

1,080-9,000 SF RETAIL AVAILABLE

FOR LEASE

OTTO PLAZA

3506-3596 NATIONAL AVE
SAN DIEGO | CA



PROPERTY HIGHLIGHTS

- Neighborhood Shopping Center – Main retail center in area ideal for daily needs
- Retail Available – 9,000 SF (Lease Pending), 3,000 SF, 2,670 SF & 1,080 SF
- Anchored by dd's DISCOUNTS, O'Reilly Auto Parts and Manolo Farmers Market, other national tenants include Bank of America (ATM) and H&R Block
- Densely populated area of San Diego with over 150,000 residents in a 3-mile radius
- Easy access to I-15 and close proximity to I-5



Demographic summary

	1 Mile	3 Mile	5 Mile
Population	35,877	218,808	554,697
Average HH Income	\$66,478	\$85,283	\$94,407
Daytime Population	7,051	151,600	293,995
Median Age	29.8	35.7	36.9

*Source: CoStar Group

Traffic counts

STREET	VPD
National Ave	±11,200 VPD
35th Ave	±5,600 VPD
I-15	±118,000 VPD

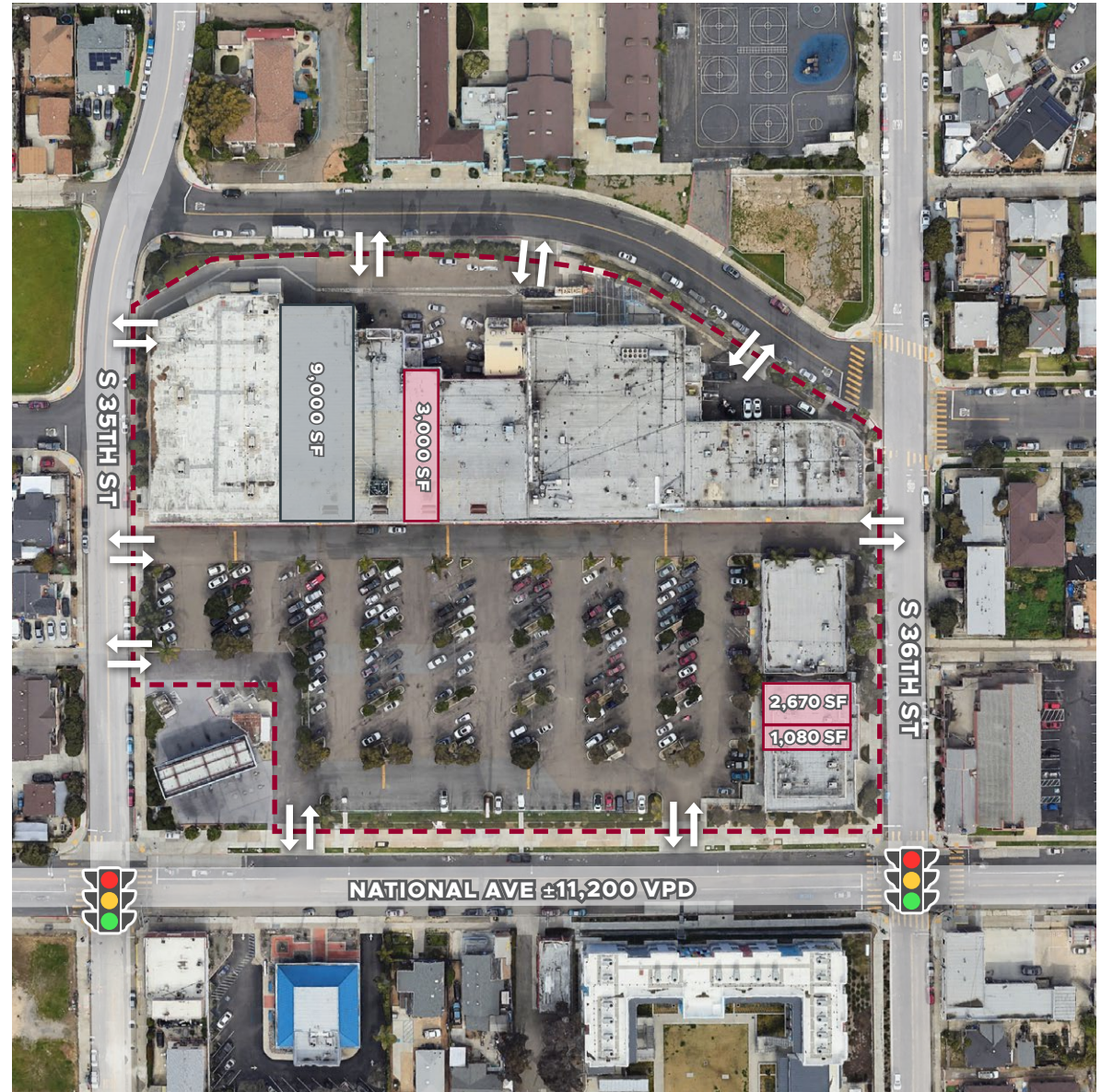
*Source: CoStar Group

Join Center
Retailers



SITE MAP

SUITE	Tenant	SF
3522	dd's DISCOUNTS	
3530	Lease Pending	9,000 SF
3534	Happy Young Apparel	
3534	Available Retail	3,000 SF
3548	O'Reilly Auto Parts	
3550	Manolo Farmers Market	
3558	Paletas La Michoacana (Mexican Ice Cream)	
3562	Pronto Insurance	
3564	Art Massage Spa	
3568	Giant King Pizza	
3570	H&R Block	
3576	Wash & Dry Laundry	
3598	WIC	
3596	Mia Bella Hair Salon	
3594	El Taco Rico	
3582-4	Available Retail	2,670 SF
3582-3	Available - 2nd Generation Restaurant	1,080 SF
3582-2	Smoke Shop	
3582-1	Cricket Wireless	
3582	Bank of America ATM	



3506-3596 NATIONAL AVE



SUITE 3530

9,000 SF Retail
Lease Pending

3506-3596 NATIONAL AVE



SUITE 3534

3,000 SF Retail
Available Immediately

3506-3596 NATIONAL AVE



SUITE 3582-4

2,670 SF Retail
Available Immediately

3506-3596 NATIONAL AVE



SUITE 3582-3

1,080 SF Retail (Second-Generation Restaurant)
Available Immediately

3506-3596 NATIONAL AVE

AERIAL

Coronado
Bridge



Downtown
San Diego

SUBJECT
SITE
LA

I-15 ±118,000 VPD



35TH AVE ±5,600 VPD



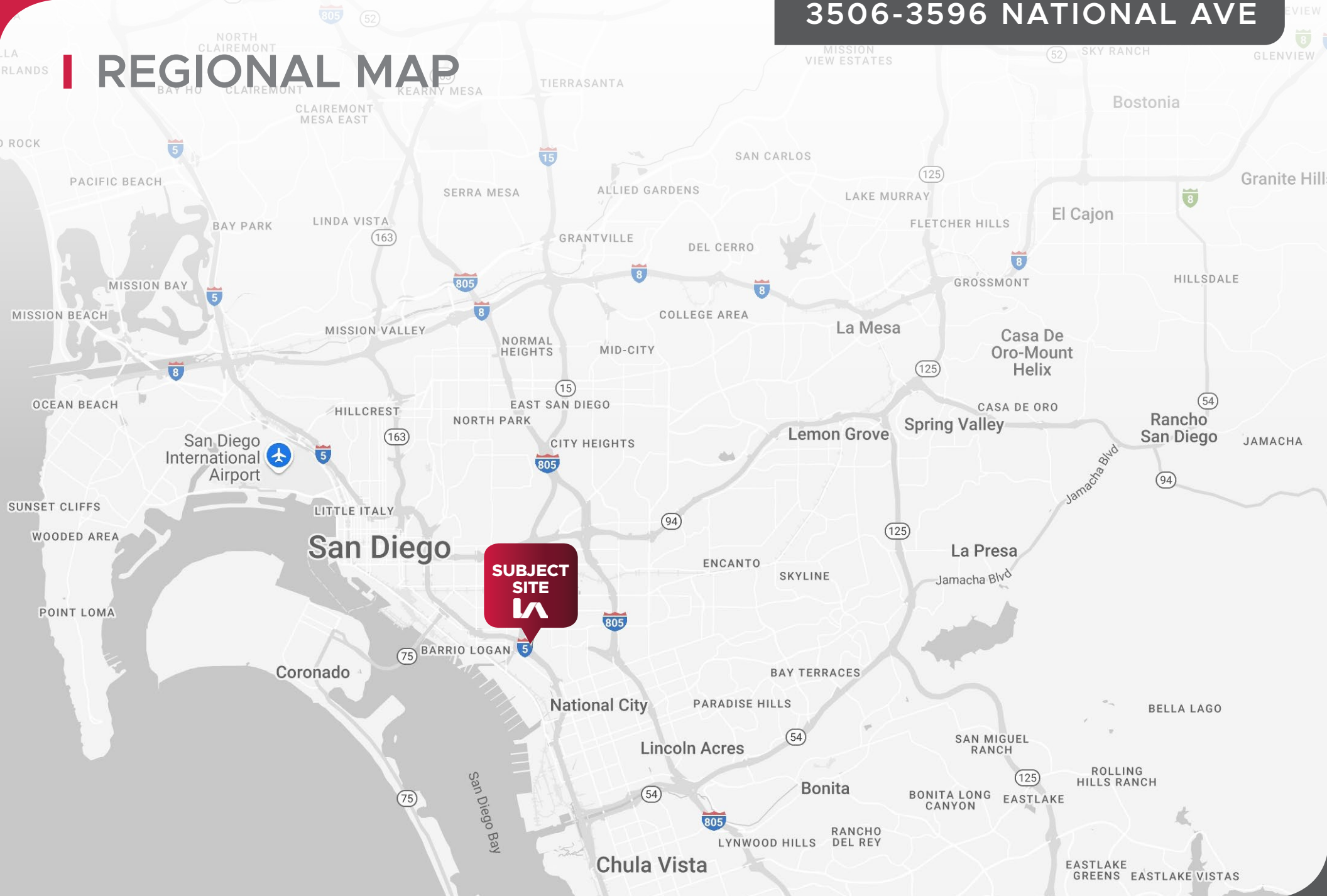
35TH AVE

NATIONAL AVE ±11,200 VPD

LOGAN AVE

3506-3596 NATIONAL AVE

REGIONAL MAP



OTTO PLAZA



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