

FOR LEASE • RETAIL • SUITE C

# 4390 Palm Avenue

San Diego, California 92154

±2,200 SF endcap available • Freeway-oriented at I-805 & Palm Avenue

PALM RIDGE SHOPPING CENTER

FLOCKEAVOYER.COM

# Property Highlights

4390 Palm Avenue is a **±5,400 SF** building located off I-805 and Palm Avenue. This freeway-oriented site sits within the **Palm Ridge Shopping Center**, surrounded by strong national co-tenants and dense daytime traffic.

- **Suite C · ±2,200 SF endcap** — former sushi restaurant
- Freeway-oriented site off I-805 & Palm Avenue
- Strong household incomes & high traffic counts
- Co-tenants include McDonald's, Chevron, KFC & Little Caesars



## FAST FACTS

### BUILDING SIZE

**±5,400 SF**

### AVAILABLE · SUITE C

**±2,200 SF**

### ASKING RENT

**\$3.00** PSF / Mo

### PLUS NNN

**\$1.10** PSF / Mo

### CO-TENANTS

**McDonald's · Chevron  
KFC · Little Caesars**

**AVAILABLE NOW**



COMING SOON • CO-TENANT



## A viral coffee experience next door

Selva Coffee House is bringing its viral, boutique coffee experience to 4390 Palm Avenue — combining exceptional coffee with a lush, plant-filled environment that draws customers looking to relax and explore.

Known for its popular Midway District location inside Terra Bella Nursery, Selva has built a loyal following and strong community presence. For Suite C, that means a rare chance to benefit from built-in traffic and a highly engaged, trend-driven audience.

**31K+**

INSTAGRAM  
FOLLOWERS

**511.4K**

ANNUAL  
VISITS

**Viral**

ACTIVATIONS  
YEAR-ROUND

# Site Plan

Available • Suite C      Leased



4390 PAD BUILDING

Suite C — Available ±2,200 SF • Faded Craft Barbershop ±1,400 SF  
• Selva Coffee House ±1,800 SF • Roof - T-Mobile Cell Tower

| Suite | Tenant roster                   |
|-------|---------------------------------|
| A     | Prestige Beauty Studio          |
| B     | Little Caesar's Pizza           |
| C     | iSmiles Dental                  |
| D     | Postal Annex                    |
| E     | Don Ramon #2                    |
| F-G   | RightNow Tax Solutions          |
| H     | Allstate                        |
| I     | U Dessert EATS                  |
| J     | I Love Nails                    |
| K     | Massage Spa                     |
| L     | Gabby's Barber Shop             |
| M-N   | Golden House Chinese Restaurant |
| O-P   | Vishons Smoke Shop              |
| Q     | Palm Thai Cafe                  |
| R     | Your Cleaners                   |
| T-S   | Teresita's Fruiteria            |
| U     | Palm Ridge Liquor Deli          |

THE SPACE

# Suite C — ±2,200 SF

Endcap • Former sushi restaurant



SPACE SPECS

Size ±2,200 SF

Position Endcap

Prior Use Sushi restaurant

Asking Rent \$3.00 PSF/Mo

NNN \$1.10 PSF/Mo



Move-in ready  
endcap with  
freeway visibility.

AVAILABLE

## LOCATION

# An impactful retail intersection

Where I-805 meets Palm Avenue — high visibility, heavy traffic, and a dense base of national retail anchors.

PALM AVE ADT  
±30,003

I-805 ADT  
±117,677

### PALM RIDGE SHOPPING CENTER

McDonald's · KFC · Chevron and the 4390 Palm pad building.

### PALM PROMENADE

Vons · Walmart · Home Depot · AMC Theatres.

### KAISER PERMANENTE OTAY MESA

362,329 SF medical center — urgent care & specialty offices.

## THE TRADE AREA

# Area Demographics

1 • 3 • 5 mile radius

### POPULATION

|         |                |
|---------|----------------|
| 1 Mile  | <b>23,405</b>  |
| 3 Miles | <b>175,572</b> |
| 5 Miles | <b>334,245</b> |

### AVERAGE HH INCOME

|         |                  |
|---------|------------------|
| 1 Mile  | <b>\$126,885</b> |
| 3 Miles | <b>\$109,603</b> |
| 5 Miles | <b>\$118,302</b> |

### TRAFFIC COUNTS

Palm Avenue  
**±30,003** ADT

Interstate 805  
**±117,677** ADT



**A dense, affluent and growing daytime population.**

Strong household incomes and heavy commuter traffic make this freeway-oriented intersection a magnet for retail demand.

FOR MORE INFORMATION



# Let's talk Suite C.

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