

NEW RETAIL / OFFICE SPACE FOR LEASE

794 - 1,840 SF OF RARE CREATIVE SPACE AVAILABLE



1809-1819 ADAMS AVENUE, SAN DIEGO, CA, 92116

Lauren Wilson
Advisor
CA DRE # 01949123
lauren.wilson@svn.com

619.442.9200

4455 Murphy Canyon Road
Suite 200 San Diego, CA 92123



The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® businesses are independently owned and operated.

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NEW RETAIL / OFFICE SPACE FOR LEASE

PROPERTY HIGHLIGHTS & LOCATION MAP

- 794 - 1,840 SF for Lease
Located in the Heart of University Heights
- Remodel to be Completed Spring 2020
- Located on Corner of Adams Avenue and Park Blvd.
- Close to I-805, I-8 and HWY 163
- Footsteps from restaurants, coffee houses and shopping
- Lease Rate: Negotiable



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AERIAL MAP

LOCATED
IN THE HEART
OF UNIVERSITY
HEIGHTS!



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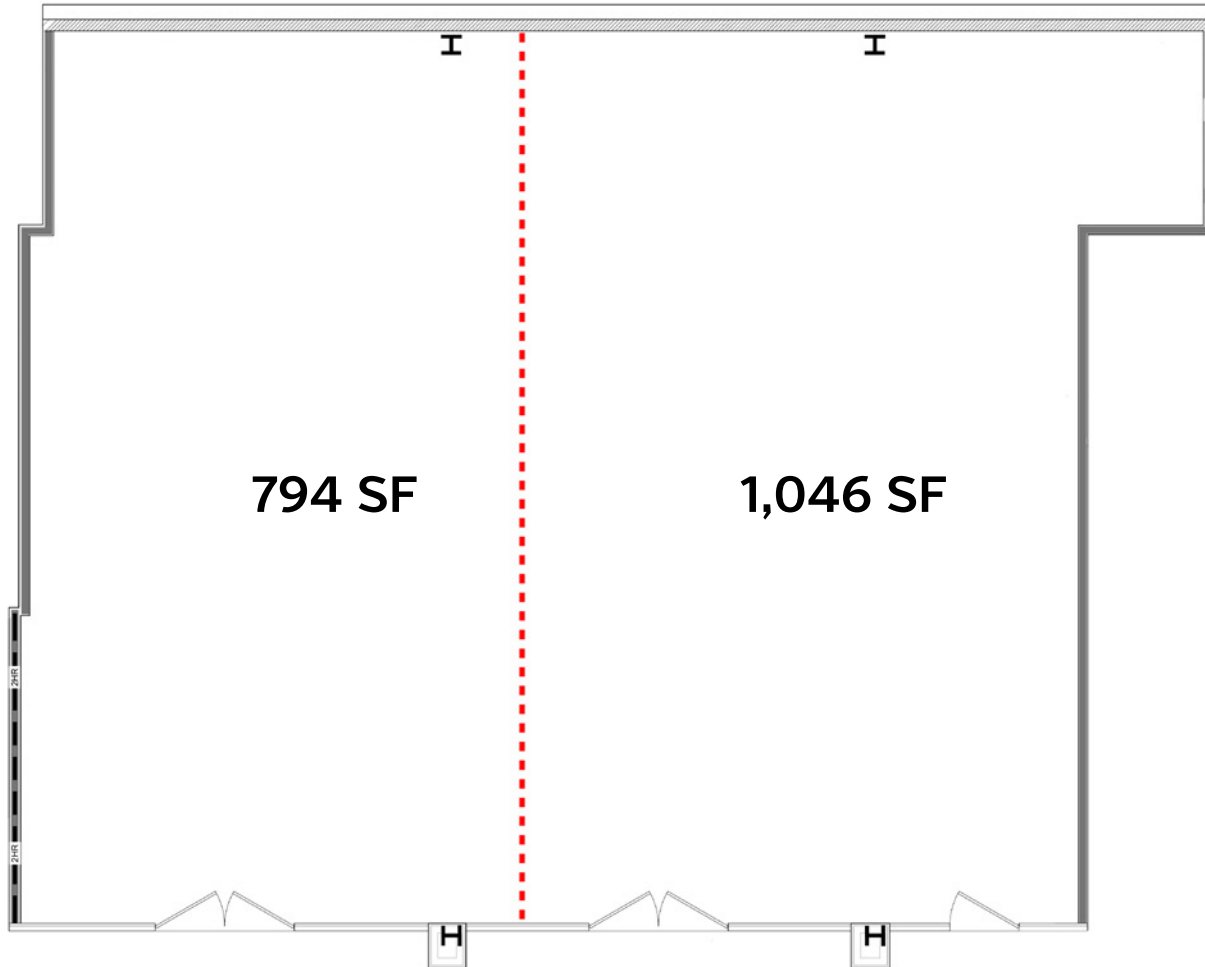
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FLOOR PLAN

--- Indicates potentially demisable area



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AREA RETAILER MAP



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NEW RETAIL / OFFICE SPACE FOR LEASE

PROPERTY RENDERING



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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	35,566	235,506	564,633
2019 Estimate	34,137	229,175	546,342
2010 Census	30,063	219,973	506,462
Growth 2019 - 2024	4.19%	2.76%	3.35%
Growth 2010 - 2019	13.55%	4.18%	7.87%
2019 Population by Hispanic Origin	8,313	72,163	189,897
2019 Population	34,137	229,175	546,342
White	26,038 76.28%	168,995 73.74%	394,379 72.19%
Black	2,690 7.88%	17,770 7.75%	51,768 9.48%
Am. Indian & Alaskan	385 1.13%	2,939 1.28%	7,170 1.31%
Asian	3,143 9.21%	27,667 12.07%	64,023 11.72%
Hawaiian & Pacific Island	202 0.59%	1,233 0.54%	2,970 0.54%
Other	1,679 4.92%	10,571 4.61%	26,031 4.76%
U.S. Armed Forces	720	3,718	16,945
Households			
2024 Projection	19,469	105,353	227,544
2019 Estimate	18,720	102,705	220,104
2010 Census	16,660	99,513	203,468
Growth 2019 - 2024	4.00%	2.58%	3.38%
Growth 2010 - 2019	12.36%	3.21%	8.18%
Owner Occupied	5,263 28.11%	33,959 33.06%	75,674 34.38%
Renter Occupied	13,458 71.89%	68,746 66.94%	144,430 65.62%
2019 Households by HH Income	18,720	102,703	220,105
Income: <\$25,000	2,956 15.79%	18,060 17.58%	44,761 20.34%
Income: \$25,000 - \$50,000	3,397 18.15%	21,436 20.87%	46,170 20.98%
Income: \$50,000 - \$75,000	3,811 20.36%	18,834 18.34%	39,546 17.97%
Income: \$75,000 - \$100,000	2,756 14.72%	13,230 12.88%	27,084 12.31%
Income: \$100,000 - \$125,000	2,329 12.44%	10,502 10.23%	20,485 9.31%
Income: \$125,000 - \$150,000	1,400 7.48%	6,415 6.25%	13,416 6.10%
Income: \$150,000 - \$200,000	1,350 7.21%	7,403 7.21%	14,550 6.61%
Income: \$200,000+	721 3.85%	6,823 6.64%	14,093 6.40%
2019 Avg Household Income	\$83,701	\$86,471	\$83,090
2019 Med Household Income	\$70,022	\$65,730	\$62,100



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