

1477 MARKET STREET

SAN DIEGO, CALIFORNIA 92101

1,794 SF
FOR LEASE



EXCELLENT RETAIL EXPOSURE IN DOWNTOWN SAN DIEGO

KIPP GSTETTENBAUER, CCIM

Senior Vice President
858.458.3345
kipp@voitco.com
Lic. #01405420

RYAN KING, CCIM

Vice President
858.458.3322
rking@voitco.com
Lic. #01885401

Voit
REAL ESTATE SERVICES

1477 MARKET STREET

SAN DIEGO, CALIFORNIA 92101

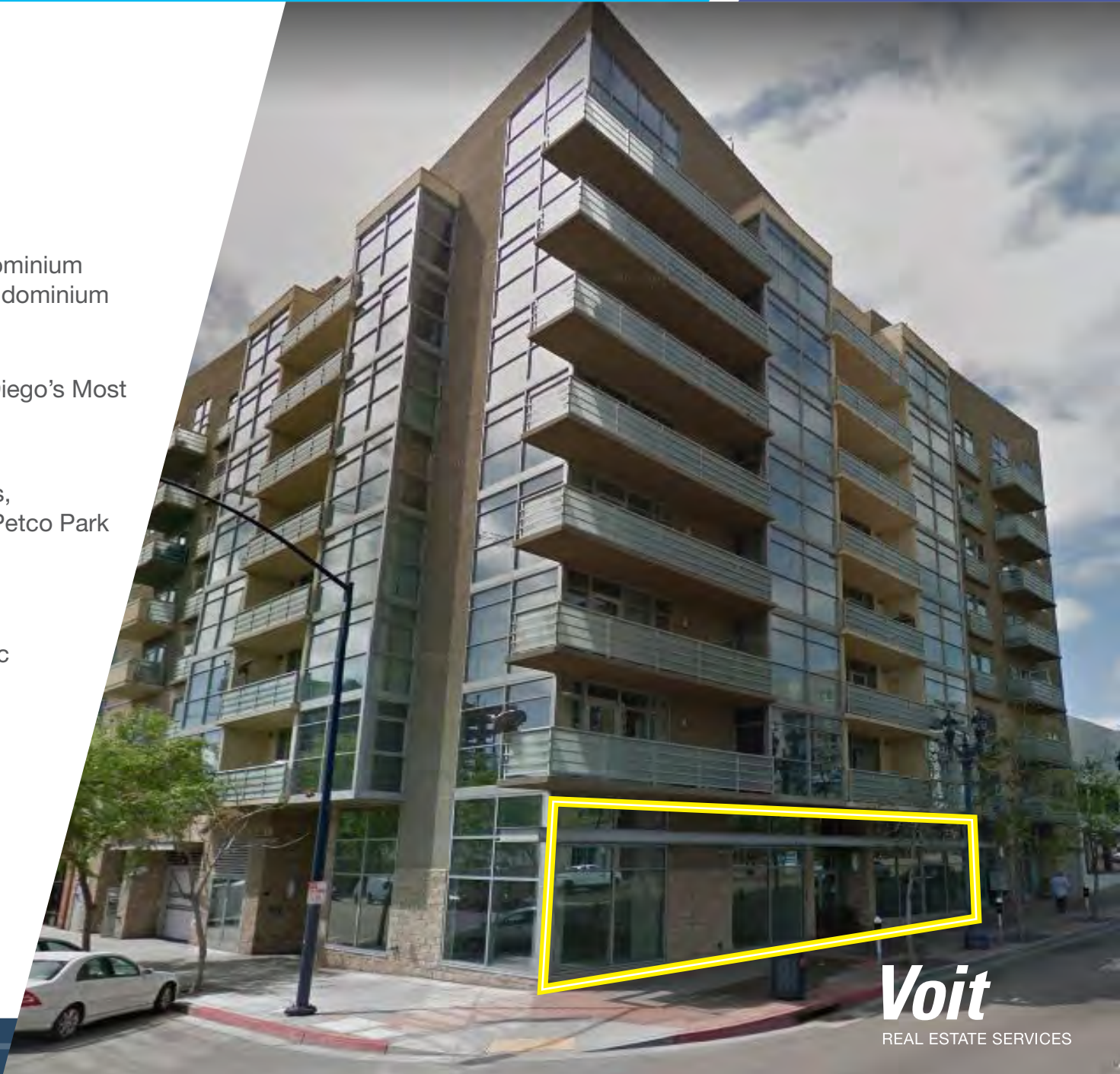
1,794 SF
FOR LEASE

PROJECT FEATURES

- ±1,794 SF Ground Floor Retail Condominium Available in a 65-Unit Residential Condominium Building
- Located in East Village, one of San Diego's Most upcoming neighborhoods
- Walking Distance to Multiple Retailers, Restaurants and San Diego Padres Petco Park
- Direct Access to Interstate 5
- Strong Demographics and High Traffic Counts

SF AVAILABLE: ±1,794 SF

**LEASE RATE:
\$2.35/SF NNN**

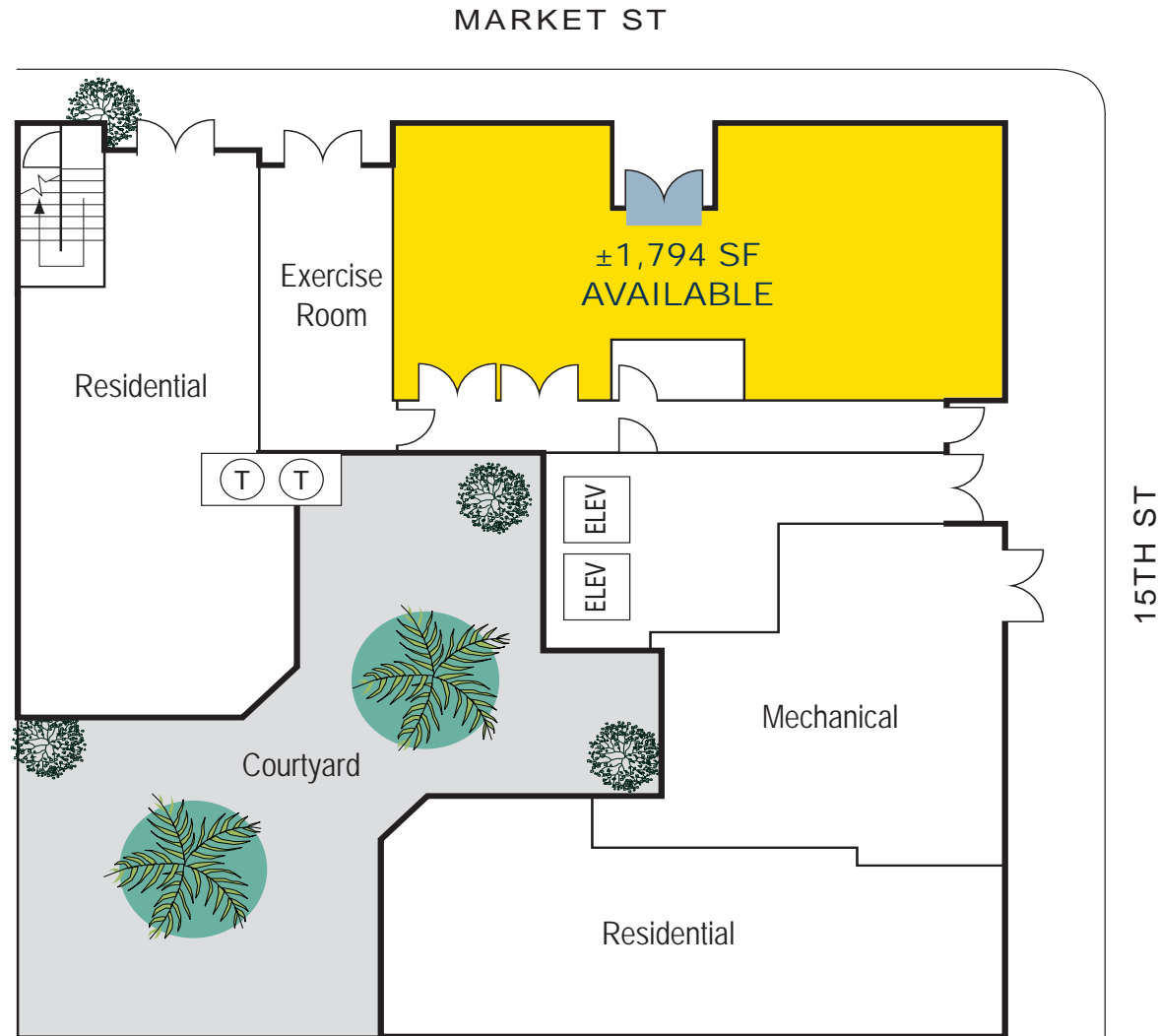


1477 MARKET STREET

SAN DIEGO, CALIFORNIA 92101

1,794 SF
FOR LEASE

SITE PLAN



1477 MARKET STREET

SAN DIEGO, CALIFORNIA 92101

1,794 SF
FOR LEASE



1477 MARKET STREET

SAN DIEGO, CALIFORNIA 92101

1,794 SF
FOR LEASE

Demographics

	1 Mile	3 Miles	5 Miles
Population (2017)	46,856	204,246	506,101
Projected Population (2022)	49,617	214,785	531,491
Households	21,660	84,597	187,359
Average Household Size	1.80	2.10	2.50
Median Age	38.00	37.50	35.90
Median Household Income	\$48,323	\$58,002	\$53,161
Median Home Value	\$507,000	\$624,163	\$473,057

Traffic Counts

	Traffic Volume
Market Street	13,620 ADT
15th Street	11,610 ADT

DEMOGRAPHICS (5 Mile RADIUS)

506,101 RESIDENTS



Average age of 35.90



187,359
Households



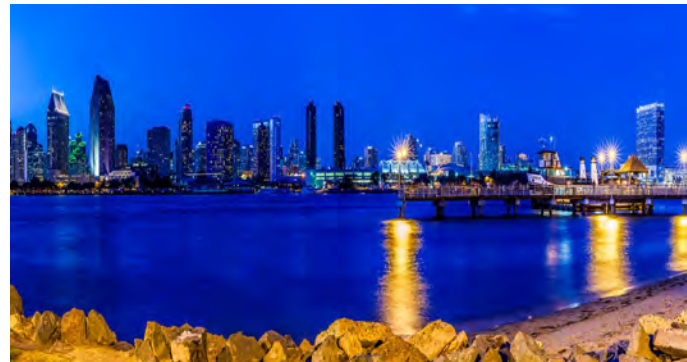
\$53,161
Medi. Household Income



\$473,057
Median Home Value



57.8%
College Educated



KIPP GSTETTENBAUER, CCIM

Senior Vice President
858.458.3345
kipp@voitco.com
Lic. #01405420

RYAN KING, CCIM

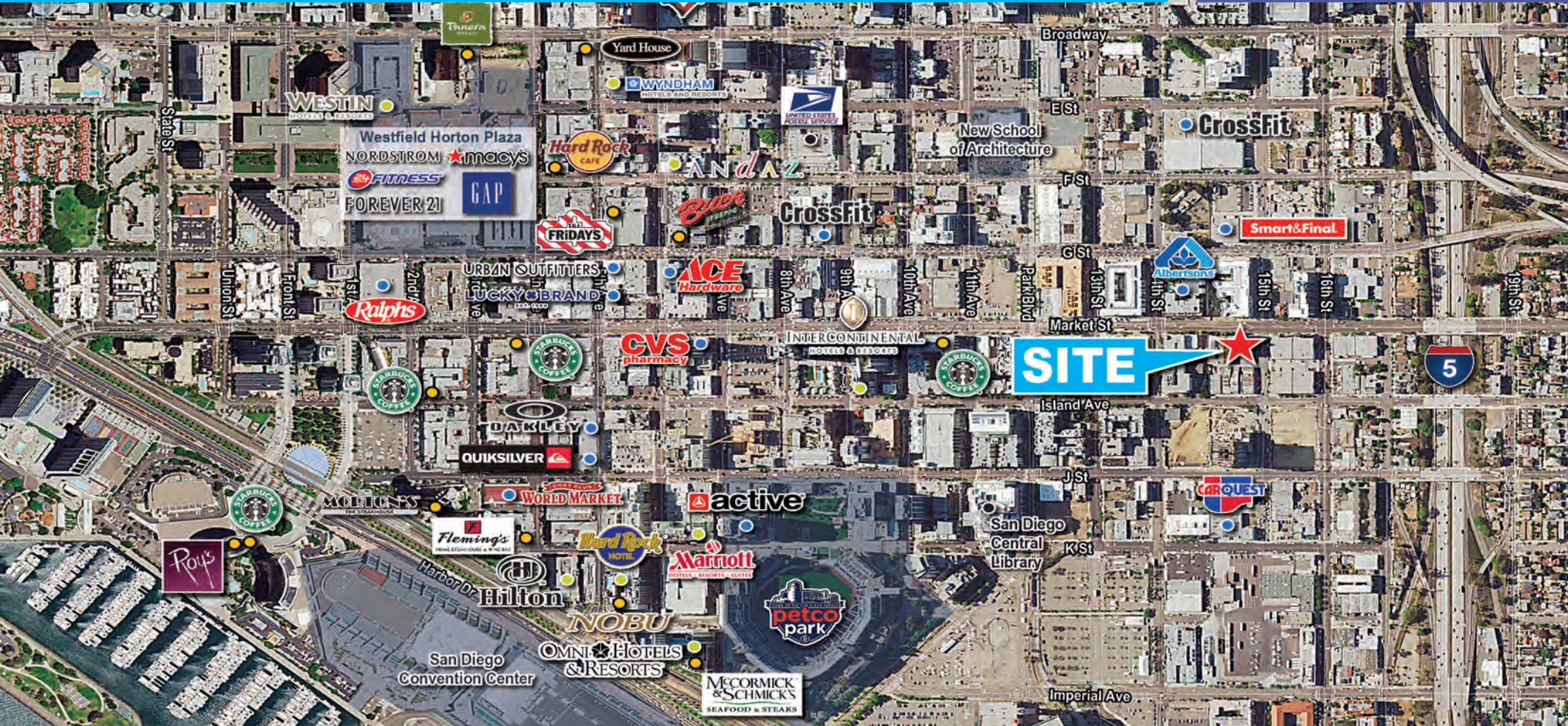
Vice President
858.458.3322
rking@voitco.com
Lic. #01885401

Voit
REAL ESTATE SERVICES

1477 MARKET STREET

SAN DIEGO, CALIFORNIA 92101

1,794 SF
FOR LEASE



KIPP GSTETTENBAUER, CCIM

Senior Vice President
858.458.3345
kipp@voitco.com
Lic. #01405420

RYAN KING, CCIM

Vice President
858.458.3322
rking@voitco.com
Lic. #01885401

Voit
REAL ESTATE SERVICES

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 Fax | Lic #01991785 | www.voitco.com

Real People. Real Solutions.®