

FOR LEASE

ROSECRANS CENTER
3555 ROSECRANS STREET
SAN DIEGO, CA 92110



CAPITAL GROWTH
PROPERTIES, INC.

ROSECRANS CENTER RETAIL



PROPERTY HIGHLIGHTS

- ✓ ROSECRANS CENTER IS A 43,170 SF COMMUNITY CENTER. IT IS UNIQUELY POSITIONED AT THE HIGH TRAFFIC CORNER OF ROSECRANS STREET AND MIDWAY DRIVE.
- ✓ AVERAGE DAILY TRAFFIC COUNTS ARE 130,950, MAKING THIS INTERSECTION ONE OF THE BUSIEST IN SAN DIEGO.
- ✓ DENSELY POPULATED RESIDENTIAL AND TRADE AREA.
- ✓ CLOSE PROXIMITY TO HISTORIC LIBERTY STATION!

AVAILABLE SPACES

SUITE	SQ.FT	RATE PSF	TERMS
102	780	\$4.00	+ NNN (0.75 psf)



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DEMOGRAPHICS	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population 2019	28,513	141,899	403,356
Estimated Population 2024	31,771	149,034	418,918
2019 Average Household Income	\$77,466	\$97,020	\$93,524
Population Growth 2019-2024	10.64%	4.00%	3.68%
2019 Average household consumer spending	\$25,046	\$27,694	\$26,533

3 MILE RADIUS
OF PROPERTY



SAN DIEGO SITES

OLD TOWN SAN DIEGO
MISSION BAY PARK
SAN DIEGO
INTERNATIONAL AIRPORT
MISSION & OCEAN BEACH
LITTLE ITALY
SEAWORLD SAN DIEGO
HARBOR & SHELTER
ISLANDS

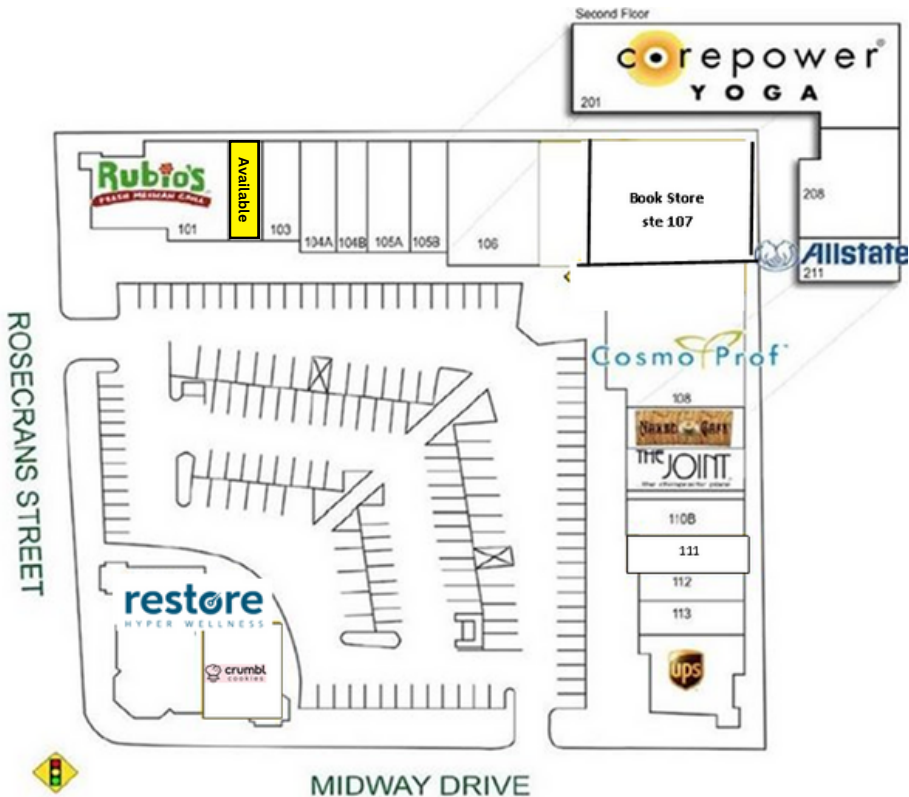
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FLOORPLAN



 -Available

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ROSECRANS CENTER

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