

RETAIL SHOWROOM IN MORENA DISTRICT

1211-1219 MORENA BLVD. | SAN DIEGO, CA 92110



PROPERTY HIGHLIGHTS:

- 2,000 SF Retail Showroom
- High Visibility & Signage - Glass Front
- Zoning: CC-4-2
- Traffic Count - 15,512 ADT
- Double-Door Rear Loading
- Close to Many Restaurants & Retail Service

LEASE RATE: \$1.65 / SF + Utilities



RICHARD MURDOCK, CCIM, SIOR

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858.713.9306 | Lic.No. 00634628

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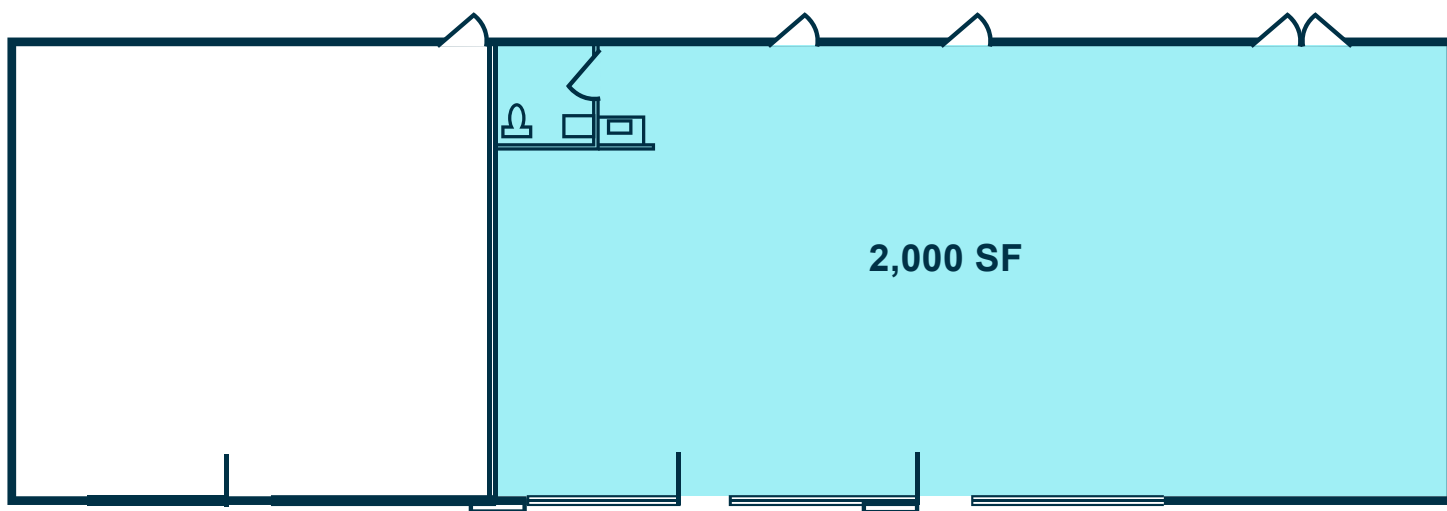
5186 Carroll Canyon Road, Suite A | San Diego, CA 92121

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to error, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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FLOORPLAN



 **AVAILABLE**



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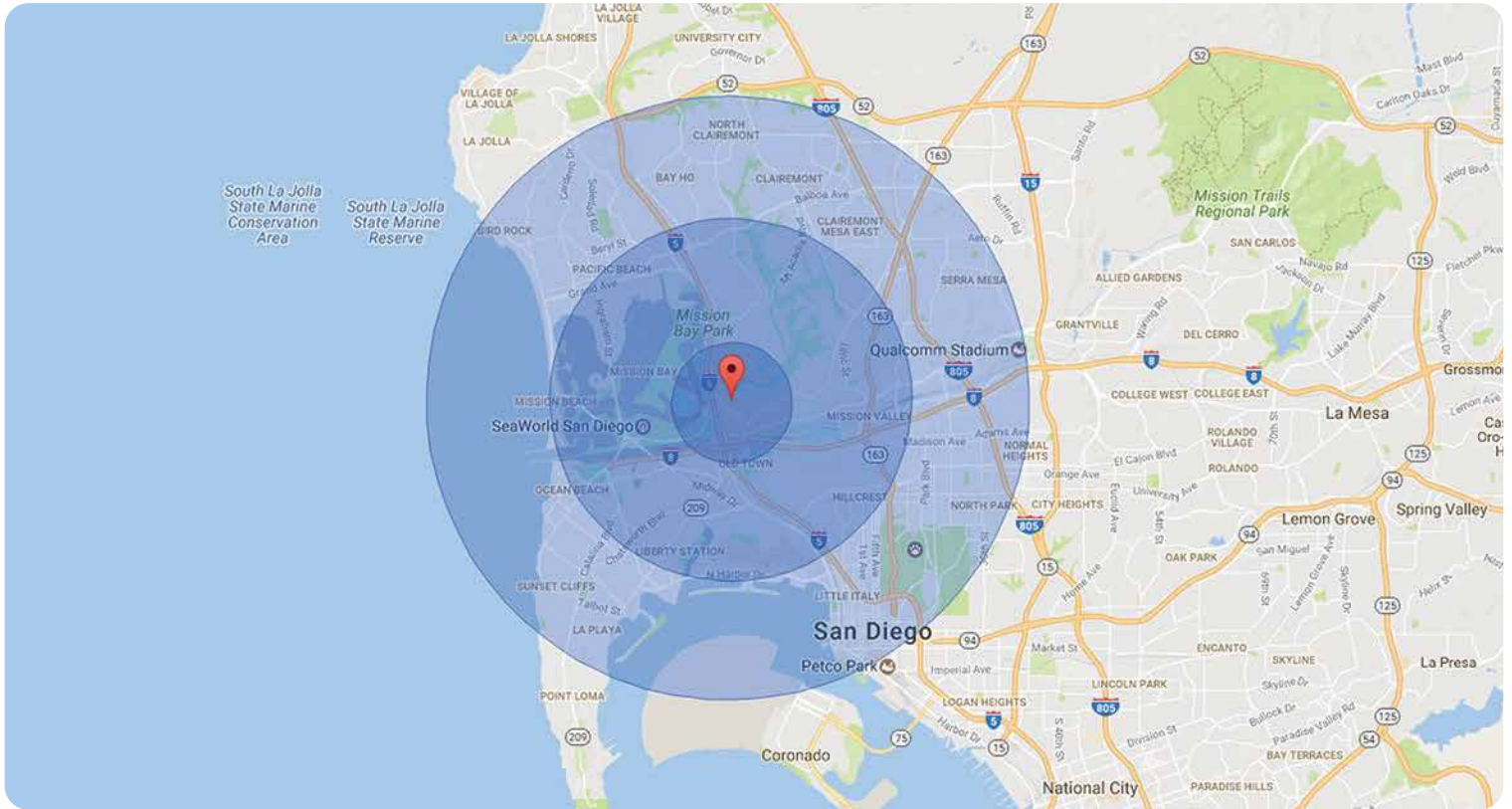
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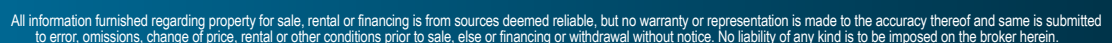
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POPULATION	1 MILE	3 MILES	5 MILES
2017 Total Population	12,135	146,587	419,670
2022 Population	12,835	154,164	441,808
Average Age	37.00	37.60	38.20

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
2017 Total Households	4,849	63,854	190,147
HH Growth 2017-2022	6.54%	5.23%	5.27%
Average HH Income	\$68,704	\$69,631	\$69,102
Average House Value	\$546,043	\$595,889	\$609,459



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AERIAL / MAP



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AREA / AMENITIES MAP



LEDGER

1. Andres Restaurant
2. Bird Rock Coffee Roasters
3. Shell Gas Station
4. Coronado Brewing Company
5. Jitters Espresso & Juice Bar
6. Bull's Smokin' BBQ
7. Sardina's Italian Restaurant & Bar
8. Nico's Taco Shop
9. Valero Gas Station
10. Tio Leo's Mexican Restaurant

- 0.25 miles to Interstate 5
- 0.75 miles to Interstate 8
- 2.75 miles to San Diego International Airport
- 4.25 miles to Downtown San Diego (West Broadway)



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