

FOR LEASE

Palm Plaza

3350 Palm Avenue | San Diego, CA 92154



PLEASE DO NOT DISTURB EXISTING TENANTS

Retail & Restaurant Opportunity

1,465 SF

Fully Improved Restaurant Available

1,185 SF

Endcap 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)

EST DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	24,979	308,461	613,690
Avg Household Income	\$135,688	\$111,809	\$117,285
Daytime Population	4,327	194,107	397,598

Source: Esri

TRAFFIC COUNTS

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

Source: Costar

ANDREW PETERSON

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CA License No. 01493043

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215 S Highway 101, Suite 200 | Solana Beach, CA 92075

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

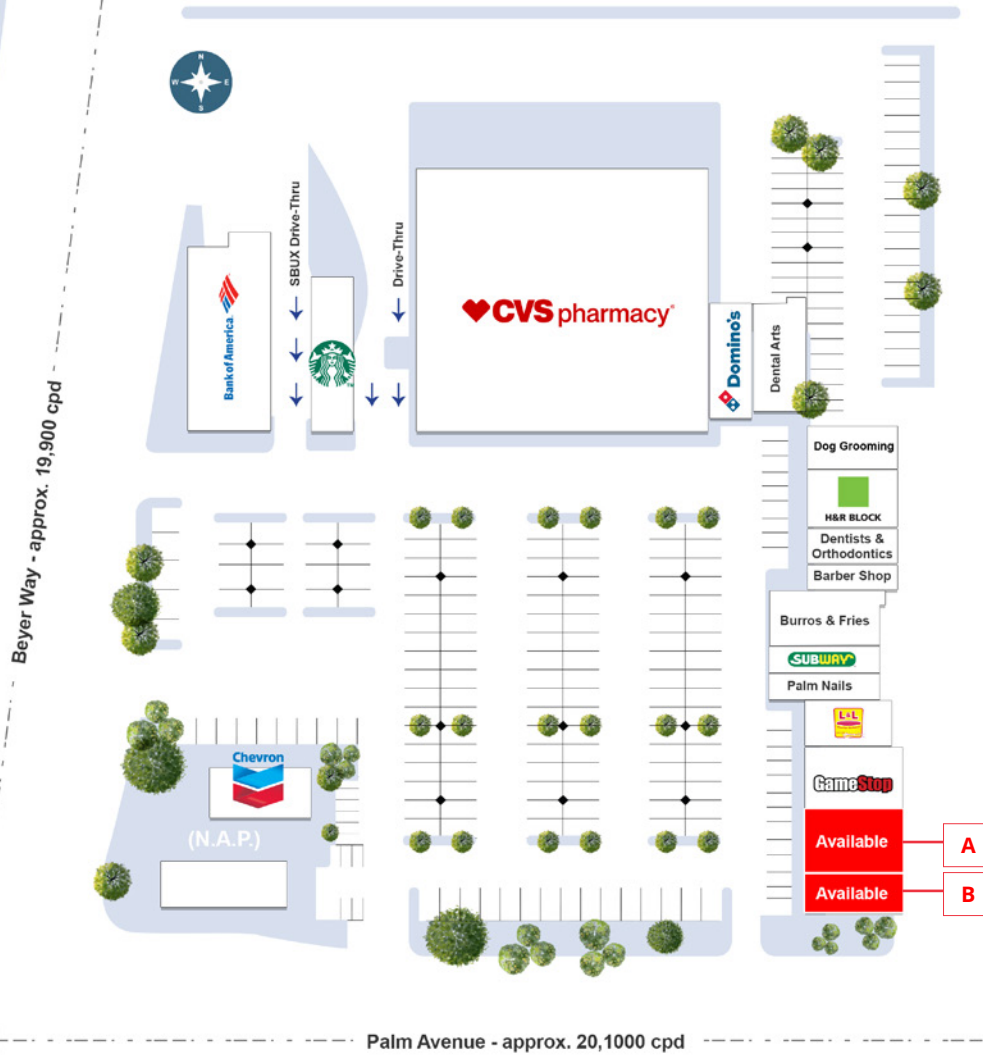


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PLEASE DO NOT DISTURB EXISTING TENANTS



Palm Plaza Tenant Directory

Total GLA: 52,972 SF

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

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DEMOGRAPHICS 2025

	1 mile	3 miles	5 miles
Population			
2025 Population	24,979	308,461	613,690
2000 Population	27,908	296,882	570,622
2010 Population	26,679	301,765	586,471
2030 Population	24,562	313,704	623,719
2000-2020 Population: Annual Growth Rate	-0.35%	0.17%	0.35%
2010-2020 Population: Annual Growth Rate	-0.25%	0.18%	0.42%
2024-2029 Population: Annual Growth Rate	-0.34%	0.34%	0.32%
2025 Median Age	37.9	36.3	35.3
Households			
2000 Households	11,415	113,125	203,084
2010 Households	11,230	121,479	215,011
2025 Total Households	11,179	137,512	242,351
2030 Total Households	11,148	143,613	251,894
2000-2020 Households: Annual Growth Rate	-0.04%	0.76%	0.70%
2010-2020 Households: Annual Growth Rate	0.07%	0.80%	0.82%
2024-2029 Households: Annual Growth Rate	-0.06%	0.87%	0.78%
2025 Average Household Size	2.22	2.17	2.39
Housing Units			
2025 Total Housing Units	11,859	150,100	262,971
2025 Owner Occupied Housing Units	4,652	35,665	80,980
2025 Renter Occupied Housing Units	6,527	101,847	161,371
2025 Vacant Housing Units	680	12,588	20,620
Race and Ethnicity			
2025 White Alone	52.0%	39.4%	39.4%
2025 Black Alone	4.7%	8.9%	9.0%
2025 American Indian/Alaska Native Alone	1.2%	1.5%	1.3%
2025 Asian Alone	7.6%	10.4%	12.9%
2025 Pacific Islander Alone	0.3%	0.3%	0.5%
2025 Hispanic Origin (Any Race)	36.0%	43.5%	40.6%
Income			
2025 Median Household Income	\$102,998	\$83,758	\$88,203
2025 Average Household Income	\$135,688	\$111,809	\$117,285
2025 Per Capita Income	\$60,527	\$49,763	\$46,763
2025 Population 25+ by Educational Attainment			
Total	19,081	231,297	434,599
High School Graduate	10.7%	14.9%	15.8%
GED/Alternative Credential	2.3%	3.1%	2.8%
Some College, No Degree	16.1%	16.7%	18.0%
Associate Degree	8.8%	7.7%	8.2%
Bachelor's Degree	30.1%	27.7%	26.9%
Graduate/Professional Degree	24.1%	16.3%	16.0%
Data for all businesses in area			
Total Businesses:	834	18,405	30,910
Total Employees:	4,327	194,107	397,598
Total Residential Population:	24,979	308,461	613,690
Employee/Residential Population Ratio:	0:1	1:1	1:1
2025 Total Daytime Population	15,569	331,192	712,304
Workers	5,873	200,459	433,880
Residents	9,696	130,733	278,424