

FOR SALE

PRIME PALM AVENUE PAD BUILDING

\$1,100,000

1525 PALM AVENUE
SAN DIEGO, CA

2,400 SF FREESTANDING BUILDING - HIGHWAY 75 FRONTAGE



Project Features

- Very visible pad retail building
- 2,400 square foot building on a 19,122 s.f. parcel located in front of Bay City Plaza, a 40,000 square foot shopping center.
- Currently used as an automotive repair facility. Has 2 oil change bays.
- Situated in the heart of the Imperial Beach, Palm Avenue (Hwy 75) Commercial/Retail throughfare.
- Co-tenants include: El Pollo Loco, Rally's Hamburgers, Subway, Blockbuster, Super Cuts and Rent-a-Center.
- Perfect for Owner/User
- Building could be converted to straight retail or would make a ideal restaurant . Addition of drive-thru window may be possible.



Demographic Summary:

	1 mile	3 mile	5 mile
Population 2009	28,802	126,810	255,494
Avg. HH Income	\$53,508	\$52,900	\$58,876

Traffic Counts:

- Palm Avenue (Hwy 75) 44,500 cars/perday
- 16th Street 7,500 cars/perday (SANDAG)

For More Information Contact:



101 W. Broadway, Suite 1460 | San Diego, CA 92101
DRE 01038402 DRE 01038402 | www.malcolmpc.com

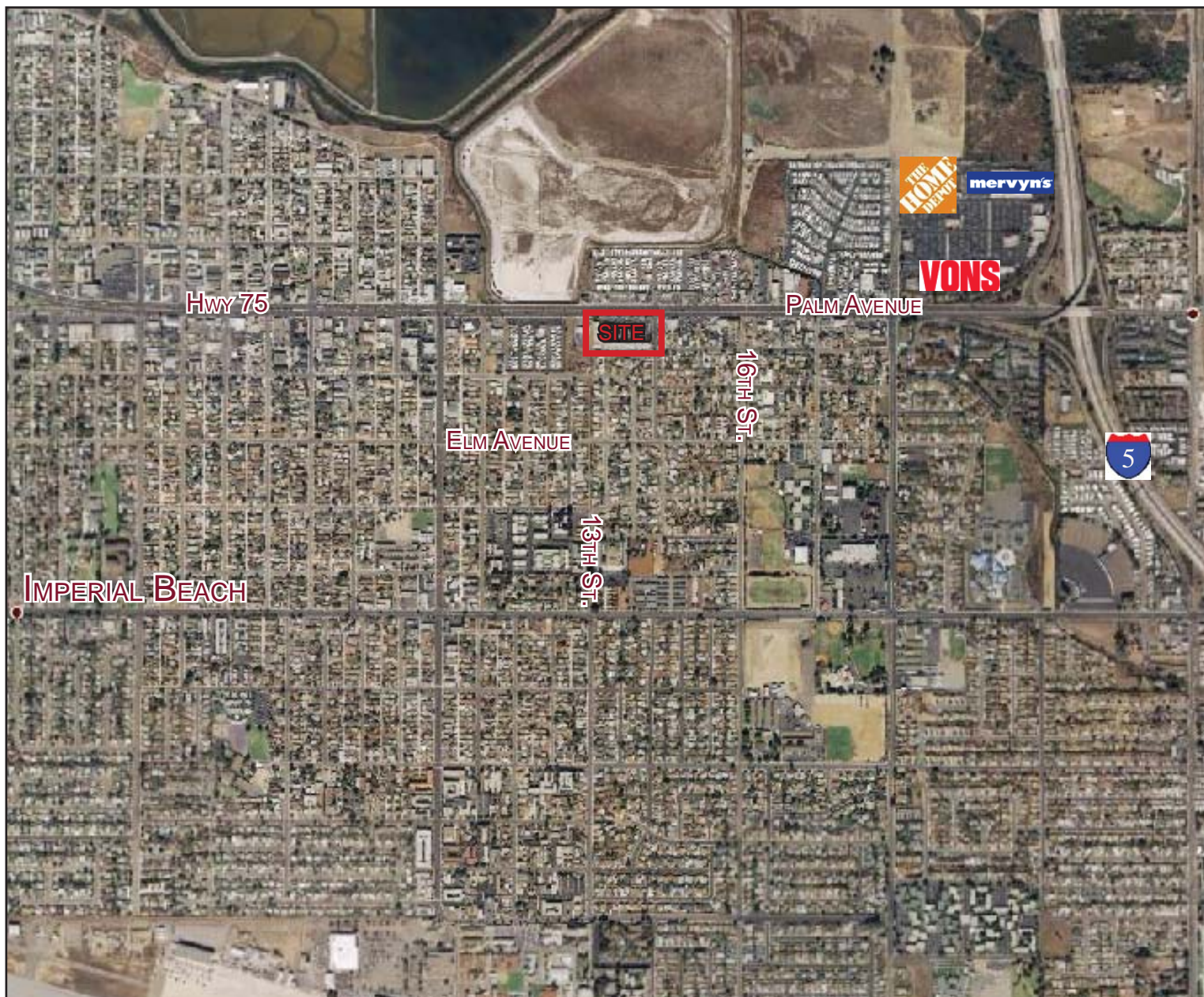
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Aerial



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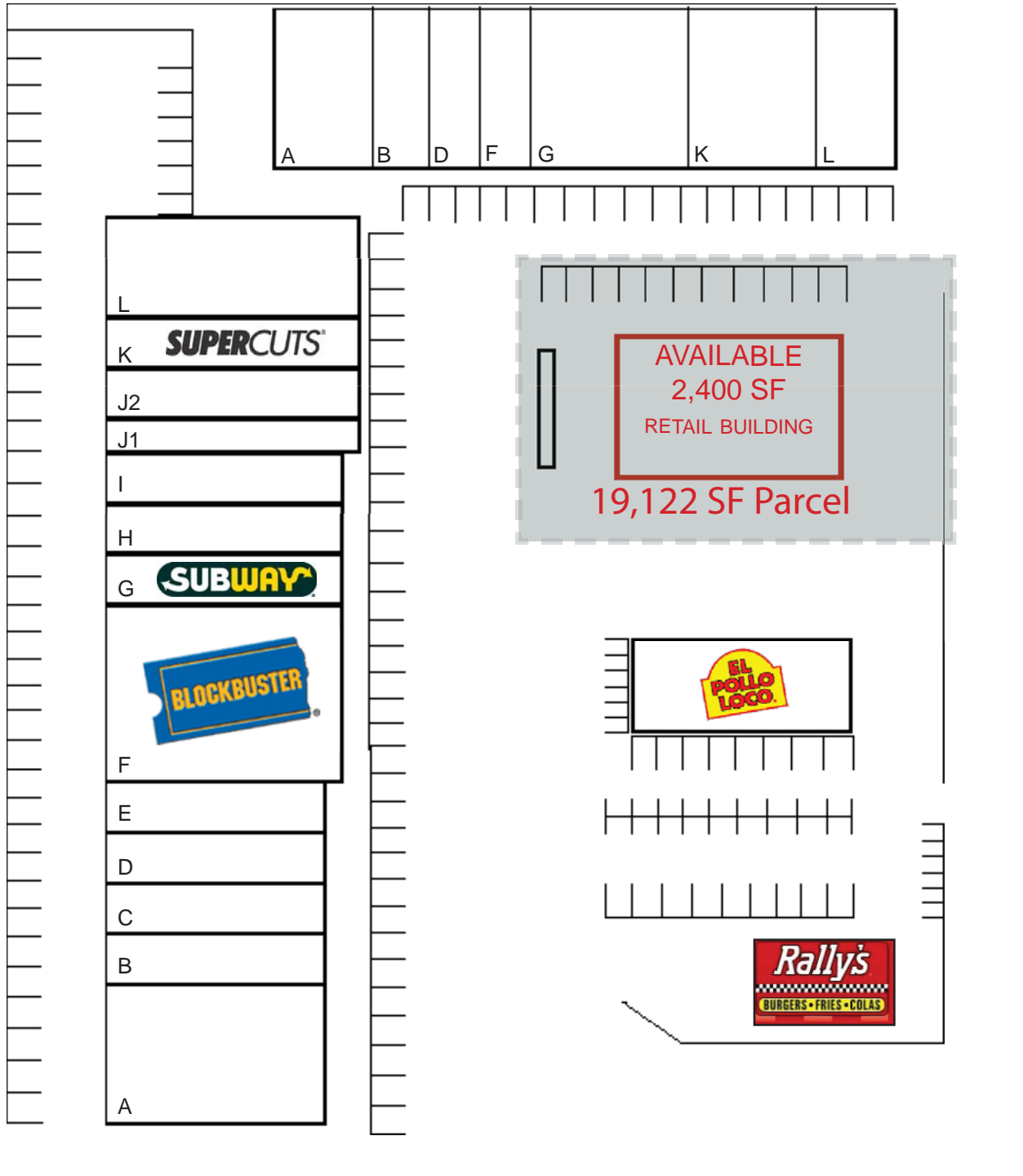
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Site Plan



16TH STREET

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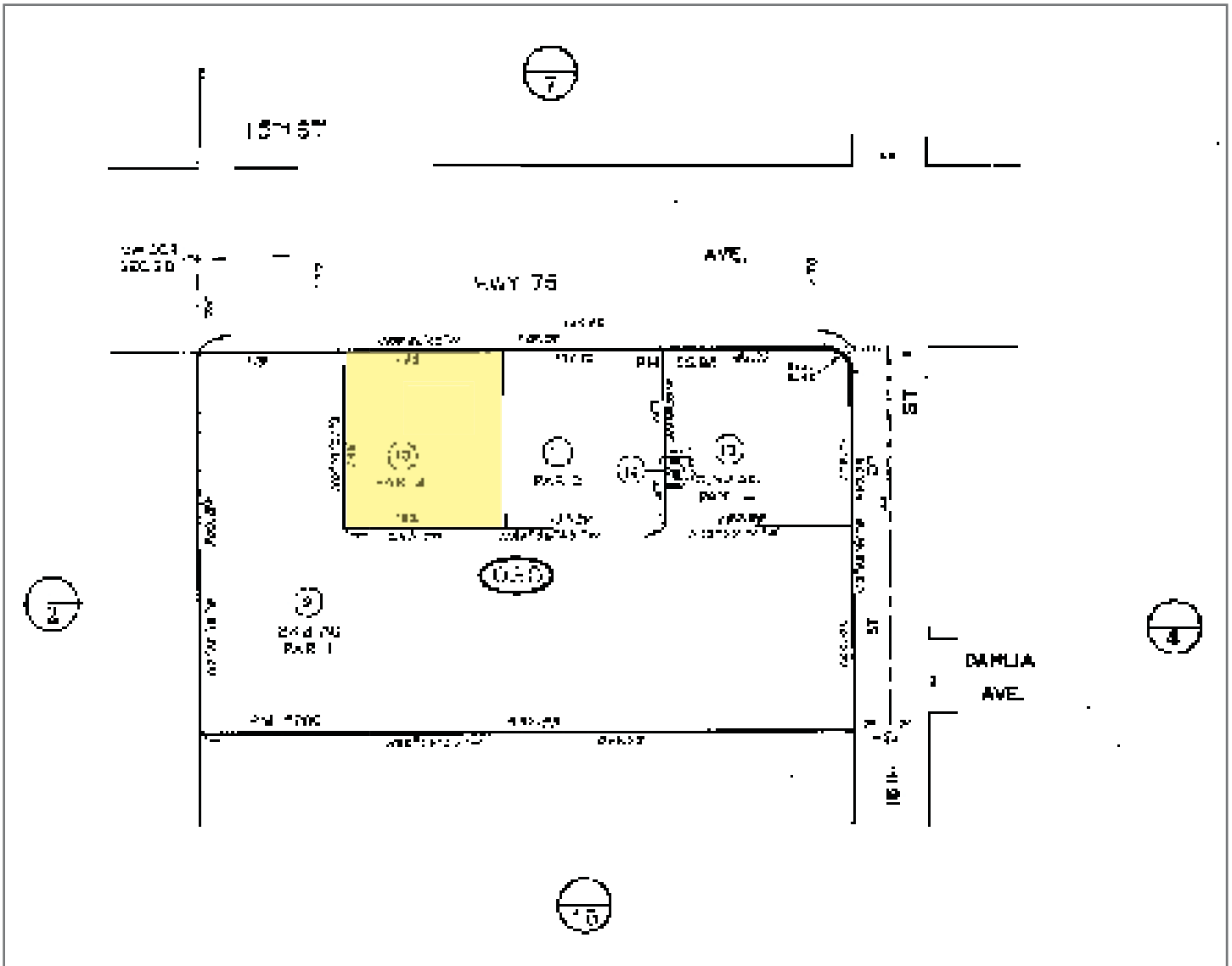
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1525 Palm Ave, San Diego, CA 92154-1017
Ring: 1, 3, 5 Miles radii

Latitude: 32.58346
Longitude: -117.10073

	1 Mile radius	3 Miles radius	5 Miles radius
2009 Population			
Total Population	26,802	126,810	255,494
Male Population	49.7%	49.1%	49.5%
Female Population	50.3%	50.9%	50.5%
Median Age	28.8	29.8	31.2
2009 Income			
Median HH Income	\$44,147	\$43,972	\$47,809
Per Capita Income	\$17,030	\$16,346	\$18,253
Average HH Income	\$53,508	\$52,900	\$58,876
2009 Households			
Total Households	8,557	38,969	79,506
Average Household Size	3.13	3.23	3.14
2009 Housing			
Owner Occupied Housing Units	32.1%	40.1%	45.6%
Renter Occupied Housing Units	64.0%	56.0%	50.3%
Vacant Housing Units	3.9%	3.8%	4.0%
Population			
1990 Population	24,963	119,189	225,151
2000 Population	26,274	123,800	240,051
2009 Population	26,802	126,810	255,494
2014 Population	27,280	128,981	262,022
1990-2000 Annual Rate	0.51%	0.38%	0.64%
2000-2009 Annual Rate	0.22%	0.26%	0.68%
2009-2014 Annual Rate	0.35%	0.34%	0.51%

In the identified market area, the current year population is 255,494. In 2000, the Census count in the market area was 240,051. The rate of change since 2000 was 0.68 percent annually. The five-year projection for the population in the market area is 262,022, representing a change of 0.51 percent annually from 2009 to 2014. Currently, the population is 49.5 percent male and 50.5 percent female.

Households			
1990 Households	8,090	37,975	72,799
2000 Households	8,380	38,260	75,537
2009 Households	8,557	38,969	79,506
2014 Households	8,700	39,552	81,551
1990-2000 Annual Rate	0.35%	0.07%	0.37%
2000-2009 Annual Rate	0.23%	0.2%	0.56%
2009-2014 Annual Rate	0.33%	0.3%	0.51%

The household count in this market area has changed from 75,537 in 2000 to 79,506 in the current year, a change of 0.56 percent annually. The five-year projection of households is 81,551, a change of 0.51 percent annually from the current year total. Average household size is currently 3.14, compared to 3.14 in the year 2000. The number of families in the current year is 60,755 in the market area.

Housing

Currently, 45.6 percent of the 82,853 housing units in the market area are owner occupied; 50.3 percent, renter occupied; and 4.0 percent are vacant. In 2000, there were 78,001 housing units - 46.5 percent owner occupied, 50.4 percent renter occupied and 3.2 percent vacant. The rate of change in housing units since 2000 is 0.65 percent. Median home value in the market area is \$254,070, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 3.13 percent annually to \$296,335. From 2000 to the current year, median home value changed by 5.09 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.

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	1 Mile radius	3 Miles radius	5 Miles radius
Median Household Income			
1990 Median HH Income	\$25,945	\$27,338	\$29,063
2000 Median HH Income	\$35,674	\$35,278	\$37,135
2009 Median HH Income	\$44,147	\$43,972	\$47,809
2014 Median HH Income	\$46,786	\$46,210	\$50,176
1990-2000 Annual Rate	3.24%	2.58%	2.48%
2000-2009 Annual Rate	2.33%	2.41%	2.77%
2009-2014 Annual Rate	1.17%	1%	0.97%
Per Capita Income			
1990 Per Capita Income	\$9,746	\$10,245	\$11,417
2000 Per Capita Income	\$14,953	\$13,814	\$14,913
2009 Per Capita Income	\$17,030	\$16,346	\$18,253
2014 Per Capita Income	\$17,862	\$16,906	\$18,979
1990-2000 Annual Rate	4.37%	3.03%	2.71%
2000-2009 Annual Rate	1.42%	1.84%	2.21%
2009-2014 Annual Rate	0.96%	0.68%	0.78%
Average Household Income			
1990 Average Household Income	\$29,859	\$31,880	\$34,718
2000 Average Household Income	\$47,104	\$44,376	\$47,034
2009 Average HH Income	\$53,508	\$52,900	\$58,876
2014 Average HH Income	\$56,174	\$54,794	\$61,559
1990-2000 Annual Rate	4.66%	3.36%	3.08%
2000-2009 Annual Rate	1.39%	1.92%	2.46%
2009-2014 Annual Rate	0.98%	0.71%	0.9%

Households by Income

Current median household income is \$47,809 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$50,176 in five years. In 2000, median household income was \$37,135, compared to \$29,063 in 1990.

Current average household income is \$58,876 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$61,559 in five years. In 2000, average household income was \$47,034, compared to \$34,718 in 1990.

Current per capita income is \$18,253 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$18,979 in five years. In 2000, the per capita income was \$14,913, compared to \$11,417 in 1990.

Population by Employment

Total Businesses	530	3,049	6,885
Total Employees	2,852	23,104	57,577

Currently, 83.2 percent of the civilian labor force in the identified market area is employed and 16.8 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 88.1 percent of the civilian labor force, and unemployment will be 11.9 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 58.9 percent of the population aged 16 years or older in the market area participated in the labor force, and 2.7 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 55.2 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 22.8 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 22.1 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 70.6 percent of the market area population drove alone to work, and 2.8 percent worked at home. The average travel time to work in 2000 was 26.8 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 28.1 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 27.3 percent were high school graduates only (29.8 percent in the U.S.)
- 7.2 percent had completed an Associate degree (7.2 percent in the U.S.)
- 9.9 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 4.5 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)

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