



FORMER POPEYES  
DRIVE-THRU AVAILABLE

FOR LEASE

2nd Generation Drive Thru Restaurant

3295 Palm Ave.

San Diego, CA 92154



# 3295 Palm Ave.

SAN DIEGO, CA 92154

Flocco & Avoyer Commercial Real Estate is pleased to present this, ±1,843 SF second generation drive thru for lease. Offering exceptional visibility and access at the highly trafficked intersection of Palm Ave. & Beyer Way. This location is perfectly positioned to capture both foot and vehicle traffic.



## Population

1 Mile	23,325
3 Miles	192,510
5 Miles	309,763



## Average Daily Traffic

Palm Ave.	17,600
Beyer Way	14,900



## Daytime Population

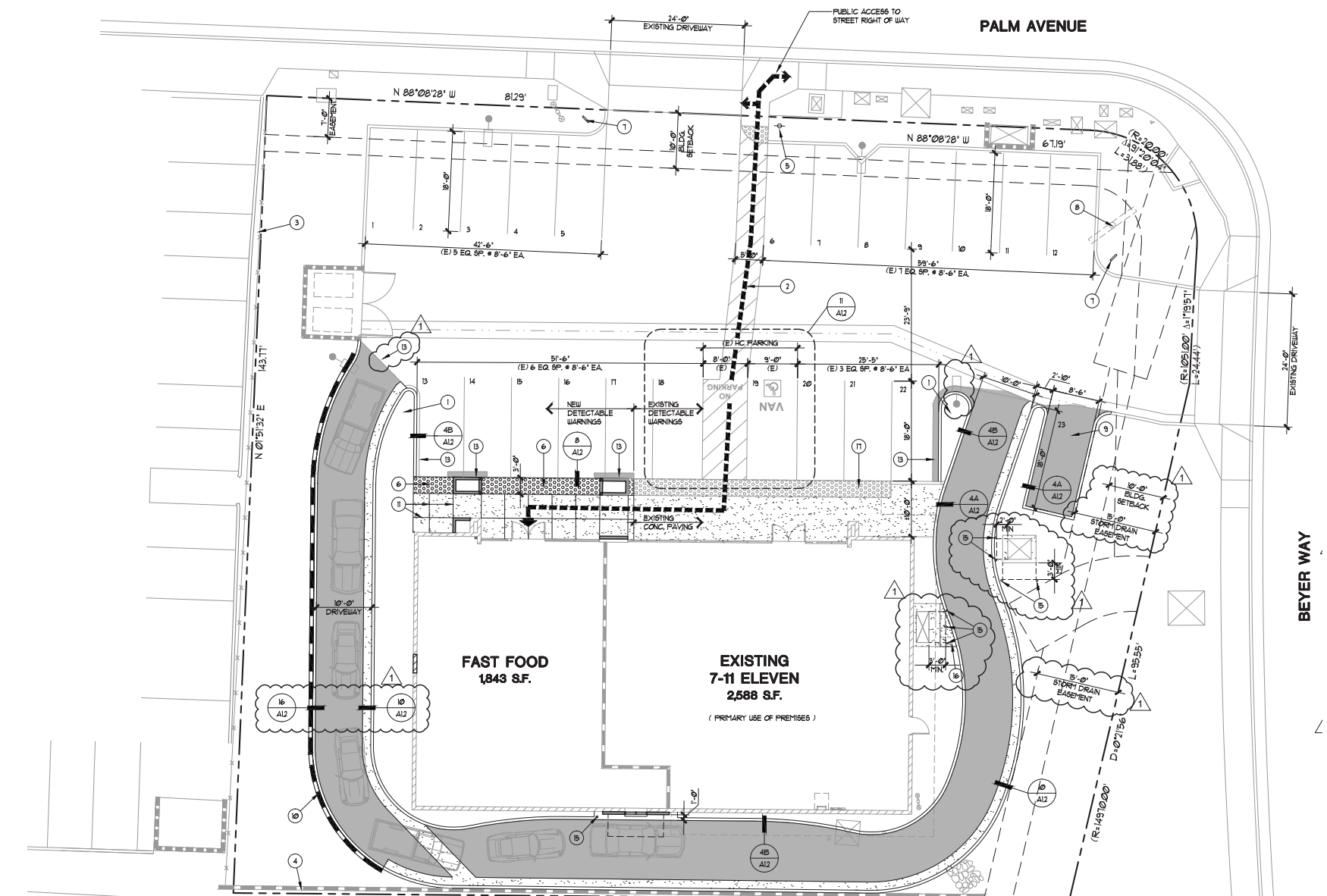
1 Mile	13,689
3 Miles	154,330
5 Miles	248,666



## Average HH Income

1 Mile	\$111,720
3 Miles	\$104,398
5 Miles	\$116,122

## SITE PLAN



# OVERVIEW

- 2nd generation drive thru (1,843 SF)
- Ideal access and visibility at the intersection of Palm Ave. & Beyer Way
- Existing drive thru and 23 parking stalls
- Pylon sign on corner
- Located across the street from Montgomery High School (2,341 students)
- Benefits from the high trafficked Palm Ave. (17,600 ADT) & Beyer Way (14,900 ADT)



## Transaction Team

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