



Imperial Beach Promenade



**FOR
LEASE**

**NWC of Palm Avenue and 9th Street.
Imperial Beach, California**

FEATURES:

- ◆ 50,000 square foot Grocery/Drug anchored Shopping center situated in the heart of the Imperial Beach Commercial/Retail thoroughfare.
- ◆ Project is centrally located in a densely populated and well established neighborhood.
- ◆ Approximate 1,500 square foot "end cap" suite available.
- ◆ Shopping center to be completely re-habbed including extensive exterior remodel and construction of a new freestanding Sav-On drug store with a drive-thru pharmacy.
- ◆ Abundant on-site parking.
- ◆ Located on busy signalized intersection with excellent ingress & egress.
- ◆ Prominent monument sign position available.
- ◆ Completed project will be for sale.

TRAFFIC COUNT:

(cars per day, SANDAG, 1997)	Palm Avenue (Route 75):	44,500
	9th Street:	10,900
	Total:	55,400

DEMOGRAPHICS:

	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	25,308	47,587	90,129	230,217
Average HH Income:	\$39,730	\$40,814	\$43,354	\$43,460



For Further Information Contact:

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Retail Properties Group, Inc.

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The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.