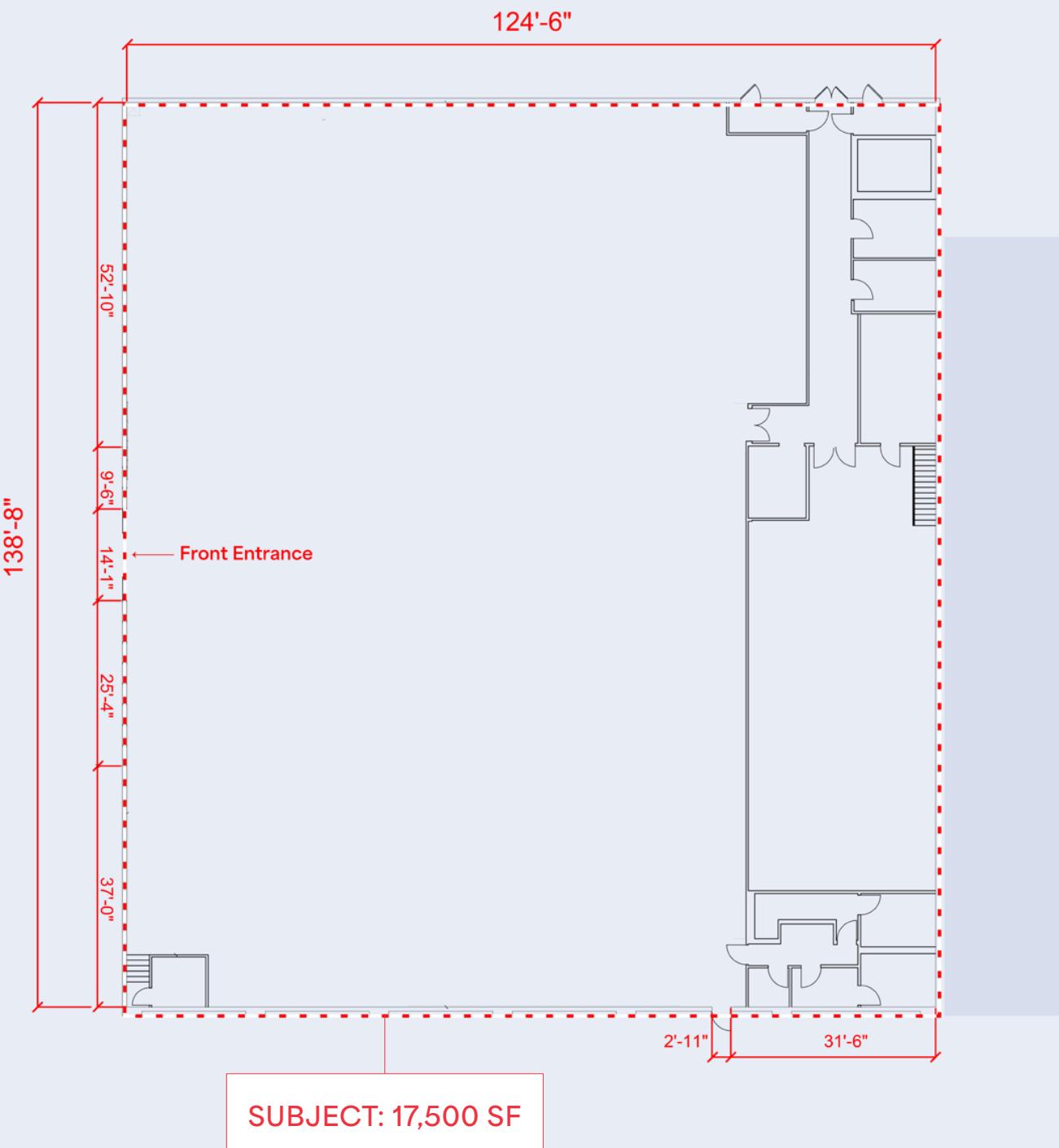


Retail Box Opportunity

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

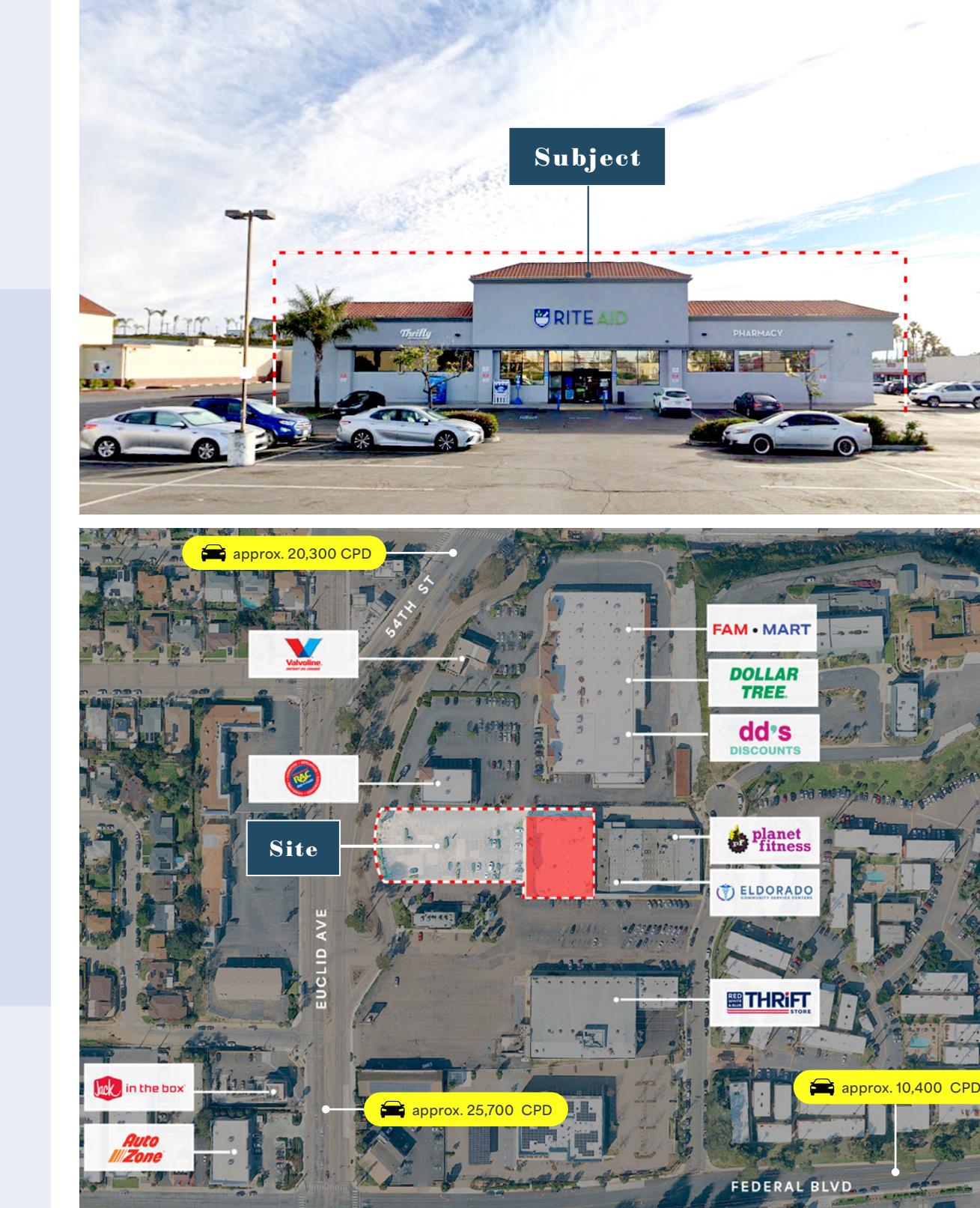
610 Newport Center Drive, Suite 1500
Newport Beach, CA 92660

SRSRE.com



ELDORADO
COMMUNITY SERVICE CENTERS

planet
fitness



FOR LEASE

Retail Box Opportunity

Building: 17,500 SF
 Land Area: ≈1.38 Acres (≈ 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





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