

1,425 SF OFFICE/RETAIL SPACE AVAILABLE FOR LEASE | BARRIO LOGAN

COMMERCIAL  
ASSET  
ADVISORS



EXCELLENT  
VISIBILITY



• LIVE | WORK | PLAY •

**MERCADO DEL BARRIO**  
1985 NATIONAL AVENUE • SAN DIEGO CA 92113



**GINO KALASHO**  
Senior Vice President  
Gino@caacre.com  
DRE Lic # 02113599

**MAX JOHNSON**  
Sales Associate  
Max@caacre.com  
DRE Lic # 02149051

**MIKE CONGER**  
Principal  
Mike@caacre.com  
DRE Lic # 01381193

858.360.3000 | www.CAACRE.COM

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### SUITE 1123

- 1,425 SF Office/Retail Space
- Open Layout with Reception Area
- In-suite Restroom
- Kitchenette/Break Room
- Lease Rate: Negotiable

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- Modern, Artistic Image
- Prime Location in the Heart of Barrio Logan
- Turnkey Restaurant Space Available
- Rate: Negotiable
- Minutes from Petco Park, Downtown, and Coronado Island
- Great Co-Tenants Include Northgate Gonzalez Market, T-Mobile, Little Cesars and More
- Up and Coming Neighborhood for Food and Bars
- Ample Parking

SHOP



DINE



SERVICES



CULTURE



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## BARRIO LOGAN



Barrio Logan is an up-and-coming neighborhood in San Diego that has a rich history and a vibrant culture. Located just a short drive from downtown San Diego and Petco Park, Barrio Logan is a diverse and thriving community that is becoming increasingly popular with young professionals, artists, and entrepreneurs. With its unique blend of Mexican-American heritage, industrial chic, and artistic flair, Barrio Logan is a destination that is definitely worth exploring.

One of the most notable things about Barrio Logan is its thriving arts scene. The neighborhood is home to dozens of galleries, studios, and performance spaces, where local artists showcase their work and share their passion for creativity with visitors. From the iconic murals that adorn the sides of buildings to the eclectic street art that lines the streets, Barrio Logan is a place where art and culture are celebrated and embraced.

Another thing that makes Barrio Logan such a special place is its strong sense of community. Despite being located just a short drive from downtown San Diego, Barrio Logan has managed to maintain its own unique identity and sense of place. Whether you're exploring the neighborhood's many art galleries and shops, sampling its delicious Mexican cuisine, or simply soaking up the vibrant atmosphere, there's no denying that Barrio Logan is a place that is full of life and energy.

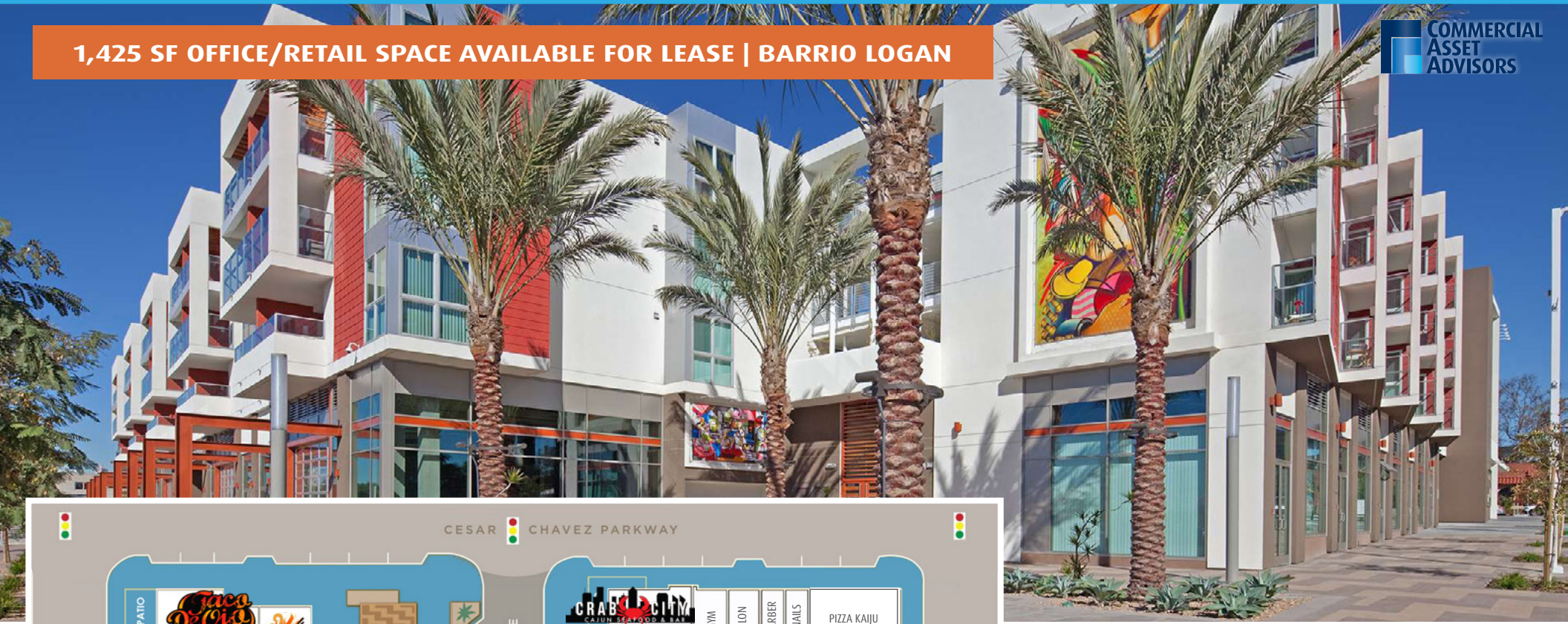
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**AVAILABLE**

SUITE	SF	DESCRIPTION
1123	1,425	Office/Retail

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# DEMOGRAPHIC SUMMARY



Radius	2 Mile		3 Mile		5 Mile	
<b>Population</b>						
2029 Projection	110,308		181,772		452,433	
2024 Estimate	109,932		181,365		453,557	
2020 Census	105,084		174,292		446,585	
Growth 2024 - 2029	0.34%		0.22%		-0.25%	
Growth 2020 - 2024	4.61%		4.06%		1.56%	
<b>2024 Population by Hispanic Origin</b>	50,218		83,036		208,828	
<b>2024 Population</b>	109,932		181,365		453,557	
White	47,754	43.44%	78,764	43.43%	166,526	36.72%
Black	8,186	7.45%	12,284	6.77%	37,405	8.25%
Am. Indian & Alaskan	1,538	1.40%	2,251	1.24%	5,728	1.26%
Asian	5,966	5.43%	10,791	5.95%	49,128	10.83%
Hawaiian & Pacific Island	377	0.34%	658	0.36%	2,046	0.45%
Other	46,111	41.95%	76,617	42.24%	192,723	42.49%
U.S. Armed Forces	9,207		12,783		20,143	
<b>Households</b>						
2029 Projection	46,301		73,759		176,807	
2024 Estimate	45,944		73,342		176,995	
2020 Census	42,699		68,938		172,531	
Growth 2024 - 2029	0.78%		0.57%		-0.11%	
Growth 2020 - 2024	7.60%		6.39%		2.59%	
Owner Occupied	11,140	24.25%	21,668	29.54%	53,708	30.34%
Renter Occupied	34,804	75.75%	51,674	70.46%	123,287	69.66%
<b>2024 Households by HH Income</b>						
Income: <\$25,000	9,831	21.40%	13,906	18.96%	31,924	18.04%
Income: \$25,000 - \$50,000	7,375	16.05%	11,668	15.91%	29,852	16.87%
Income: \$50,000 - \$75,000	7,514	16.36%	12,032	16.41%	31,197	17.63%
Income: \$75,000 - \$100,000	4,683	10.19%	7,621	10.39%	21,969	12.41%
Income: \$100,000 - \$125,000	4,199	9.14%	6,756	9.21%	17,451	9.86%
Income: \$125,000 - \$150,000	3,404	7.41%	6,042	8.24%	13,956	7.88%
Income: \$150,000 - \$200,000	3,652	7.95%	6,064	8.27%	13,534	7.65%
Income: \$200,000+	5,285	11.50%	9,253	12.62%	17,112	9.67%
<b>2024 Avg Household Income</b>	\$97,905		\$102,999		\$95,964	
<b>2024 Med Household Income</b>	\$69,009		\$73,073		\$71,448	



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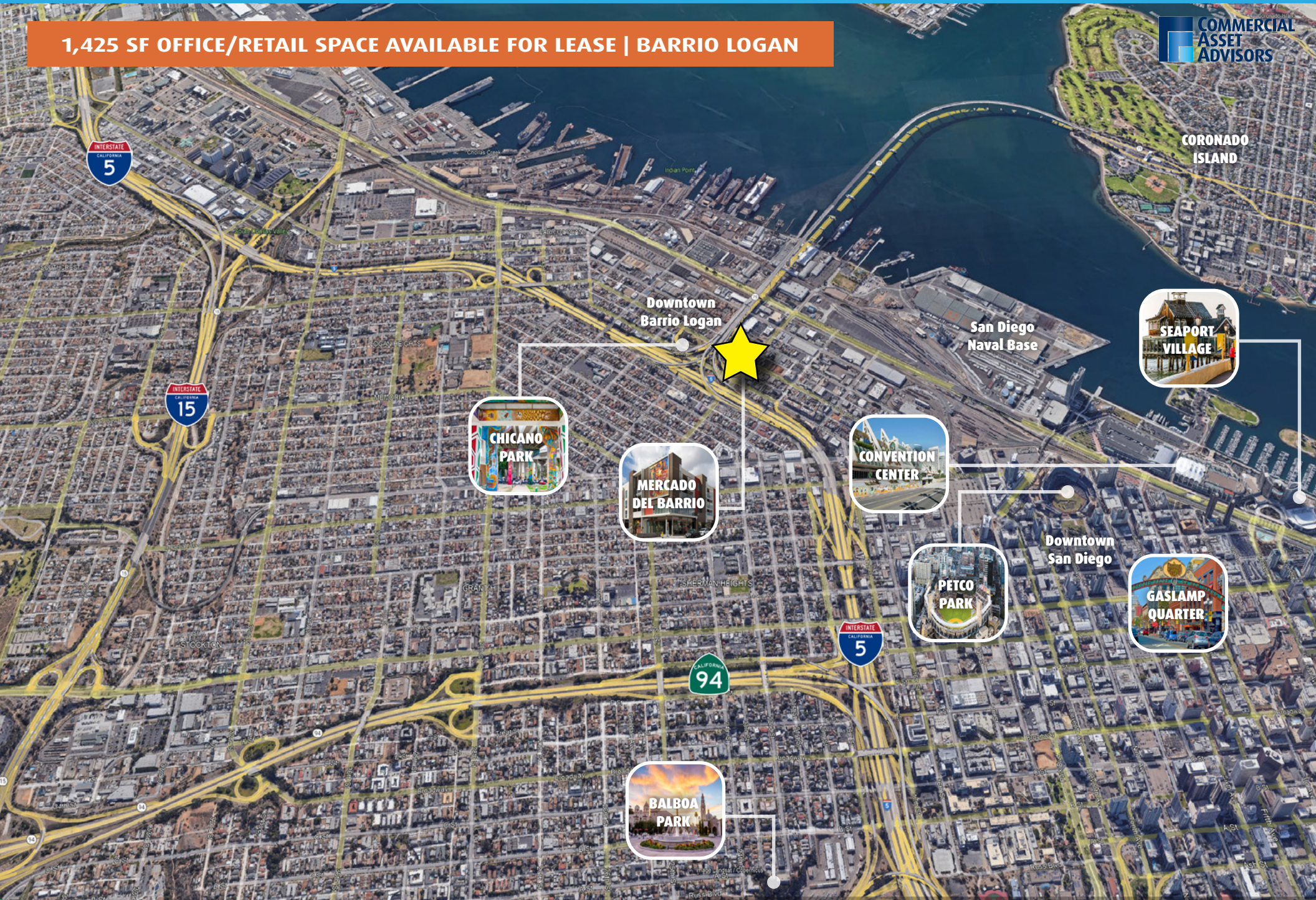
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Downtown Barrio Logan

San Diego Naval Base

CORONADO ISLAND



Downtown San Diego

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