

FOR LEASE

Palm Plaza

3350 Palm Avenue | San Diego, CA 92154



Restaurant Opportunity

1,465 SF

Fully Improved Restaurant Available

DESCRIPTION

- Site is located in densely populated residential/daytime population, with many traffic drivers (Schools, Churches, Medical Facilities & Recreation Centers)
- Close proximity to the I-5 Freeway and other major arterials
- Situated on busy signalized intersection (±33,300 ADT)

2023 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	25,031	197,769	324,045
Avg Household Income	\$95,756	\$92,338	\$102,248
Daytime Population	4,548	35,858	84,899

Source: Esri

TRAFFIC COUNTS

Palm Avenue	approx. 20,100 cpd
Beyer Boulevard	approx. 14,100 cpd

Source: Costar

ANDREW PETERSON

760.305.6195 | andrew.peterson@srsre.com

CA License No. 01493043

© SRS Real Estate Partners | San Diego, CA

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

SRSRE.COM



Palm Plaza

3350 Palm Avenue | San Diego, CA 92154



Palm Plaza Tenant Directory

Total GLA: 52,972 SF

TENANT	(SF)
CVS	23,200
Domino's	1,500
Dental Arts	1,800
Dog Grooming	750
H&R Block	1,500
Dentist & Orthodontics	1,000
Barber Shop	600
Burros & Fries	1,118
Wireless Tenant	682
Subway	900
Palm Nails	1,200
L & L Hawaiian	1,200
Gamestop	1,465
IMPROVED RESTAURANT AVAILABLE	1,465
Cricket Wireless	1,185
Starbucks	1,500
Bank of America	7,700

ANDREW PETERSON

760.305.6195 | andrew.peterson@srsre.com

CA License No. 01493043

© SRS Real Estate Partners | San Diego, CA

The information presented was obtained from sources deemed reliable; however SRS Real Estate Partners does not guarantee its completeness or accuracy.

SRSRE.COM

3350 Palm Avenue | San Diego, CA 92154



ANDREW PETERSON
760.305.6195 | andrew.peterson@srsre.com
CA License No. 01493043

SRSRE.COM



SRS REAL ESTATE PARTNERS

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

Demographics 1-3-5

	1 mile	3 miles	5 miles
Population			
2023 Population	25,031	197,769	324,045
2028 Population	25,013	201,851	336,071
2023-2028 Annual Rate	-0.01%	0.41%	0.73%
2023 Male Population	48.9%	48.7%	49.0%
2023 Female Population	51.1%	51.3%	51.0%
2023 Median Age	36.0	33.8	34.7
2023 Average Family Size	3.96	3.78	3.67
2023 Total Daytime Population	19,243	145,283	261,254
Workers	4,548	35,858	84,899
Residents	14,695	109,425	176,355
2023 Population by Generation			
Generation Alpha (Born 2017 or Later)	2,049	18,369	29,549
Generation Z (Born 1999 to 2016)	5,954	50,463	80,058
Millennial (Born 1981 to 1998)	6,601	54,741	89,691
Generation X (Born 1965 to 1980)	4,442	35,218	59,905
Baby Boomer (Born 1946 to 1964)	4,623	31,206	51,840
Silent & Greatest Generations (Born 1945/Earlier)	1,360	7,772	13,003
2023 Race and Ethnicity			
White Alone	20.4%	21.1%	24.1%
Black Alone	2.7%	3.4%	4.2%
American Indian/Alaska Native Alone	1.7%	1.7%	1.5%
Asian Alone	10.7%	8.4%	10.8%
Pacific Islander Alone	0.5%	0.4%	0.5%
Other Race	38.2%	37.7%	32.6%
Two or More Races	25.9%	27.3%	26.2%
Hispanic Origin (Any Race)	77.0%	76.9%	69.4%
Households & Families			
2023 Households	6,798	57,131	98,649
2023 Average Household Size	3.67	3.45	3.26
2023 Family Households (2 or more related persons)	5,715	46,666	76,869
2023 Average Family Size (Esri)	3.96	3.78	3.67
2023 Total Expenditures (Consumer Spending)			
Annual Budget Expenditures (Avg)	\$82,569	\$79,981	\$88,045
Annual Budget Expenditures (Index)	90	87	96
Retail Goods (Avg)	\$25,425	\$24,497	\$26,988
Retail Goods (Index)	88	85	93
2023 Disposable Income			
Median Disposable Income	\$62,721	\$58,132	\$62,597
Median Disposable Income (Index)	107	99	106
Average Disposable Income	\$74,710	\$71,597	\$77,440
Average Disposable Income (Index)	94	91	98
Median Household Income			
2023 Median Household Income	\$78,686	\$70,710	\$77,324
2028 Median Household Income	\$87,177	\$81,897	\$90,346
2023-2028 Annual Rate	2.07%	2.98%	3.16%
Average Household Income			
2023 Average Household Income	\$95,756	\$92,338	\$102,248
2028 Average Household Income	\$108,969	\$107,789	\$120,007
2023-2028 Annual Rate	2.62%	3.14%	3.25%
Per Capita Income			
2023 Per Capita Income	\$26,159	\$26,664	\$31,117
2028 Per Capita Income	\$29,829	\$31,221	\$36,558
2023-2028 Annual Rate	2.66%	3.21%	3.28%

Source: Esri, Esri-Data Axle, Esri-U.S. BLS