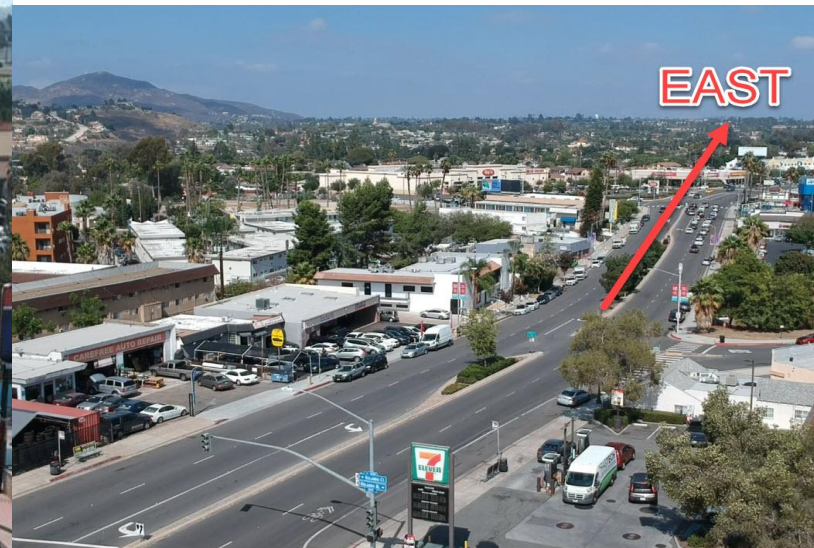


AFFORDABLE FORMER SALON SPACE FOR LEASE

4838 ROLANDO BLVD, SAN DIEGO, CA 92115

SAN DIEGO, CA 92115



KW COMMERCIAL | EL CAJON
810 Jamacha Road, Suite 102
El Cajon, CA 92019



Each Office Independently Owned and Operated

PRESENTED BY:

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FORMER SALON SPACE

4838 ROLANDO BOULEVARD



Affordable Former Salon space

\$1,200 / Month plus NNN

Excellent location on Rolando Blvd and El Cajon Blvd near Montezuma Rd

Close proximity to SDSU and Interstate 8

Busy Street One of The Most Densely Populated Area in San Diego



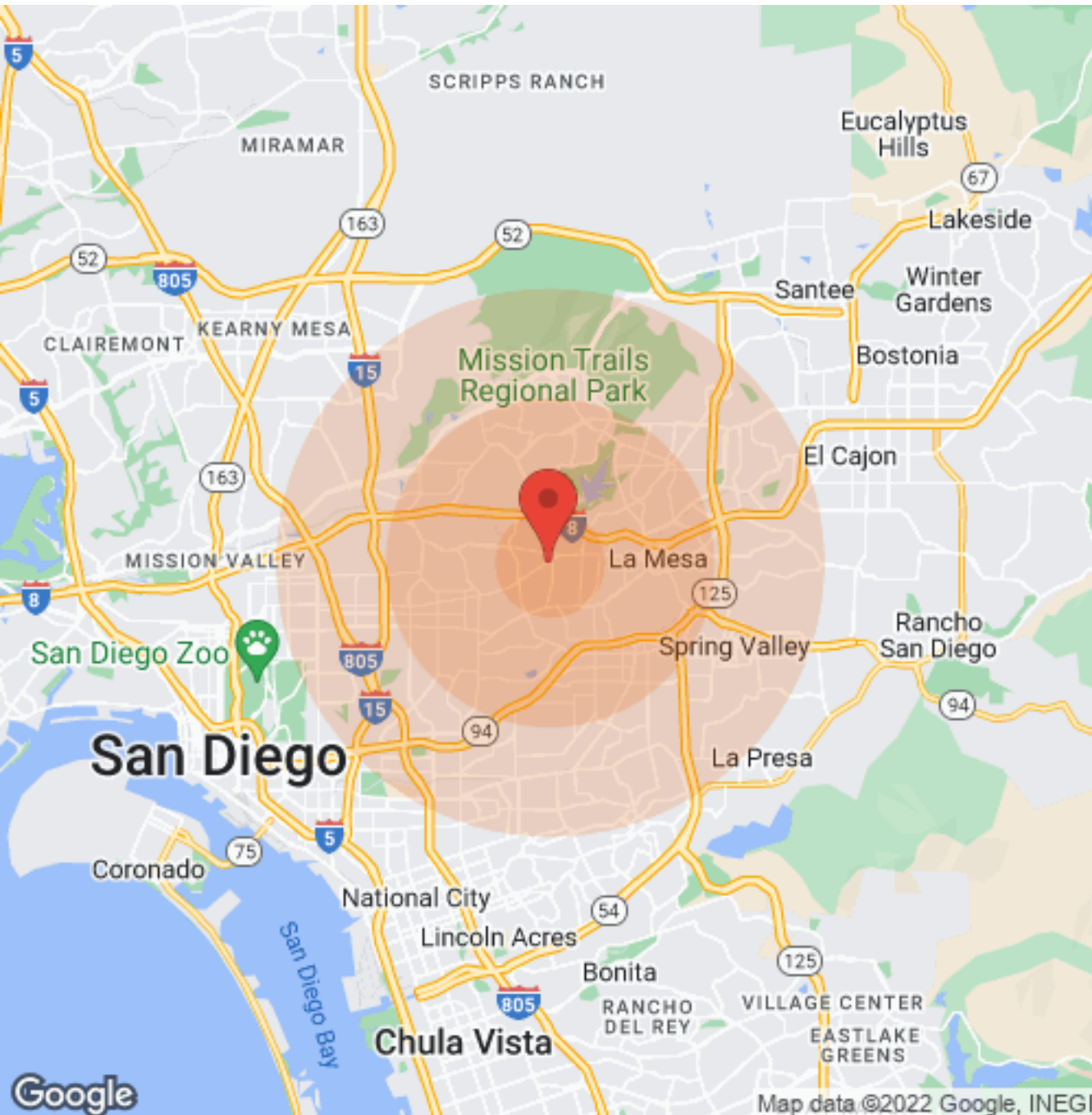
PROPERTY PHOTOS

4838 ROLANDO BOULEVARD



DEMOGRAPHICS

4838 ROLANDO BOULEVARD



Population	1 Mile	3 Miles	5 Miles
Male	14,024	100,546	252,920
Female	13,680	104,549	263,458
Total Population	27,704	205,095	516,378

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,273	40,351	105,808
Ages 15-24	2,670	24,886	65,379
Ages 55-64	2,652	22,024	57,174
Ages 65+	3,461	29,514	66,150

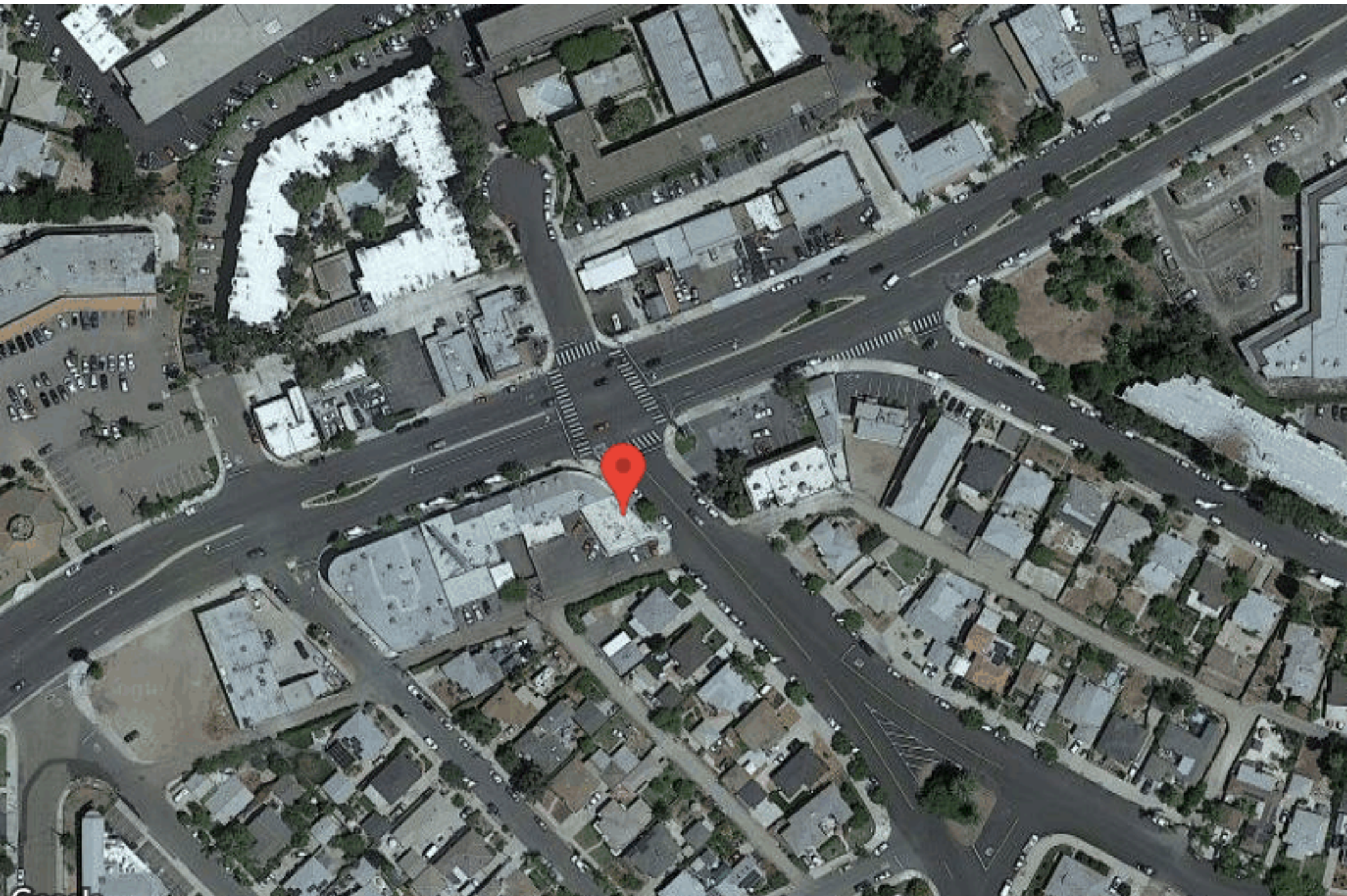
Race	1 Mile	3 Miles	5 Miles
White	19,819	121,217	289,496
Black	1,597	17,215	49,730
Am In/AK Nat	33	382	936
Hawaiian	16	260	1,169
Hispanic	5,987	70,470	198,633
Multi-Racial	7,410	87,828	252,622

Income	1 Mile	3 Miles	5 Miles
Median	\$54,572	\$51,888	\$54,197
< \$15,000	1,465	10,437	22,668
\$15,000-\$24,999	993	9,398	20,547
\$25,000-\$34,999	924	8,468	19,383
\$35,000-\$49,999	1,297	10,493	27,207
\$50,000-\$74,999	1,922	12,867	34,872
\$75,000-\$99,999	1,385	10,100	26,099
\$10,000-\$149,999	1,221	9,415	24,794
\$150,000-\$199,999	430	2,905	7,391
> \$200,000	200	2,309	5,672

Housing	1 Mile	3 Miles	5 Miles
Total Units	10,929	83,932	206,696
Occupied	10,315	79,359	195,539
Owner Occupied	4,972	37,025	91,851
Renter Occupied	5,343	42,334	103,688
Vacant	614	4,573	11,157

AERIAL MAP

4838 ROLANDO BOULEVARD



LOCATION MAPS

4838 ROLANDO BOULEVARD

