

DOWNTOWN SAN DIEGO RESTAURANT

1502 Market Street, San Diego, CA 92101

Offered for
LEASE



Established 1972, Salazar's Taco Shop is an ideal location for a New Restaurant. Owner has Type 47 Liquor License. In the Heart of Downtown's East Village on Market Street, a Primary Corridor through San Diego. Plentiful Parking, where demand for it is extremely high (27 Free Surface Spaces). Unverified Building Square Footage: 2,200. Lot Size: 0.31 AC.



For Lease

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**COLDWELL
BANKER
COMMERCIAL**

NRT

9332 Fuerte Drive, La Mesa, CA 91941

Property Photographs



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Demographics, within 5 Mile Radius of Subject

Summary	2010	2011	2016			
Population	475,361	478,404	494,590			
Households	174,557	176,190	183,569			
Families	89,864	90,431	93,491			
Average Household Size	2.51	2.51	2.49			
Owner Occupied Housing Units	56,123	54,130	57,689			
Renter Occupied Housing Units	118,434	122,060	125,880			
Median Age	32.1	32.1	32.4			
Trends: 2011 - 2016 Annual Rate	Area	State	National			
Population	0.67%	0.66%	0.67%			
Households	0.82%	0.63%	0.71%			
Families	0.67%	0.63%	0.57%			
Owner HHs	1.28%	0.99%	0.91%			
Median Household Income	2.61%	3.39%	2.75%			
Households by Income	2011		2016			
	Number	Percent	Number	Percent		
<\$15,000	32,091	18.2%	33,925	18.5%		
\$15,000 - \$24,999	27,103	15.4%	22,601	12.3%		
\$25,000 - \$34,999	23,637	13.4%	21,102	11.5%		
\$35,000 - \$49,999	27,107	15.4%	25,125	13.7%		
\$50,000 - \$74,999	27,814	15.8%	29,829	16.3%		
\$75,000 - \$99,999	14,986	8.5%	21,082	11.5%		
\$100,000 - \$149,999	13,361	7.6%	17,485	9.5%		
\$150,000 - \$199,999	5,160	2.9%	6,638	3.6%		
\$200,000+	4,923	2.8%	5,775	3.1%		
Median Household Income	\$37,176		\$42,279			
Average Household Income	\$55,143		\$63,042			
Per Capita Income	\$22,890		\$25,985			
Population by Age	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	30,608	6.4%	30,320	6.3%	31,492	6.4%
5 - 9	26,870	5.7%	26,887	5.6%	27,472	5.6%
10 - 14	26,767	5.6%	26,830	5.6%	27,692	5.6%
15 - 19	33,509	7.0%	33,482	7.0%	32,370	6.5%
20 - 24	50,841	10.7%	51,326	10.7%	51,320	10.4%
25 - 34	94,429	19.9%	95,563	20.0%	100,868	20.4%
35 - 44	68,999	14.5%	69,008	14.4%	68,759	13.9%
45 - 54	57,520	12.1%	57,438	12.0%	54,464	11.0%
55 - 64	42,761	9.0%	43,623	9.1%	48,347	9.8%
65 - 74	22,394	4.7%	23,107	4.8%	29,207	5.9%
75 - 84	14,447	3.0%	14,565	3.0%	15,549	3.1%
85+	6,215	1.3%	6,255	1.3%	7,052	1.4%
Race and Ethnicity	2010		2011		2016	
	Number	Percent	Number	Percent	Number	Percent
White Alone	250,636	52.7%	252,253	52.7%	260,611	52.7%
Black Alone	48,326	10.2%	48,251	10.1%	47,357	9.6%
American Indian Alone	3,975	0.8%	4,007	0.8%	4,214	0.9%
Asian Alone	47,552	10.0%	47,384	9.9%	49,804	10.1%
Pacific Islander Alone	2,353	0.5%	2,360	0.5%	2,404	0.5%
Some Other Race Alone	100,008	21.0%	101,479	21.2%	106,458	21.5%
Two or More Races	22,511	4.7%	22,669	4.7%	23,742	4.8%
Hispanic Origin (Any Race)	203,739	42.9%	206,798	43.2%	224,273	45.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2011 and 2016.

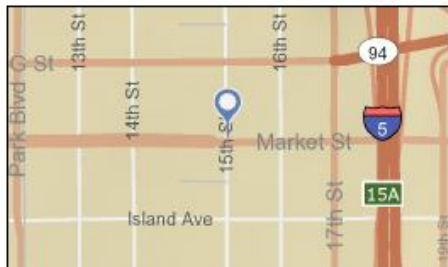
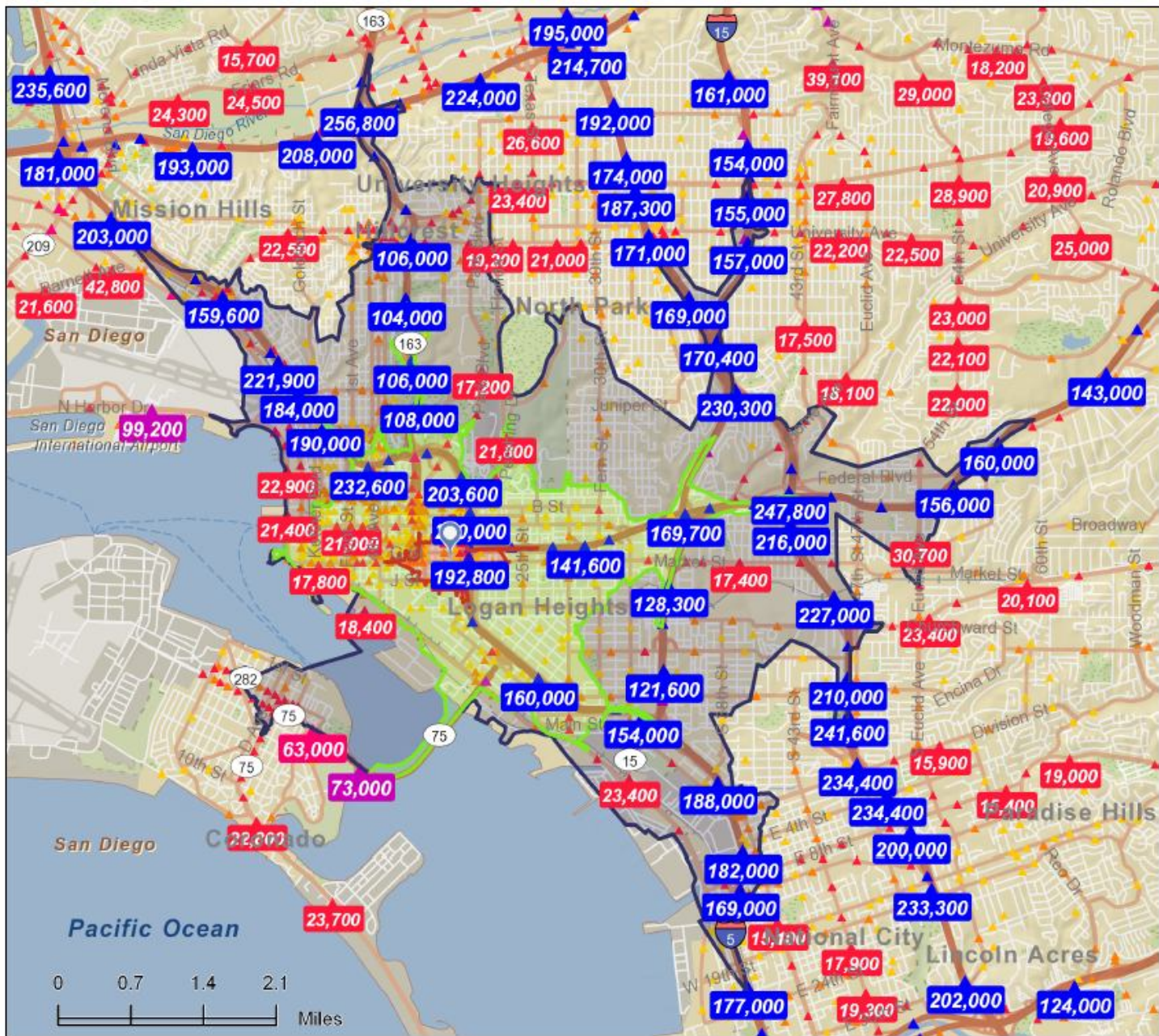
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Traffic Count Map



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2011 MPSI (Market Planning Solutions Inc.) Systems Inc. d.b.a. DataMetric®

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