

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 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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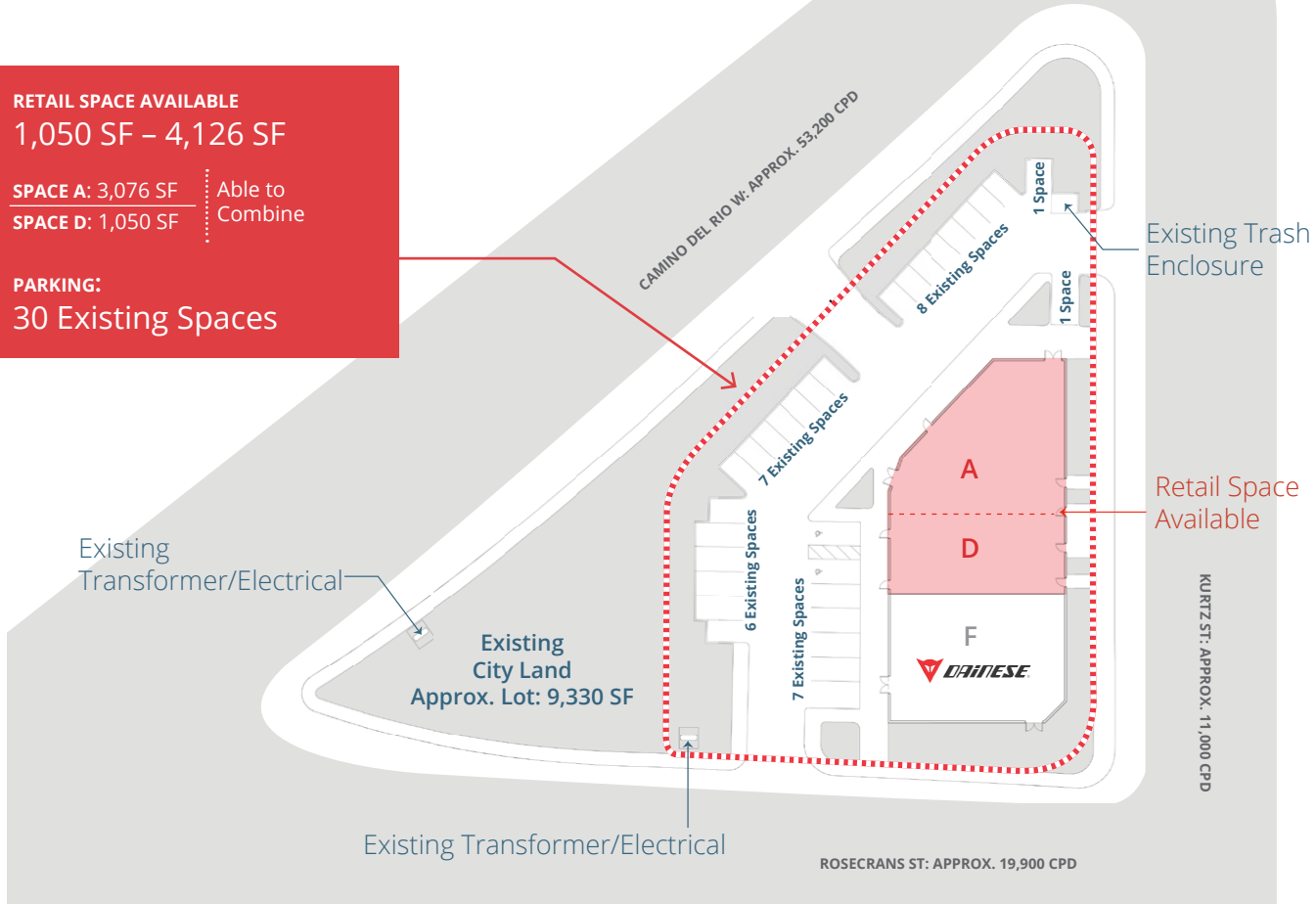


RETAIL SPACE AVAILABLE
1,050 SF – 4,126 SF

SPACE A: 3,076 SF
SPACE D: 1,050 SF

Able to Combine

PARKING:
30 Existing Spaces



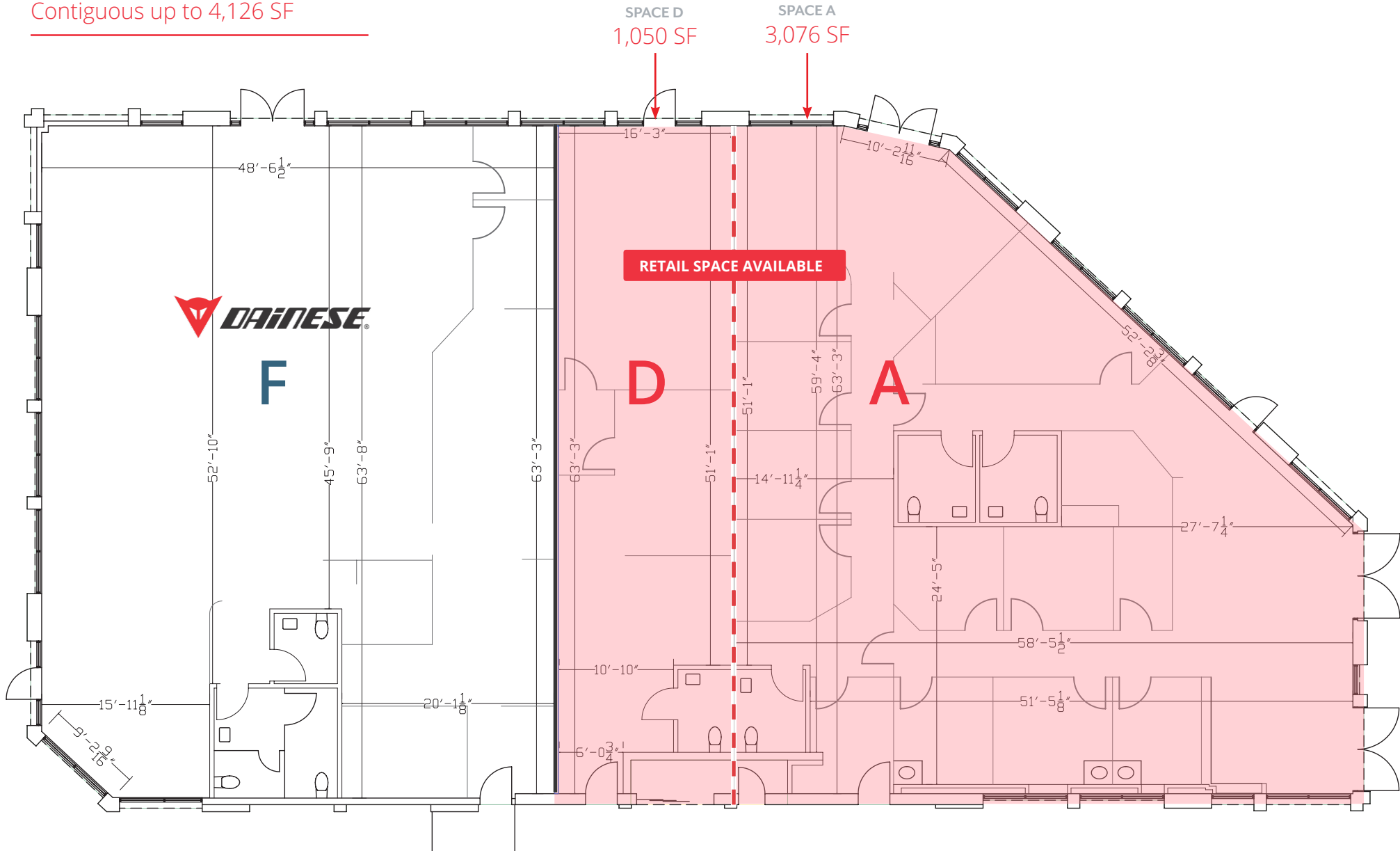
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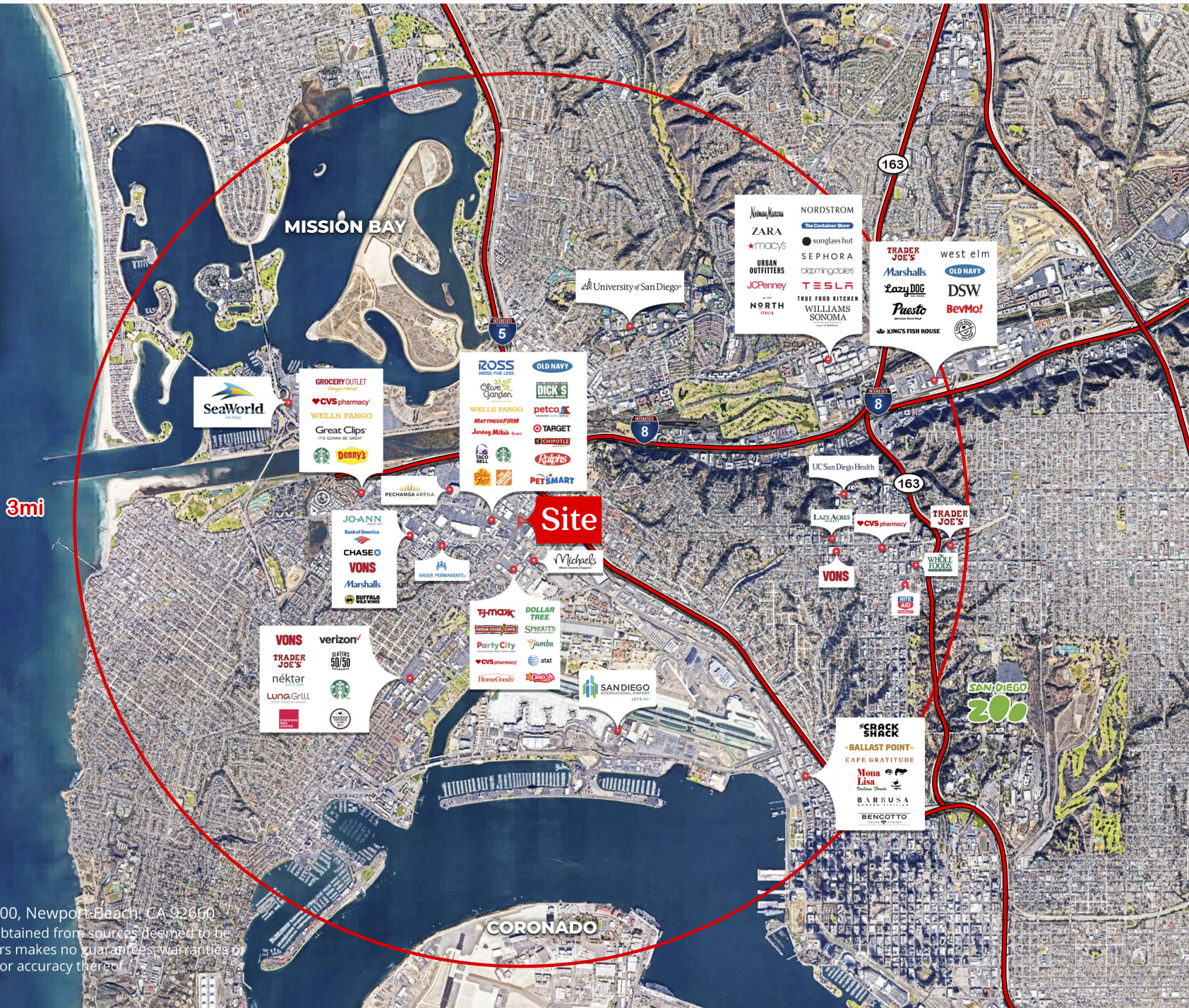
RETAIL SPACE AVAILALBE

Contiguous up to 4,126 SF



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