

FOR LEASE

# *ROSECRANS CENTER*

3740 ROSECRANS BOULEVARD, SAN DIEGO, CA 92115







## PROPERTY HIGHLIGHTS

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### *HIGH EXPOSURE CORNER AT ONE OF THE BUSIEST INTERSECTIONS IN SAN DIEGO COUNTY!*

SUITE A-B // 3,076 SF (Divisible)

SUITE C // 1,051 SF

SUITE D-F // 3,228 SF FULLY BUILT OUT RESTAURANT (Divisible)

*\*Suites can be combined up to a total of 7,355 SF*

- Dynamic area
- Excellent visibility
- Prominent location
- Panel available on large pole sign
- This well positioned center serves the high income communities of Point Loma, Mission Hills, Loma Portal, Midway and Old Town. This prime location offers outstanding visibility in one of the most dynamic areas in San Diego. Other major retailers in the area include: TJ Maxx, Sprout's Farmers Market, Von's, Target, Ralphs, Home Depot, Walgreens, Dick's Sporting Goods and many more.



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 Population - Current Year Estimate	13,954	132,167	396,567
2024 Population - Five Year Projection	14,210	137,004	415,606
2019-2024 Annual Population Growth Rate	0.36%	0.72%	0.94%
2019 Households - Current Year Estimate	4,265	58,326	183,177
2024 Households - Five Year Projection	4,335	60,703	192,981
2019-2024 Annual Household Growth Rate	0.33%	0.80%	1.05%
2019 Average Household Income	\$96,593	\$109,211	\$102,950
2024 Average Household Income	\$112,537	\$128,168	\$121,194
2019 Median Value of Owner Occ. Housing Units	\$946,360	\$767,099	\$702,489
2019 Housing Units	4,562	62,794	198,861
2019 Daytime Population	51,256	202,914	495,584
Daytime Workers	46,050	153,310	340,902
Daytime Residents	5,206	49,604	154,682





Walgreens

DISCOUNT  
TIRE

MATTRESS  
FIRM

PETSMART

IN-N-OUT  
BURGER

DEL TACO

RO  
DRESS

ROSECRAVENS STREET - 16,942 CARS PER DAY

SPORTS ARENA BOULEVARD

CAMINO DEL RIO WEST







RD - 30,891 CARS PER DAY

- 53,355 CARS PER DAY



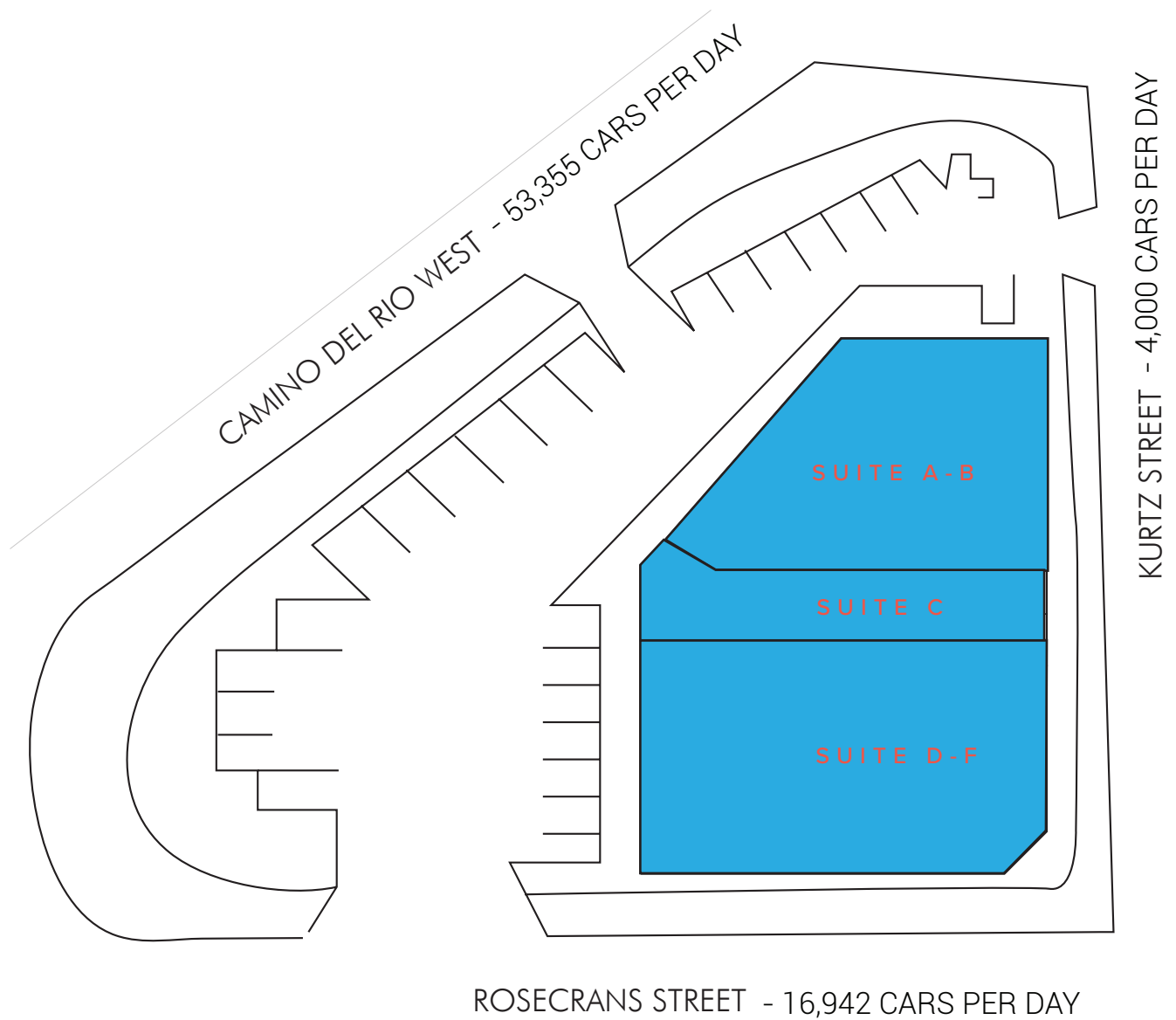


## SITE PLAN

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SUITE D-F // 3,228 SF FULLY BUILT OUT RESTAURANT (Divisible)





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