



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

Flocke & 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

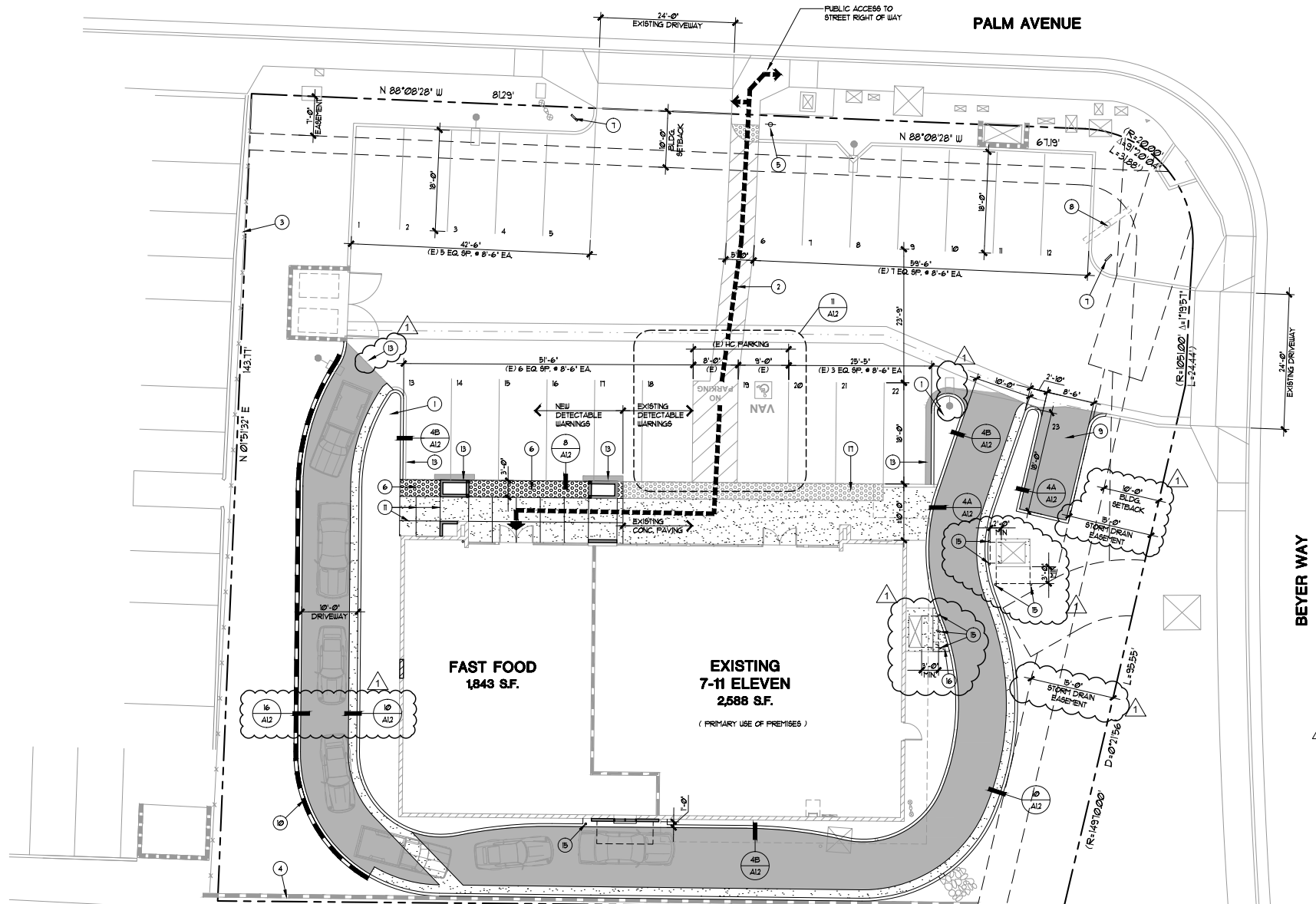


Average HH Income

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

Disclaimer, Pg. 5

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

Jon Horning

Senior Vice President

858.875.4667

jhorning@flockeavoyer.com

CA DRE No: 01027916

DISCLAIMER

*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

*Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.

*Any site plans and maps contained herein is not a representation, warranty or

guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

*Demographics contained herein are produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

*Any geofencing data herein is provided by Placer Labs, Inc. (www.placer.ai) and is provided without representation or warranty.

*Photos contained herein are property of their respective owners. Use of these photos without the express written consent of the owner is prohibited. Photos do not guarantee the current condition of the property.