

FOR LEASE

Rosecrans Center

3740 Rosecrans St | San Diego, CA 92110



Join Dainese Flagship San Diego Store

Retail Space Opportunity

1,050 SF - 4,126 SF

Able to Combine

DESCRIPTION

- Trophy hard corner for retail and restaurant opportunity at one of San Diego's highest traffic count intersections
- Strategically located along established top performing retail arterial, with many national retailers immediately adjacent
- Dense population & strong daytime population (over 300,000 population within 5 miles radius)
- Well above average demographics with average household incomes of \$130,000+ within a 3 and 5 mile radius

2024 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	12,725	132,025	395,836
Avg Household Income	\$122,805	\$146,704	\$139,079
Daytime Population	36,663	139,145	321,694

Source: Esri

TRAFFIC COUNTS

Camino Del Rio W	approx. 53,200 cpd
Rosecrans St	approx. 19,900 cpd
Sports Arena Blvd	approx. 30,900 cpd
Kurtz St	approx. 11,000 cpd

Source: Costar

CONTACT

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Adam Handfield

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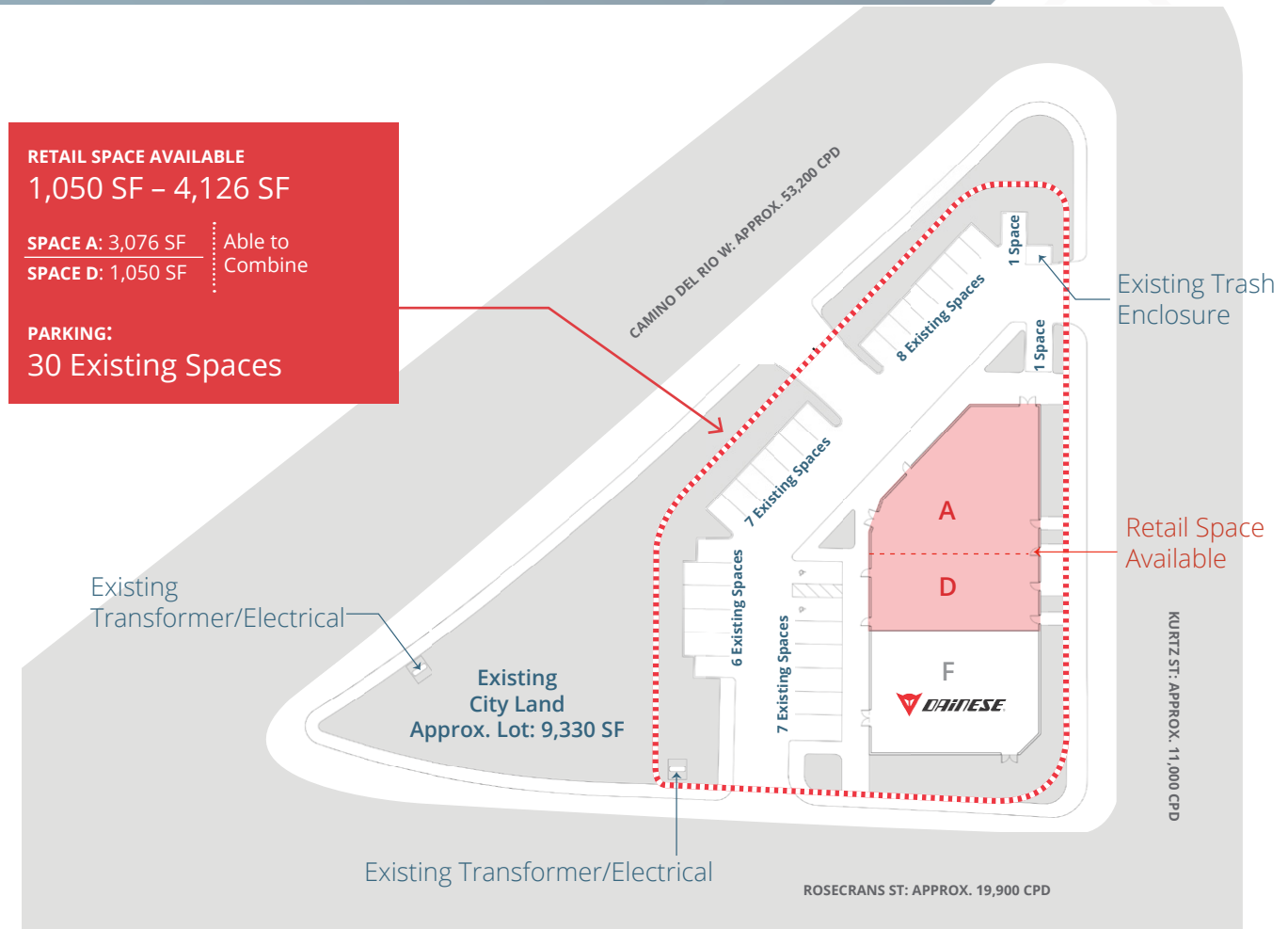
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610 Newport Center Drive, Suite 1500
Newport Beach, CA 92660

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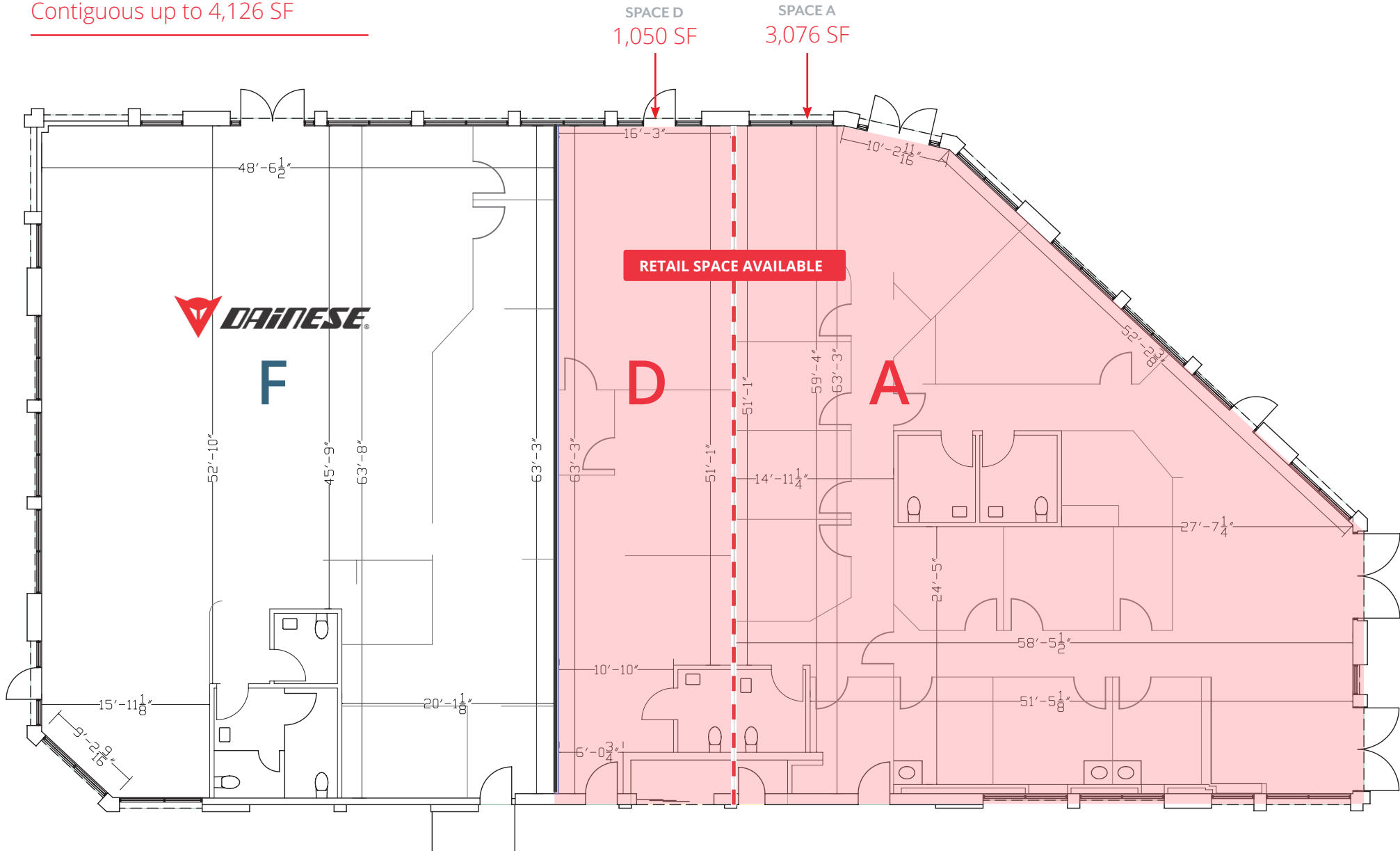
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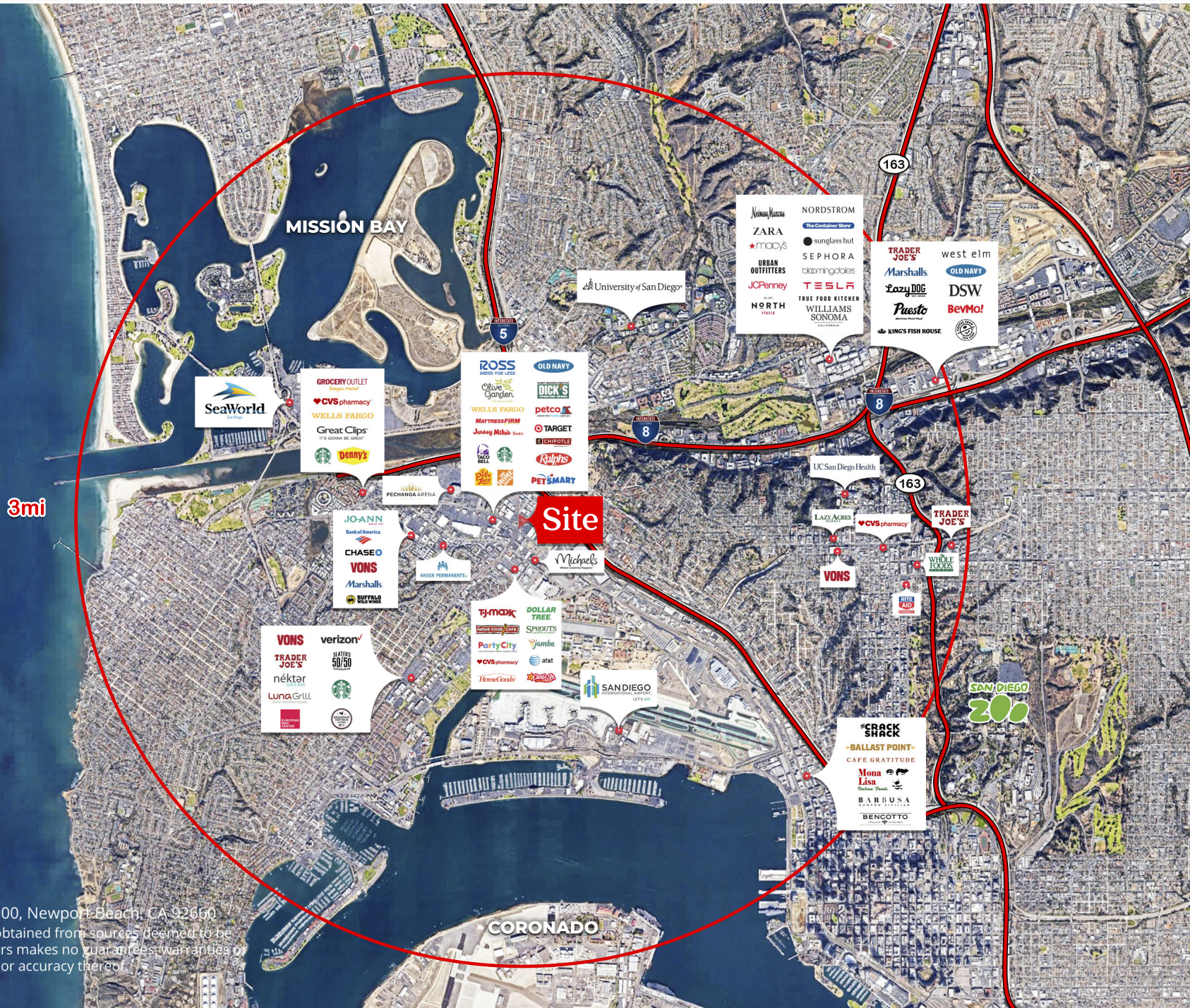
RETAIL SPACE AVAILABLE

Contiguous up to 4,126 SF



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