

637 SQUARE FOOT RETAIL!

900 F Street | San Diego, CA
FOR LEASE



THE SPACE

Location	900 F Street San Diego, CA 92101
Size	637 SF
Space	AVAILABLE
Rent Per SF (Monthly)	NEGOTIABLE!
Lease Type	Negotiable

Notes Small freestanding corner retail! Maximum exposure!

HIGHLIGHTS

- Highly visible corner retail!
- Incredible Building Signage!
- Extremely walkable!
- Near retail, restaurants and residential!
- Local, responsive ownership!
- Local & tourist hot spot; close to Petco Stadium!
- Bite Size Retail
- 637 SF Retail!
- Negotiable Lease Rate!



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
57,820	197,230	479,920

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$121,146	\$129,118	\$119,873

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
31,891	92,637	197,393

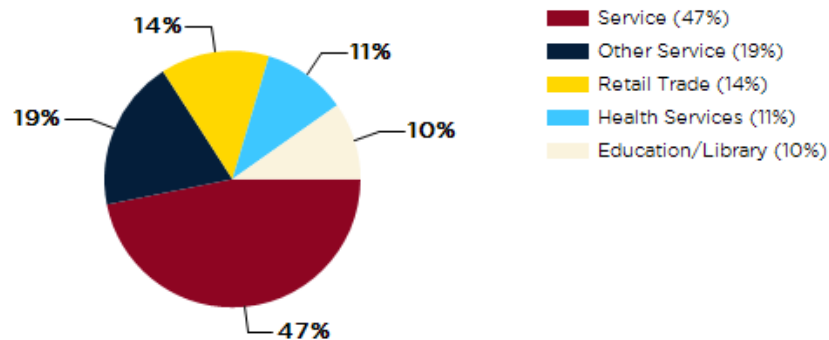


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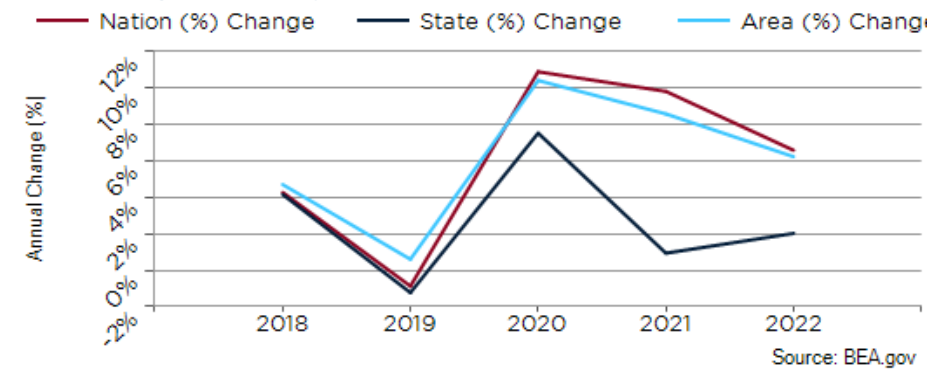
Central Downtown San Diego!

- The property is situated near the bustling Gaslamp Quarter, a historic district in Downtown San Diego known for its vibrant nightlife and entertainment options.
- There are numerous restaurants, bars, and shops in the vicinity, such as the famous Gaslamp Strip Club and The Shout! House.
- The area is a popular tourist destination, with attractions like the San Diego Convention Center and Petco Park in close proximity.
- Residents and visitors alike enjoy the convenience of nearby public transportation options, including the San Diego Trolley and bus routes.
- The Gaslamp Quarter also hosts various events throughout the year, such as the Gaslamp Artisan Market and the Gaslamp Mardi Gras.

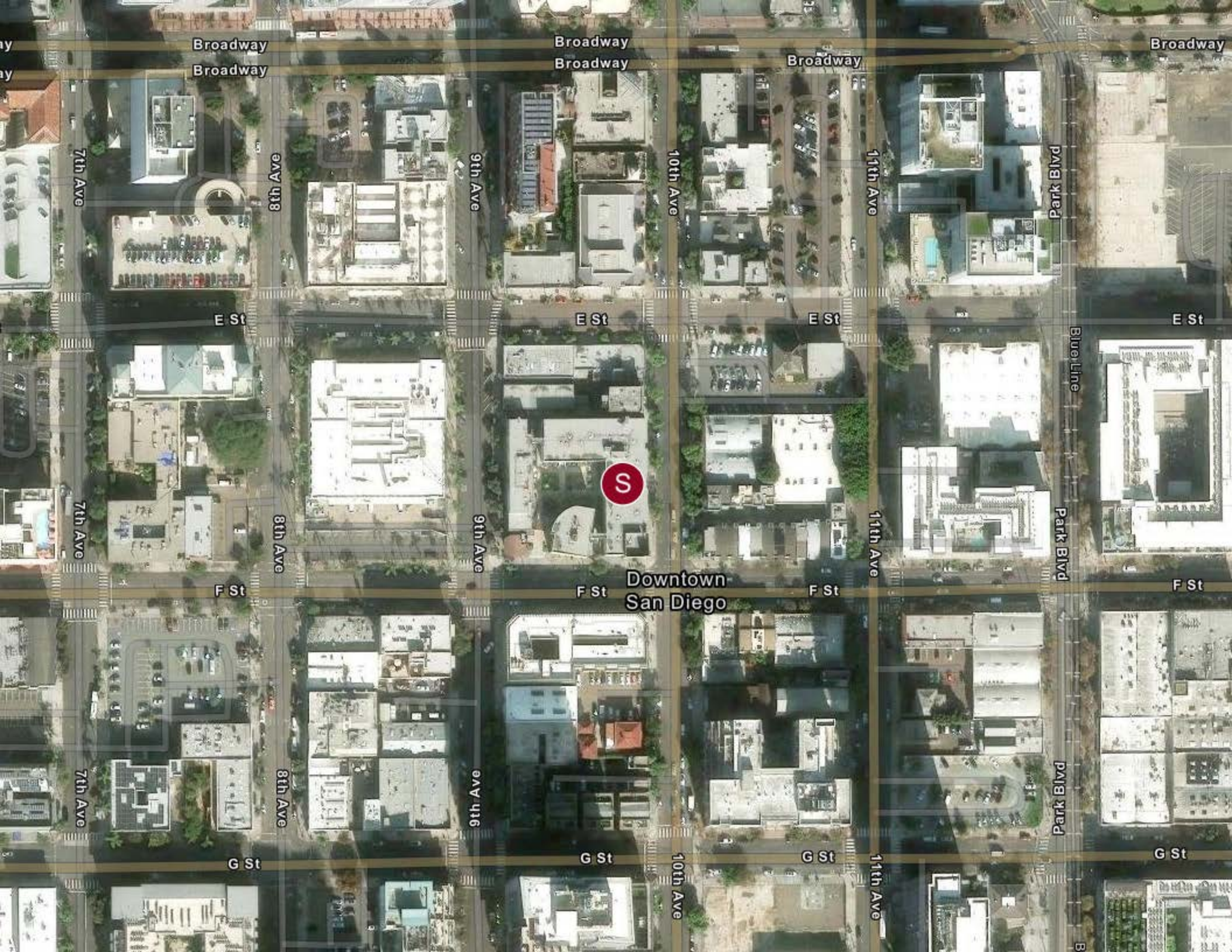
Major Industries by Employee Count



San Diego County GDP Trend



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Broadway
Broadway

Broadway
Broadway

Broadway

Broadway

7th Ave

8th Ave

9th Ave

10th Ave

11th Ave

Park Blvd

E St

E St

E St

E St

Blue Line

7th Ave

8th Ave

9th Ave

11th Ave

Park Blvd

F St

F St

F St

F St

Downtown
San Diego

7th Ave

8th Ave

9th Ave

10th Ave

11th Ave

Park Blvd

G St

G St

G St

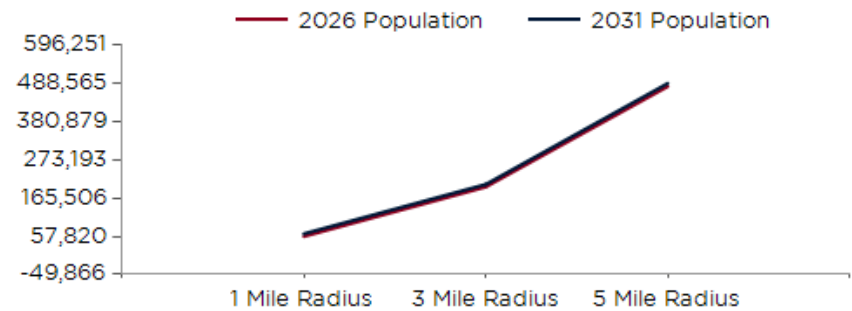
G St

B

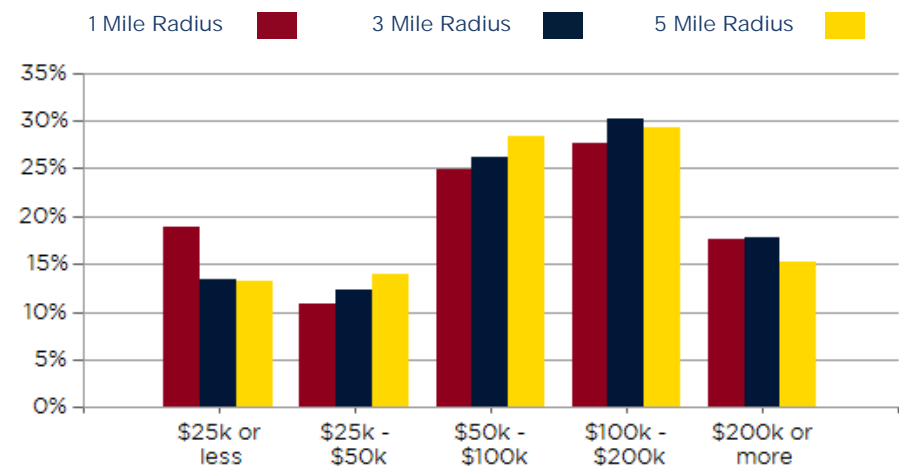


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	28,825	172,767	449,530
2010 Population	41,039	182,975	466,036
2026 Population	57,820	197,230	479,920
2031 Population	65,047	204,204	488,565
2026 African American	4,888	12,736	38,338
2026 American Indian	756	2,574	6,441
2026 Asian	4,723	12,218	51,586
2026 Hispanic	16,266	73,021	201,160
2026 Other Race	7,005	37,762	108,442
2026 White	32,448	102,179	199,682
2026 Multiracial	7,800	29,177	73,610
2026-2031: Population: Growth Rate	11.90%	3.50%	1.80%

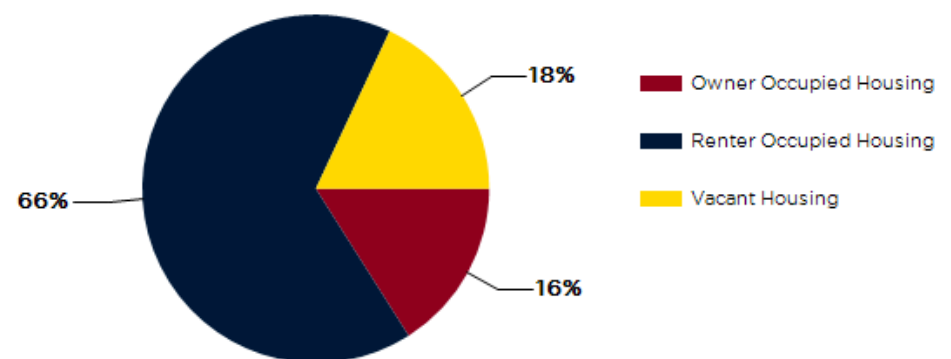
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	4,303	7,664	15,806
\$15,000-\$24,999	1,738	4,741	10,424
\$25,000-\$34,999	1,527	4,682	11,107
\$35,000-\$49,999	1,909	6,706	16,341
\$50,000-\$74,999	4,186	12,432	28,335
\$75,000-\$99,999	3,765	11,875	27,537
\$100,000-\$149,999	5,155	17,288	36,820
\$150,000-\$199,999	3,688	10,768	21,145
\$200,000 or greater	5,615	16,471	29,868
Median HH Income	\$88,560	\$95,326	\$88,430
Average HH Income	\$121,146	\$129,118	\$119,873



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

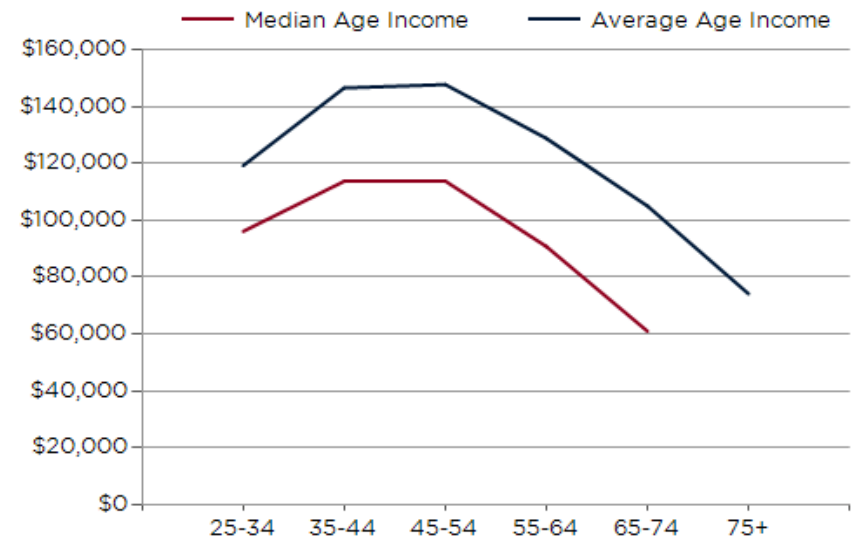
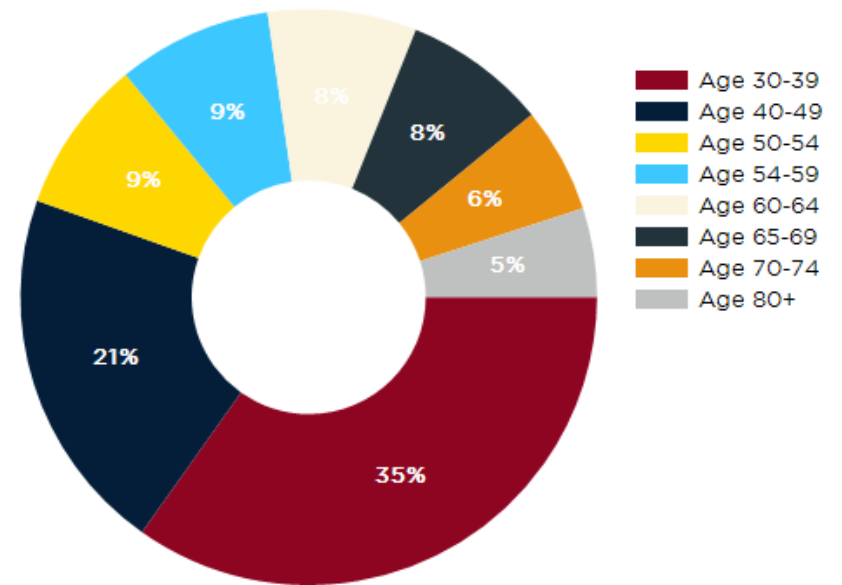


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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	7,760	23,216	51,115
2026 Population Age 35-39	6,093	18,742	41,388
2026 Population Age 40-44	4,861	15,151	34,490
2026 Population Age 45-49	3,344	11,581	27,522
2026 Population Age 50-54	3,428	11,103	26,625
2026 Population Age 55-59	3,442	10,854	25,534
2026 Population Age 60-64	3,325	10,096	23,794
2026 Population Age 65-69	3,188	9,289	21,437
2026 Population Age 70-74	2,360	7,676	17,514
2026 Population Age 75-79	1,987	6,043	13,086
2026 Population Age 80-84	1,205	3,585	7,600
2026 Population Age 85+	842	2,997	6,879
2026 Population Age 18+	53,505	172,290	401,967
2026 Median Age	39	37	36
2031 Median Age	41	38	37

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$96,137	\$97,065	\$91,536
Average Household Income 25-34	\$119,309	\$121,414	\$114,163
Median Household Income 35-44	\$113,820	\$112,491	\$104,331
Average Household Income 35-44	\$146,683	\$148,334	\$137,645
Median Household Income 45-54	\$113,830	\$117,335	\$105,384
Average Household Income 45-54	\$147,878	\$155,223	\$141,282
Median Household Income 55-64	\$90,787	\$105,796	\$93,880
Average Household Income 55-64	\$128,906	\$144,395	\$129,993
Median Household Income 65-74	\$60,958	\$76,934	\$72,585
Average Household Income 65-74	\$105,096	\$116,458	\$107,669
Average Household Income 75+	\$74,137	\$88,581	\$85,016

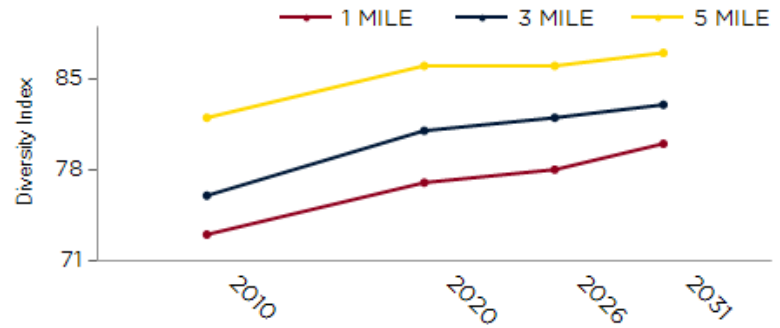
Population By Age



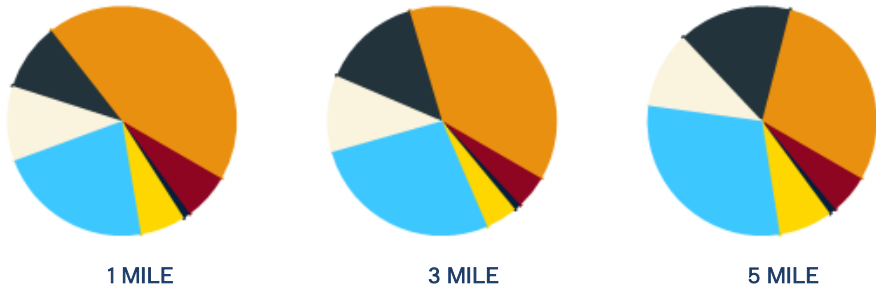
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DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	80	83	87
Diversity Index (current year)	78	82	86
Diversity Index (2020)	77	81	86
Diversity Index (2010)	73	76	82

POPULATION DIVERSITY



POPULATION BY RACE

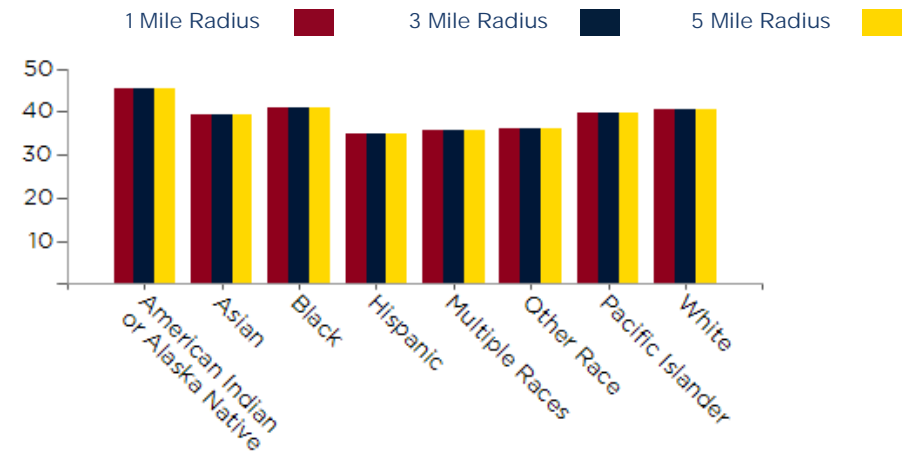


2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	7%	5%	6%
American Indian	1%	1%	1%
Asian	6%	5%	8%
Hispanic	22%	27%	30%
Multiracial	11%	11%	11%
Other Race	9%	14%	16%
White	44%	38%	29%

2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	45	38	36
Median Asian Age	39	38	38
Median Black Age	41	36	35
Median Hispanic Age	35	33	32
Median Multiple Races Age	36	34	33
Median Other Race Age	36	33	32
Median Pacific Islander Age	40	34	34
Median White Age	40	40	39

2026 MEDIAN AGE BY RACE



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637 Square Foot Retail!

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Exclusively Marketed by:



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