

FOR SALE

PRIME PALM AVENUE PAD BUILDING

\$1,100,000

1525 PALM AVENUE
SAN DIEGO, CA

2,400 SF FREESTANDING BUILDING - HIGHWAY 75 FRONTAGE



Project Features

- Very visible pad retail building
- 2,400 square foot building on a 19,122 s.f. parcel located in front of Bay City Plaza, a 40,000 square foot shopping center.
- Currently used as an automotive repair facility. Has 2 oil change bays.
- Situated in the heart of the Imperial Beach, Palm Avenue (Hwy 75) Commercial/Retail throughfare.
- Co-tenants include: El Pollo Loco, Rally's Hamburgers, Subway, Blockbuster, Super Cuts and Rent-a-Center.
- Perfect for Owner/User
- Building could be converted to straight retail or would make a ideal restaurant . Addition of drive-thru window may be possible.



Demographic Summary:

	1 mile	3 mile	5 mile
Population 2008	25,925	126,755	254,555
Avg. HH Income	\$55,639	\$54,246	\$60,443

Traffic Counts:

- Palm Avenue (Hwy 75) 44,500 cars/perday
- 16th Street 7,500 cars/perday (SANDAG)

For More Information Contact:



101 W. Broadway, Suite 1460 | San Diego, CA 92101
DRE 01038402 DRE 01038402 | www.malcolmpc.com

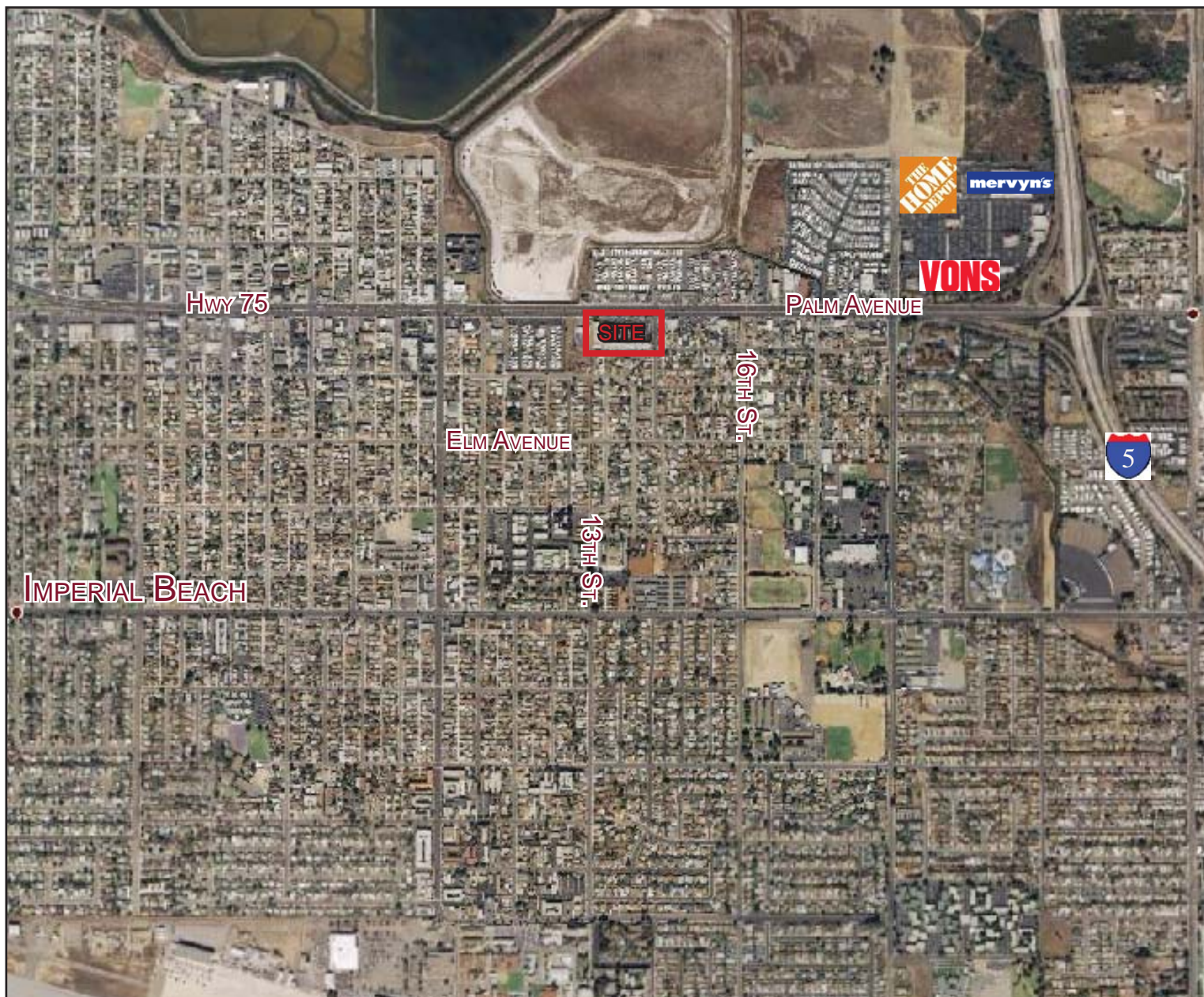
DAN MALCOLM
(858) 366-8266
dan@malcolmpc.com

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Aerial



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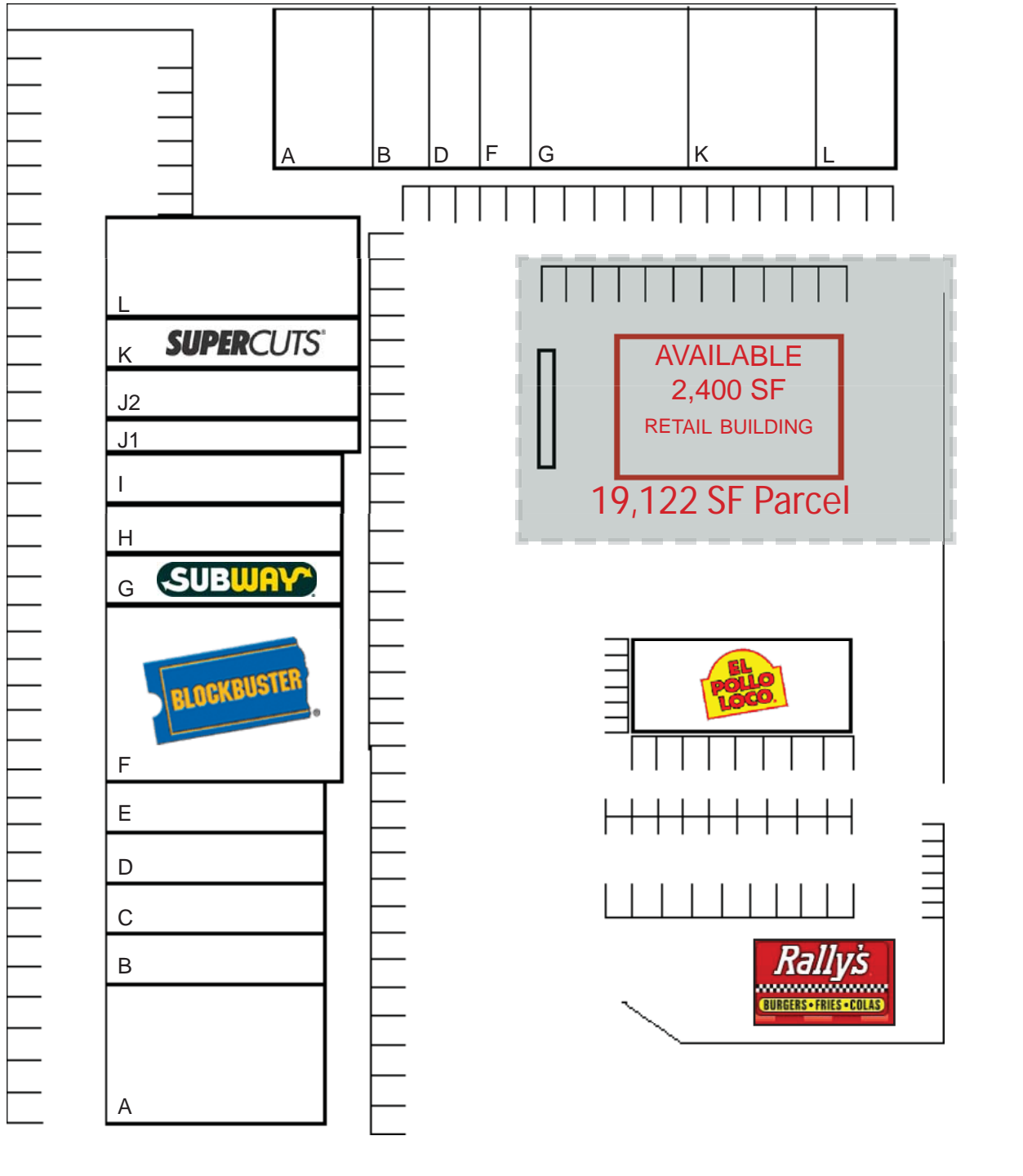
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Site Plan



16TH STREET

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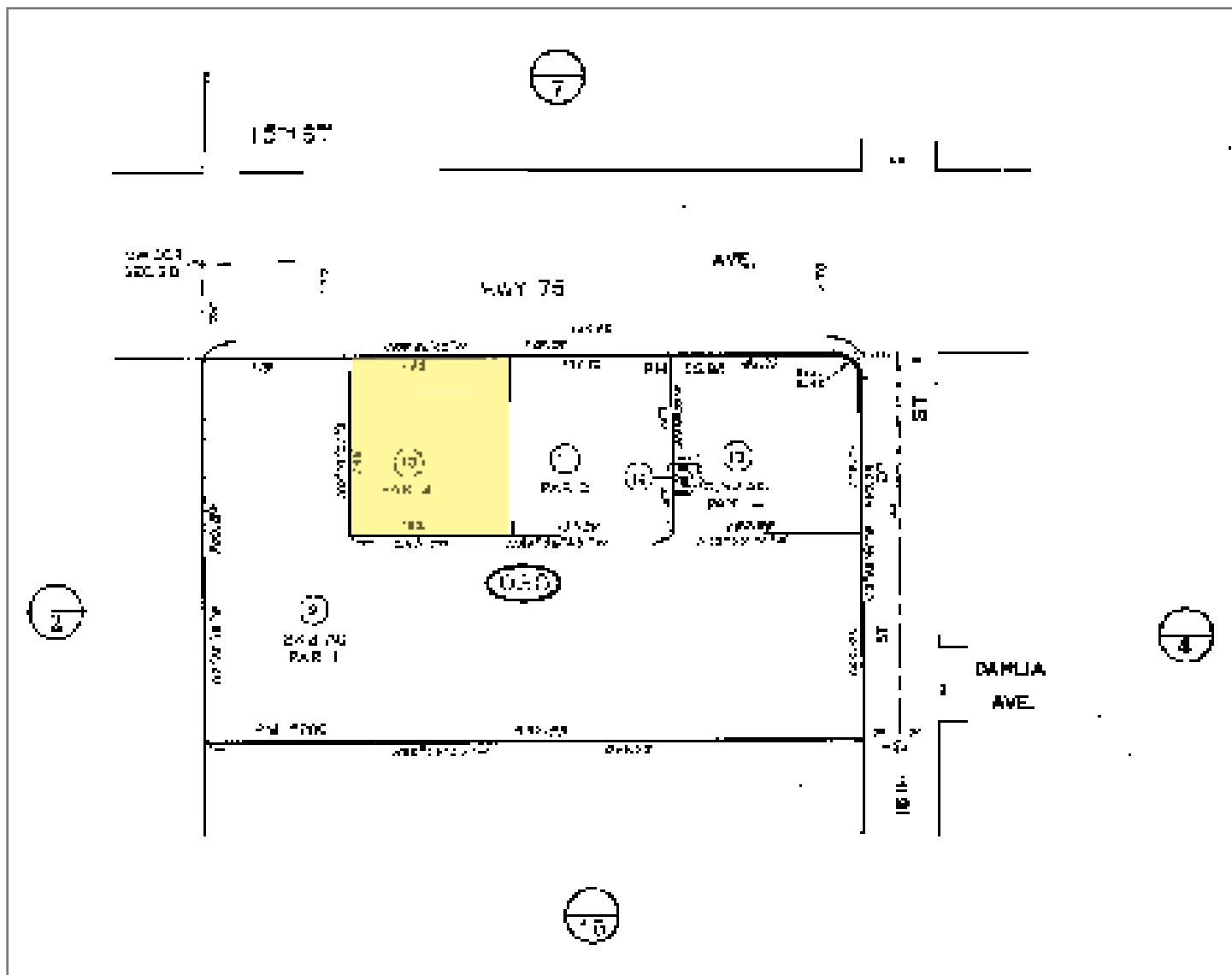
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MALCOLM PROPERTIES
Commercial Real Estate Brokerage, Development & Property Management
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1525 Palm Ave, San Diego, CA 92154-1017
Ring: 1, 3, 5 Miles radii

Latitude: 32.58346
Longitude: -117.10073

	1 Mile radius	3 Miles radius	5 Miles radius
2009 Population			
Total Population	26,802	126,810	255,494
Male Population	49.7%	49.1%	49.5%
Female Population	50.3%	50.9%	50.5%
Median Age	28.8	29.8	31.2
2009 Income			
Median HH Income	\$44,147	\$43,972	\$47,809
Per Capita Income	\$17,030	\$16,346	\$18,253
Average HH Income	\$53,508	\$52,900	\$58,876
2009 Households			
Total Households	8,557	38,969	79,506
Average Household Size	3.13	3.23	3.14
2009 Housing			
Owner Occupied Housing Units	32.1%	40.1%	45.6%
Renter Occupied Housing Units	64.0%	56.0%	50.3%
Vacant Housing Units	3.9%	3.8%	4.0%
Population			
1990 Population	24,963	119,189	225,151
2000 Population	26,274	123,800	240,051
2009 Population	26,802	126,810	255,494
2014 Population	27,280	128,981	262,022
1990-2000 Annual Rate	0.51%	0.38%	0.64%
2000-2009 Annual Rate	0.22%	0.26%	0.68%
2009-2014 Annual Rate	0.35%	0.34%	0.51%

In the identified market area, the current year population is 255,494. In 2000, the Census count in the market area was 240,051. The rate of change since 2000 was 0.68 percent annually. The five-year projection for the population in the market area is 262,022, representing a change of 0.51 percent annually from 2009 to 2014. Currently, the population is 49.5 percent male and 50.5 percent female.

Households			
1990 Households	8,090	37,975	72,799
2000 Households	8,380	38,260	75,537
2009 Households	8,557	38,969	79,506
2014 Households	8,700	39,552	81,551
1990-2000 Annual Rate	0.35%	0.07%	0.37%
2000-2009 Annual Rate	0.23%	0.2%	0.56%
2009-2014 Annual Rate	0.33%	0.3%	0.51%

The household count in this market area has changed from 75,537 in 2000 to 79,506 in the current year, a change of 0.56 percent annually. The five-year projection of households is 81,551, a change of 0.51 percent annually from the current year total. Average household size is currently 3.14, compared to 3.14 in the year 2000. The number of families in the current year is 60,755 in the market area.

Housing

Currently, 45.6 percent of the 82,853 housing units in the market area are owner occupied; 50.3 percent, renter occupied; and 4.0 percent are vacant. In 2000, there were 78,001 housing units - 46.5 percent owner occupied, 50.4 percent renter occupied and 3.2 percent vacant. The rate of change in housing units since 2000 is 0.65 percent. Median home value in the market area is \$254,070, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 3.13 percent annually to \$296,335. From 2000 to the current year, median home value changed by 5.09 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.

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