

# ±2,190 SF SPACE AVAILABLE FOR LEASE

1515-1555 PALM AVENUE, SAN DIEGO, CALIFORNIA 92154



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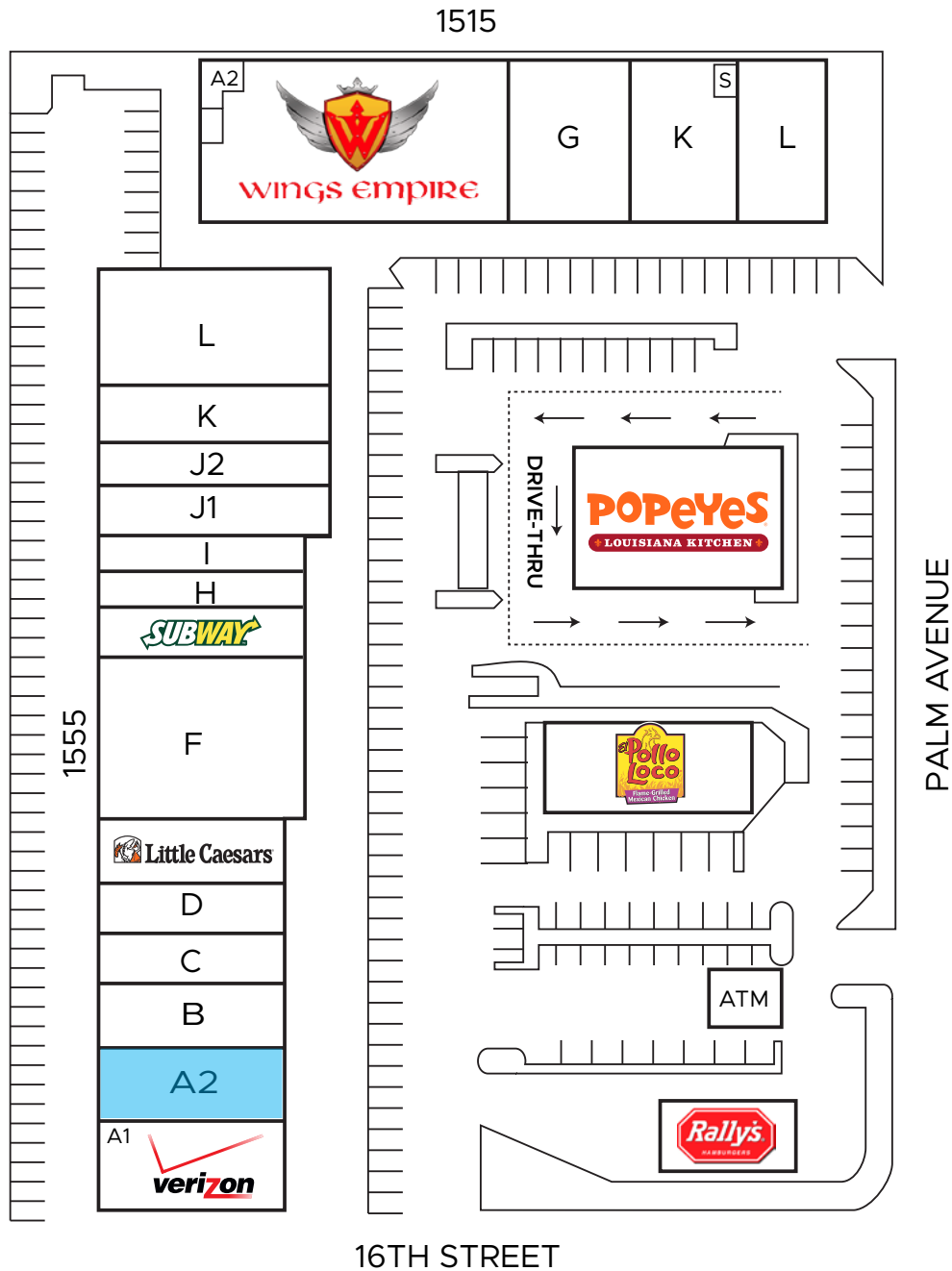
## PROPERTY HIGHLIGHTS

- » Join other major retailers in the center such as Subway, Little Caesar's, Popeye's and Rally's
- » High traffic area due to other major retailers in the area such as Wal-Mart, Home Depot, Vons, CVS, El Pollo Loco and more
- » Located on 6 lane Palm Avenue (Hwy 75), a busy thoroughfare into Imperial Beach and Coronado
- » Potential monument sign availability



**AVAILABLE: SUITE A2 - ±2,190 SF**

# AVAILABILITY



## 1515 PALM AVENUE

A-F	WINGS EMPIRE - 4,500 SF
G	DAY SPA - 1,665 SF
K	TATTOOS & SMOKE SHOP - 2,043 SF
L	PAWN SHOP - 2,200 SF

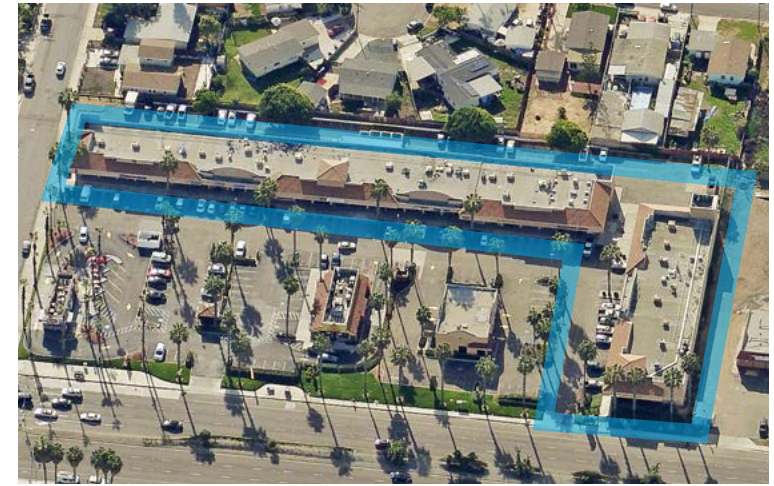
## 1555 PALM AVENUE

A1	VERIZON WIRELESS - 2,310 SF
<b>A2</b>	<b>AVAILABLE 12/31/25 - 2,190 SF</b>
B	BARBER SHOP - 750 SF
C	D-K-CHE - 1,000 SF
D	MEXICAN FOOD - 750 SF
E	LITTLE CAESAR'S - 1,000 SF
F	THRIFT STORE - 6,000 SF
G	SUBWAY - 1,100 SF
H	THAI FOOD - 865 SF
I	NAIL SALON - 825 SF
J1	LIBERTY TAX - 1,200 SF
J2	MED SPA - 1,180 SF
K	CAR AUDIO STORE - 1,200 SF
L	LAUNDROMAT - 2,400 SF

# DEMOGRAPHICS

Demographics	1 MILE	3 MILES	5 MILES
Population (2023)	27,141	127,554	262,389
Projected Population (2028)	26,600	124,673	257,647
Number of Households	8,349	38,634	80,331
Projected Number of Households (2028)	8,158	37,757	78,998
Median Age	34.6	34.9	35.5
Average Household Income	\$71,612	\$73,909	\$82,766

Traffic Counts	TRAFFIC VOLUME
Palm Avenue & 16th Street	44,855
Palm Avenue & Thermal Avenue	45,138
Palm Avenue & Georgia Street	50,241
Elm Avenue & 16th Street	3,368





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