

# ±2,190 SF SPACE AVAILABLE FOR LEASE

1515-1555 PALM AVENUE, SAN DIEGO, CALIFORNIA 92154



**SPENCER KERRIGAN**

Vice President, Partner

Lic. #01921490 | 858.453.0505

skerrigan@voitco.com

**MARK CASTON**

Senior Vice President, Partner

Lic. #00883791 | 858.453.0505

mcaston@voitco.com

**Voit**  
REAL ESTATE SERVICES

**CK** RETAIL  
TEAM

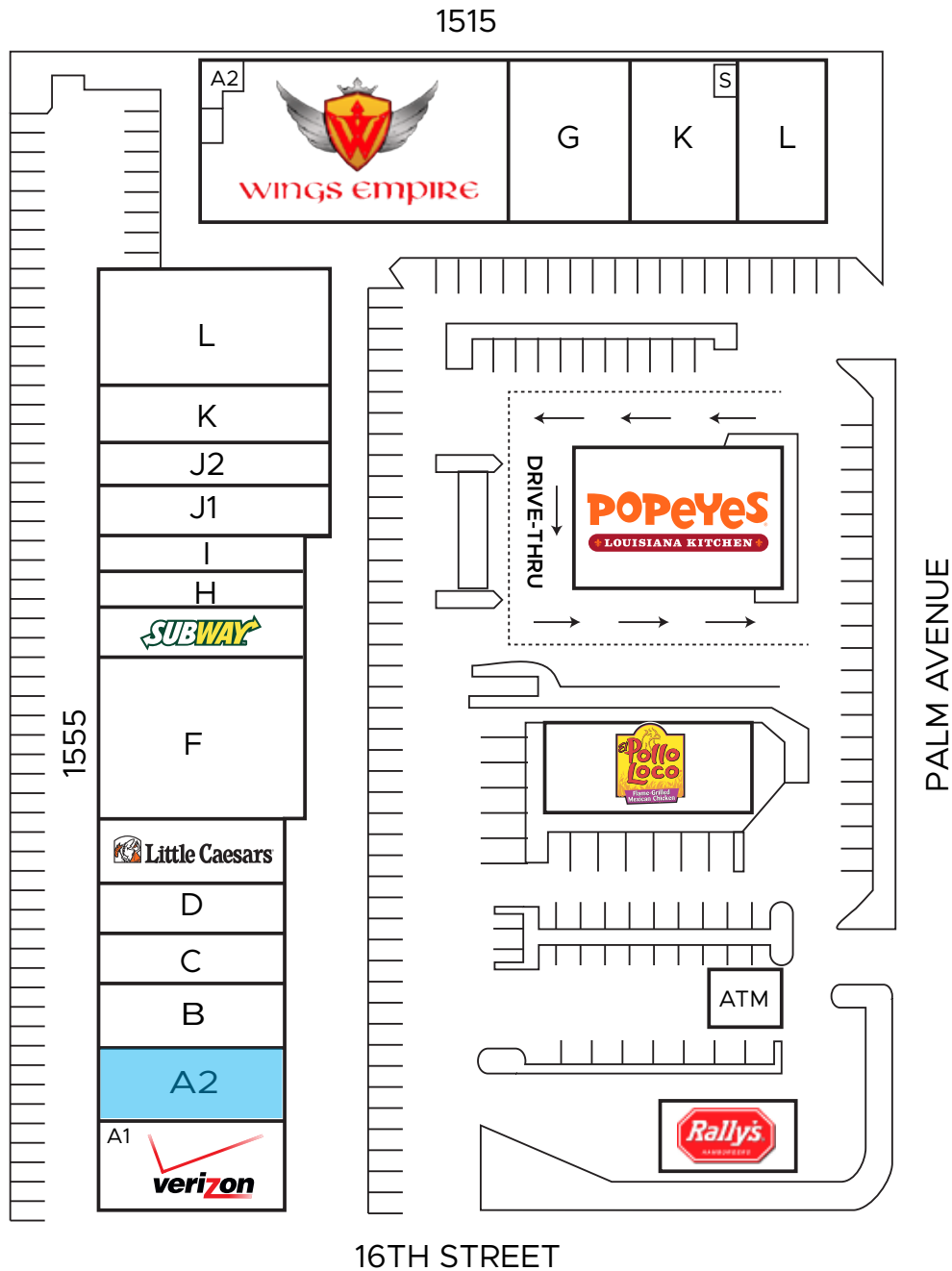
## PROPERTY HIGHLIGHTS

- » Join other major retailers in the center such as Subway, Little Caesar's, Popeye's and Rally's
- » High traffic area due to other major retailers in the area such as Wal-Mart, Home Depot, Vons, CVS, El Pollo Loco and more
- » Located on 6 lane Palm Avenue (Hwy 75), a busy thoroughfare into Imperial Beach and Coronado
- » Potential monument sign availability



**AVAILABLE: SUITE A2 - ±2,190 SF**

# AVAILABILITY



## 1515 PALM AVENUE

A-F	WINGS EMPIRE - 4,500 SF
G	DAY SPA - 1,665 SF
K	TATTOOS & SMOKE SHOP - 2,043 SF
L	PAWN SHOP - 2,200 SF

## 1555 PALM AVENUE

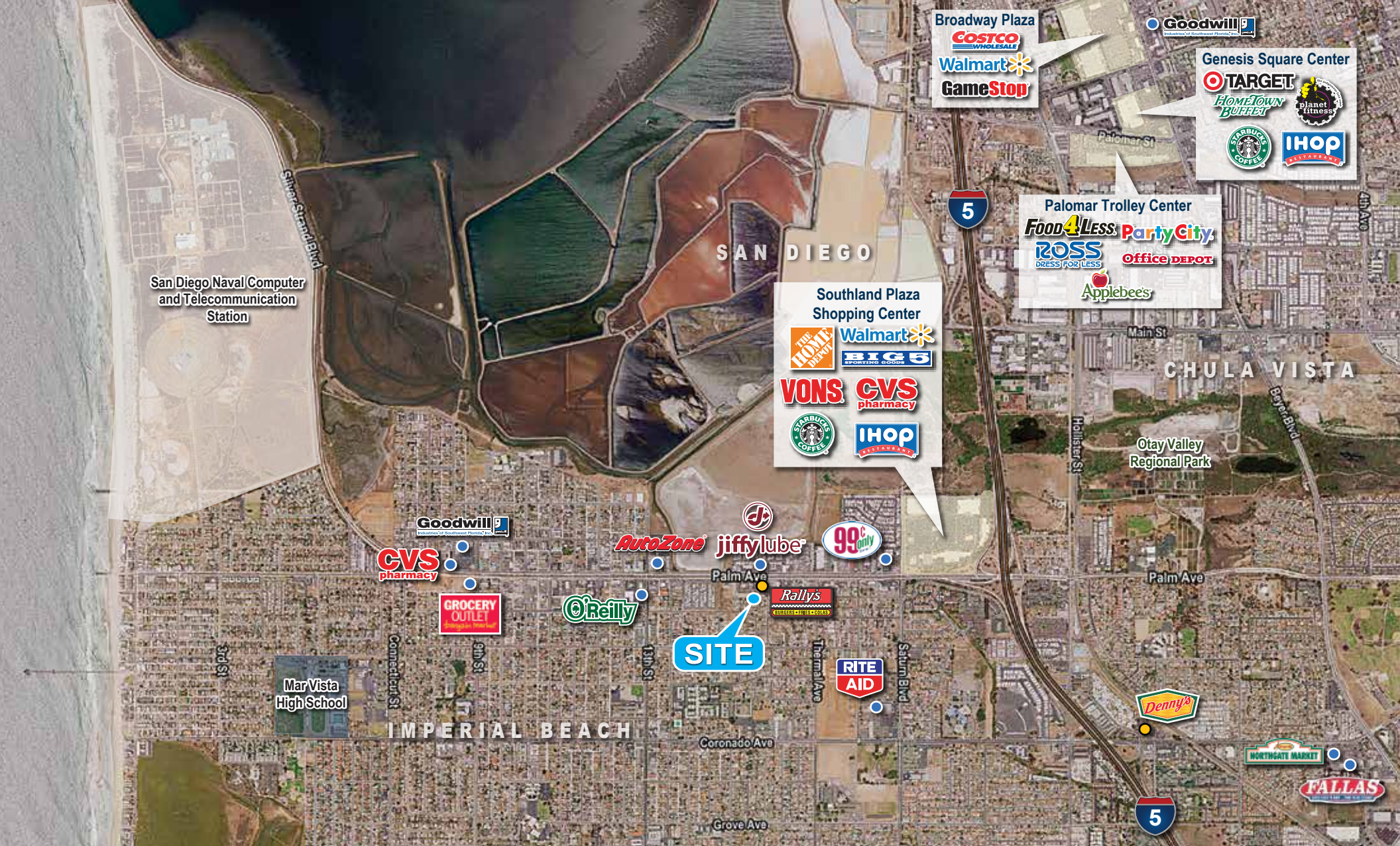
A1	VERIZON WIRELESS - 2,310 SF
<b>A2</b>	<b>AVAILABLE - 2,190 SF</b>
B	BARBER SHOP - 750 SF
C	D-K-CHE - 1,000 SF
D	MEXICAN FOOD - 750 SF
E	LITTLE CAESAR'S - 1,000 SF
F	THRIFT STORE - 6,000 SF
G	SUBWAY - 1,100 SF
H	THAI FOOD - 865 SF
I	NAIL SALON - 825 SF
J1	LIBERTY TAX - 1,200 SF
J2	MED SPA - 1,180 SF
K	CAR AUDIO STORE - 1,200 SF
L	LAUNDROMAT - 2,400 SF

# DEMOGRAPHICS

Demographics	1 MILE	3 MILES	5 MILES
Population (2025)	27,671	130,949	267,457
Projected Population (2030)	27,617	126,112	262,155
Number of Households	8,745	38,866	79,845
Projected Number of Households (2030)	8,712	38,663	79,713
Median Age	36.2	37.0	37.5
Average Household Income	\$92,153	\$95,963	\$103,427

Traffic Counts	TRAFFIC VOLUME
Palm Avenue & 16th Street	45,481
Palm Avenue & Thermal Avenue	45,241
Palm Avenue & Georgia Street	50,700
Elm Avenue & 16th Street	3,395





SPENCER KERRIGAN

Vice President, Partner | Lic. #01921490  
858.453.0505 | skerrigan@voitco.com

MARK CASTON

Senior Vice President, Partner | Lic. #00883791  
858.453.0505 | mcaston@voitco.com

**Voit**  
REAL ESTATE SERVICES

**CK** RETAIL  
TEAM

4180 La Jolla Village Drive, Suite 100, La Jolla, CA 92037 | 858.453.0505 | 858.408.3976 F | Lic #01991785 | www.voitco.com

Licensed as Real Estate Salespersons by the DRE. The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it. ©2026 Voit Real Estate Services, Inc. All Rights Reserved.