

FOR SALE

± 2,430 SF RETAIL | RETAIL CONDO | BANKERS HILL



3076 5TH AVENUE, SAN DIEGO, CA 92103

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4455 Murphy Canyon Road
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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.

DISCLAIMER

Disclaimer Statement:

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in

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PROPERTY PHOTOS



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PROPERTY FEATURES:

- ± 2,430 SF Retail Available
- Former Salon Space
- Private Restroom
- On-Site Reserved Parking
- Ground Floor of Luxury Apartment Complex
- One Block from Balboa Park
- Sale Price: \$1,300,000



RETAILER & AERIAL MAP



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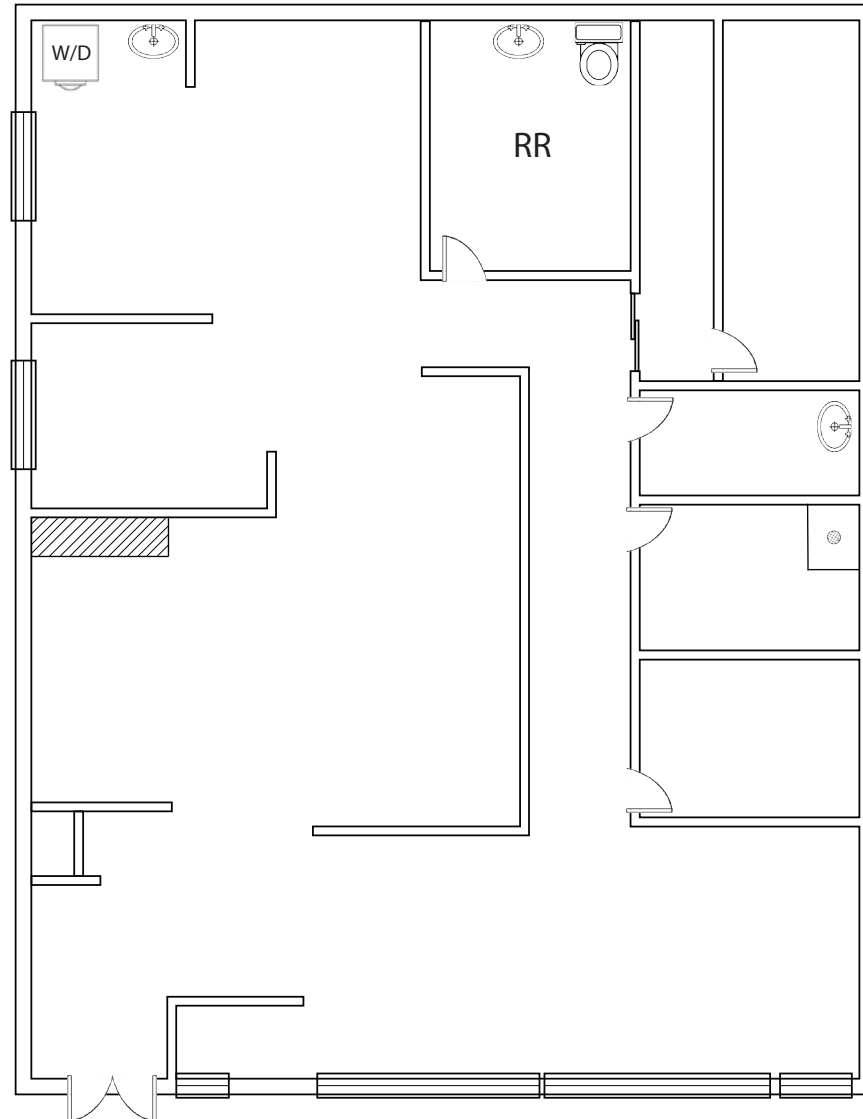
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FLOOR PLANS



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SVN
VANGUARD
COMMERCIAL REAL ESTATE ADVISORS

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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	23,054	244,578	553,154
2019 Estimate	22,692	234,339	535,612
2010 Census	23,270	203,802	497,452
Growth 2019 - 2024	1.60%	4.37%	3.28%
Growth 2010 - 2019	-2.48%	14.98%	7.67%
2019 Population by Hispanic Origin			
2019 Population	22,692	234,339	535,612
White	19,028 83.85%	177,765 75.86%	393,553
Black	940 4.14%	21,864 9.24%	52,345
Am. Indian & Alaskan	167 0.74%	3,055 1.30%	7,144
Asian	1,623 7.15%	19,338 8.25%	56,095
Hawaiian & Pacific Island	77 0.34%	1,206 0.51%	2,951
Other	858 3.78%	11,311 4.83%	23,523
U.S. Armed Forces	287	10,353	30,915
Households			
2024 Projection	13,159	113,882	217,384
2019 Estimate	12,991	109,339	210,283
2010 Census	13,528	96,378	194,442
Growth 2019 - 2024	1.29%	4.15%	3.38%
Growth 2010 - 2019	-3.97%	13.45%	8.15%
Owner Occupied	3,676 28.30%	29,941 27.38%	69,673
Renter Occupied	9,315 71.70%	79,398 72.62%	140,610
2019 Households by HH Income			
Income: <\$25,000	2,009 15.46%	22,248 20.35%	43,748
Income: \$25,000 - \$50,000	2,125 16.35%	21,571 19.73%	44,263
Income: \$50,000 - \$75,000	2,212 17.02%	19,777 18.09%	37,084
Income: \$75,000 - \$100,000	1,849 14.23%	13,580 12.42%	24,643
Income: \$100,000 - \$125,000	1,383 10.64%	10,165 9.30%	19,179
Income: \$125,000 - \$150,000	947 7.29%	6,645 6.08%	12,643
Income: \$150,000 - \$200,000	1,144 8.80%	7,519 6.88%	13,680
Income: \$200,000+	1,324 10.19%	7,834 7.16%	15,083
2019 Avg Household Income	\$100,376	\$85,518	\$84,287
2019 Med Household Income	\$77,035	\$63,879	\$61,500



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