

±1,000 SF RETAIL SPACE FOR LEASE

1002-1010 PALM AVENUE, IMPERIAL BEACH, CALIFORNIA 919312



EXCELLENT RETAIL OPPORTUNITY
IN IMPERIAL BEACH

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CAST
CAPITAL PARTNERS



 **4,950 SF**
TOTAL BUILDING SIZE

 **12,632 SF**
LOT SIZE

 **4.04/1,000 SF**
PARKING RATIO

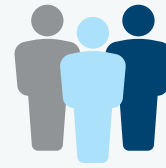
HIGHLIGHTS

- » Approximately ±1,000 SF for lease
- » \$3.50 PSF monthly lease rate, NNN
- » Built in 1985; recently renovated
- » 4.04/1,000 SF parking ratio; 14 surface spaces
- » Excellent visibility with frontage on high traffic Palm Avenue with ±35,528 average cars per day
- » Close proximity to I-5 & just minutes to the ocean

 **MULTI-TENANT**
TENANCY

 **1985**
YEAR BUILT

 **C/MU-1, MIX USE**
ZONING



245,387

POPULATION



74,961

HOUSEHOLDS



\$476,797

HOUSEHOLD VALUE



\$80,175

HOUSEHOLD INCOME



85

VERY WALKABLE

WALK SCORE



15%

BACHELOR DEGREES
OR HIGHER



42

SOME TRANSIT

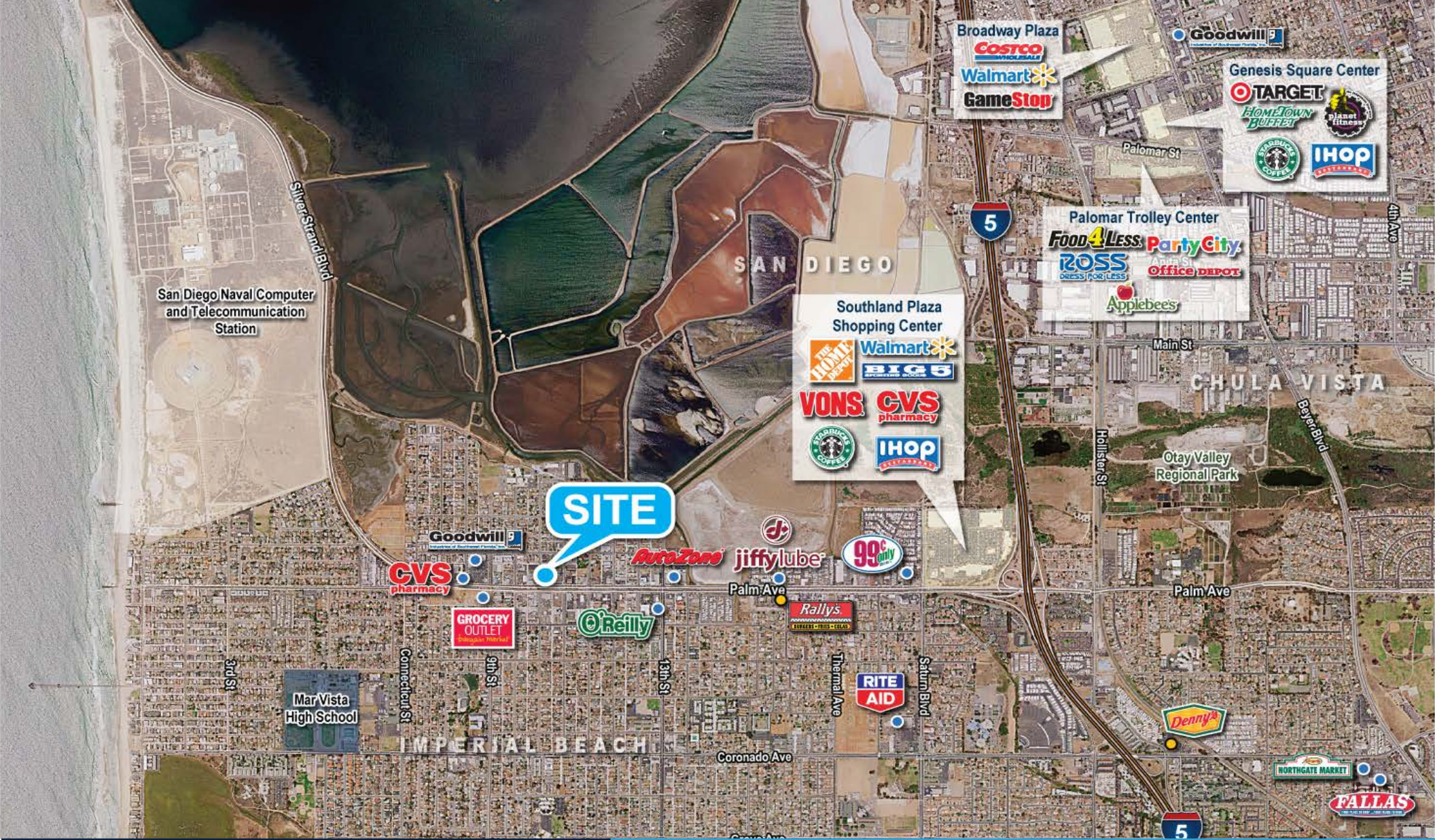
TRANSIT SCORE



81

VERY WALKABLE

BIKE SCORE



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