

FOR LEASE

SUNSET PLAZA

2204 Sunset Cliffs Boulevard | San Diego, CA 92107

NOW UNDER CONSTRUCTION
(4Q 2014 COMPLETION SCHEDULED)



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Property Features

- Currently under construction
- Completion estimated 4Q 2014
- Brand new construction
- Outdoor covered patio
- Onsite parking at entrance to Ocean Beach
- Second floor medical, office or retail
- Elevator served

Property Details

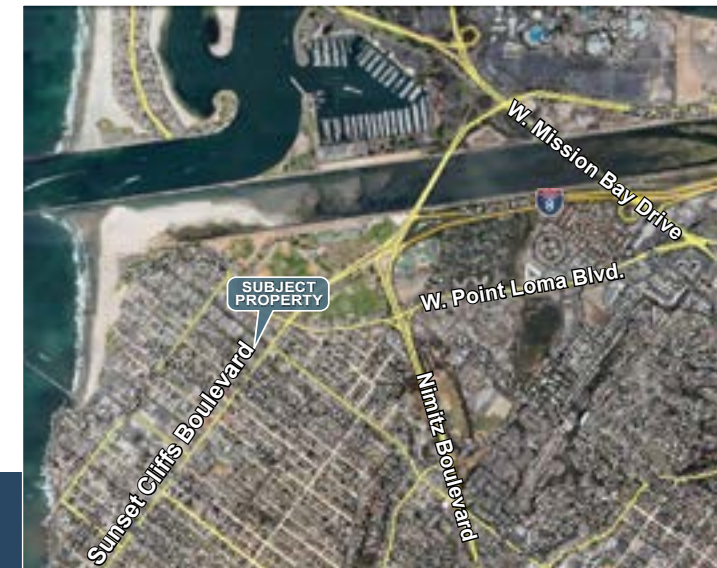
Total Building Area	±7,013 SF
Exterior Patio Size	±312 SF
Lot Size	±0.35 Acres
Parking	3.42/1,000 (±24 stalls)
Zoning	CC-4-2 (Allows for Retail, Restaurant, Most Commercial Services, Office, Medical)
Traffic Count	
Sunset Cliffs Blvd	24,000 ADT
Voltaire Street	7,000 ADT
Signage	Building Fascia

Current Availabilities

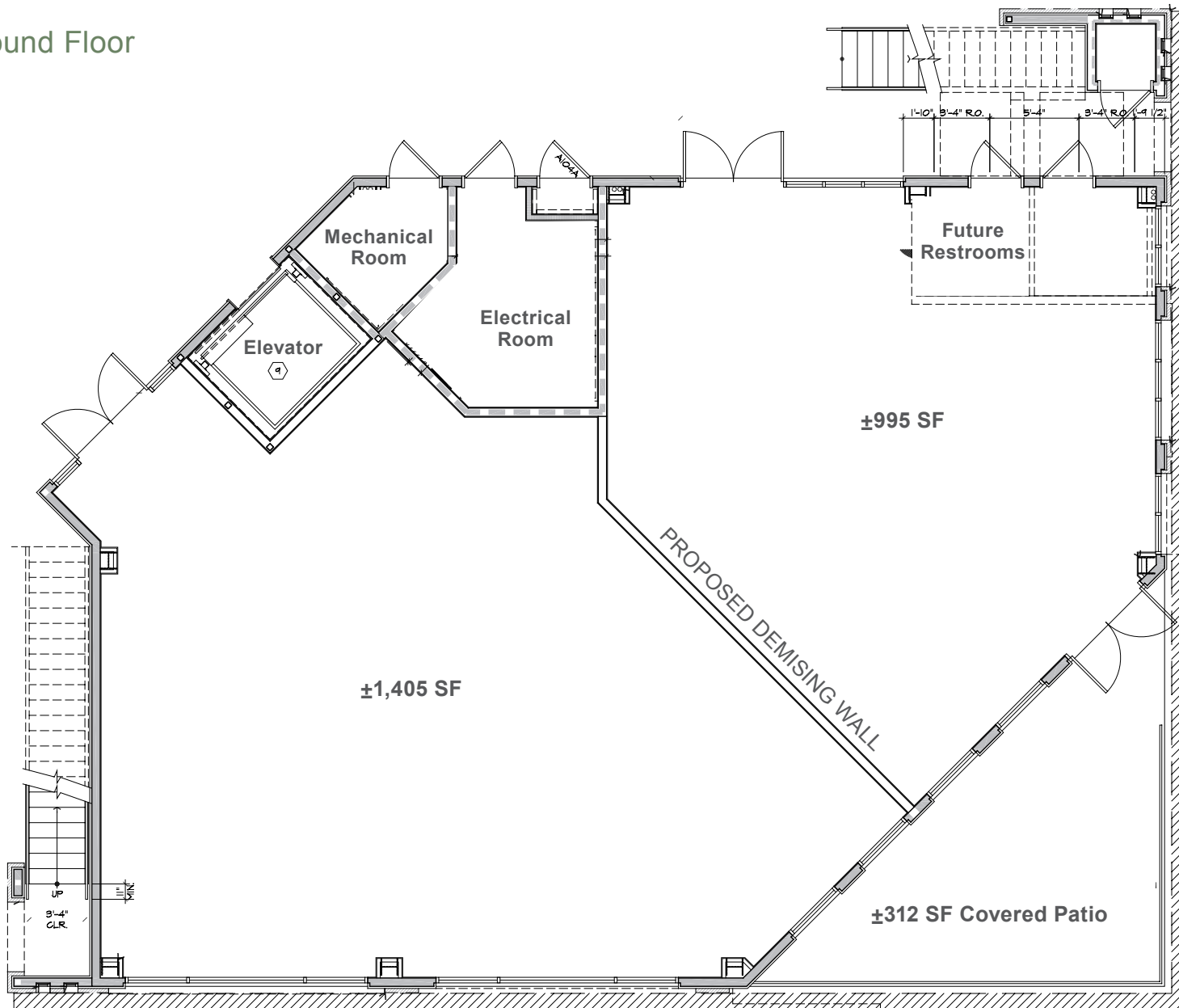
- Ground Floor:
 - ±2,400 SF divisible to:
 - ♦ ±1,405 SF (plus ±312 SF patio)
 - ♦ ±995 SF
- Second Floor:
 - ±2,915 SF (Divisible)

Demographics

	1 mile	3 mile	5 mile
Population	23,782	76,238	202,784
Median Household Income	\$51,055	\$55,348	\$56,871
Average Household Income	\$69,278	\$82,295	\$82,672
Median Age	34	33.2	34.2
Households	12,199	33,479	91,347



Floor Plan | Ground Floor

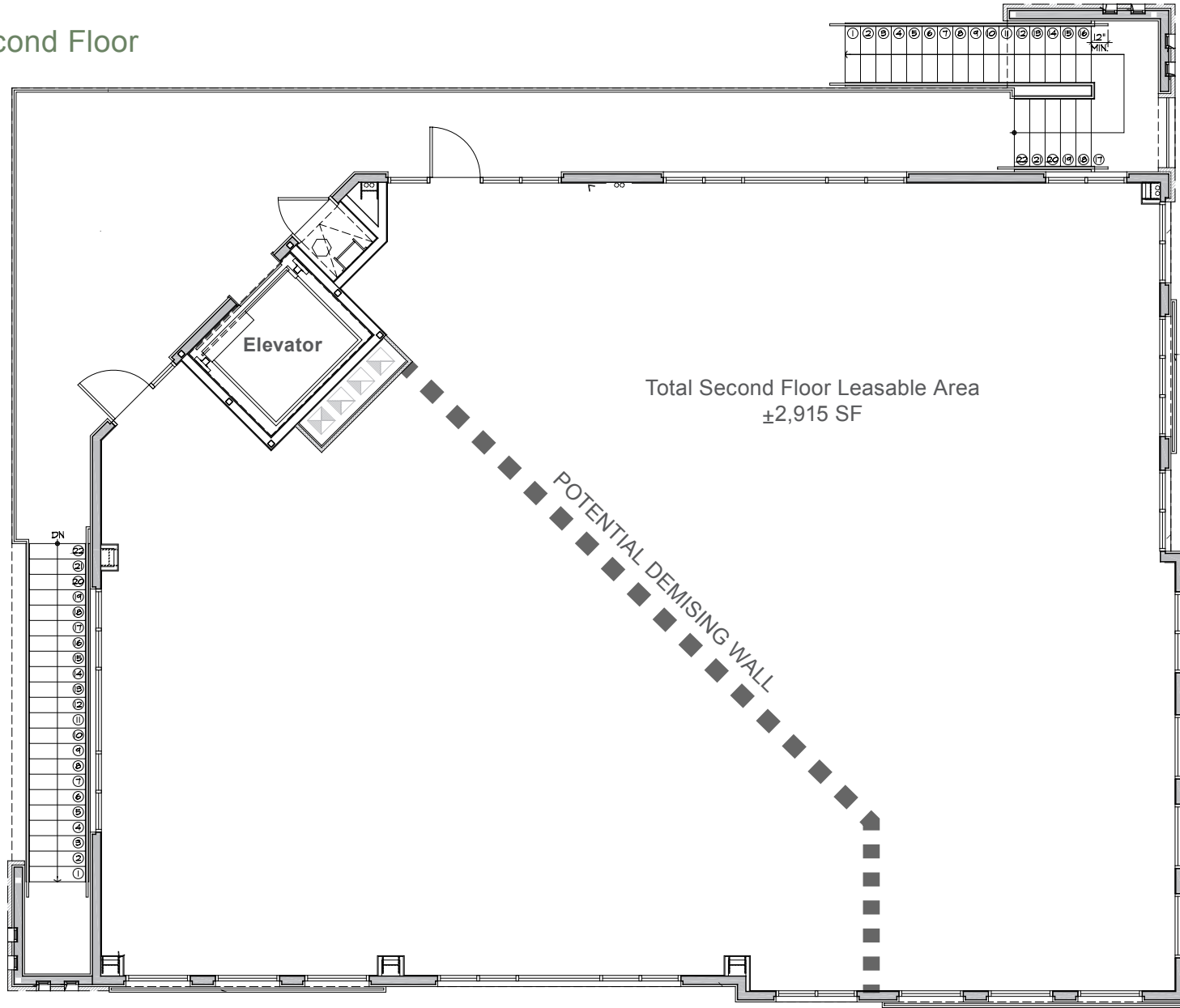


Voltaire Street ±7,000 ADT

Sunset Cliffs Boulevard ±24,000 ADT

*Not to Scale, Reference purpose only

Floor Plan | Second Floor



Total Second Floor Leasable Area
±2,915 SF


POTENTIAL DEMISING WALL

Sunset Cliffs Boulevard ±24,000 ADT

Voltaire Street ±7,000 ADT

*Not to Scale, Reference purpose only



1/2 Mile to 

Voltaire Street (±7,000 Cars Per Day)

Sunset Cliffs Boulevard (±24,000 Cars Per Day)



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