

Property Highlights



Historic mixed use building featuring street-front retail, creative office lofts, and industrial warehouse





Ideal for co-working space, showroom or urban retail concept



Historic retail storefront with wooden floors, vaulted ceilings and an open floor plan, perfect for a creative tenant to serve the dense population of Little Italy



Daytime population is over 297,000 within a 3 mile radius



In the heart of the up-and-coming

North Little Italy Design District

THE Studio Arts COMPLEX KETTNER

Demographics

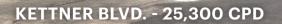
	1 Mile	3 Miles	5 Miles
2017 Est. Population	23,272	192,452	470,922
2022 Project Population	24,774	203,284	492,286
2017 Est. Avg HH Income	\$102,447	\$88,077	\$81,810
2017 Est. Daily Population	46,474	297,363	603,701

Traffic Counts

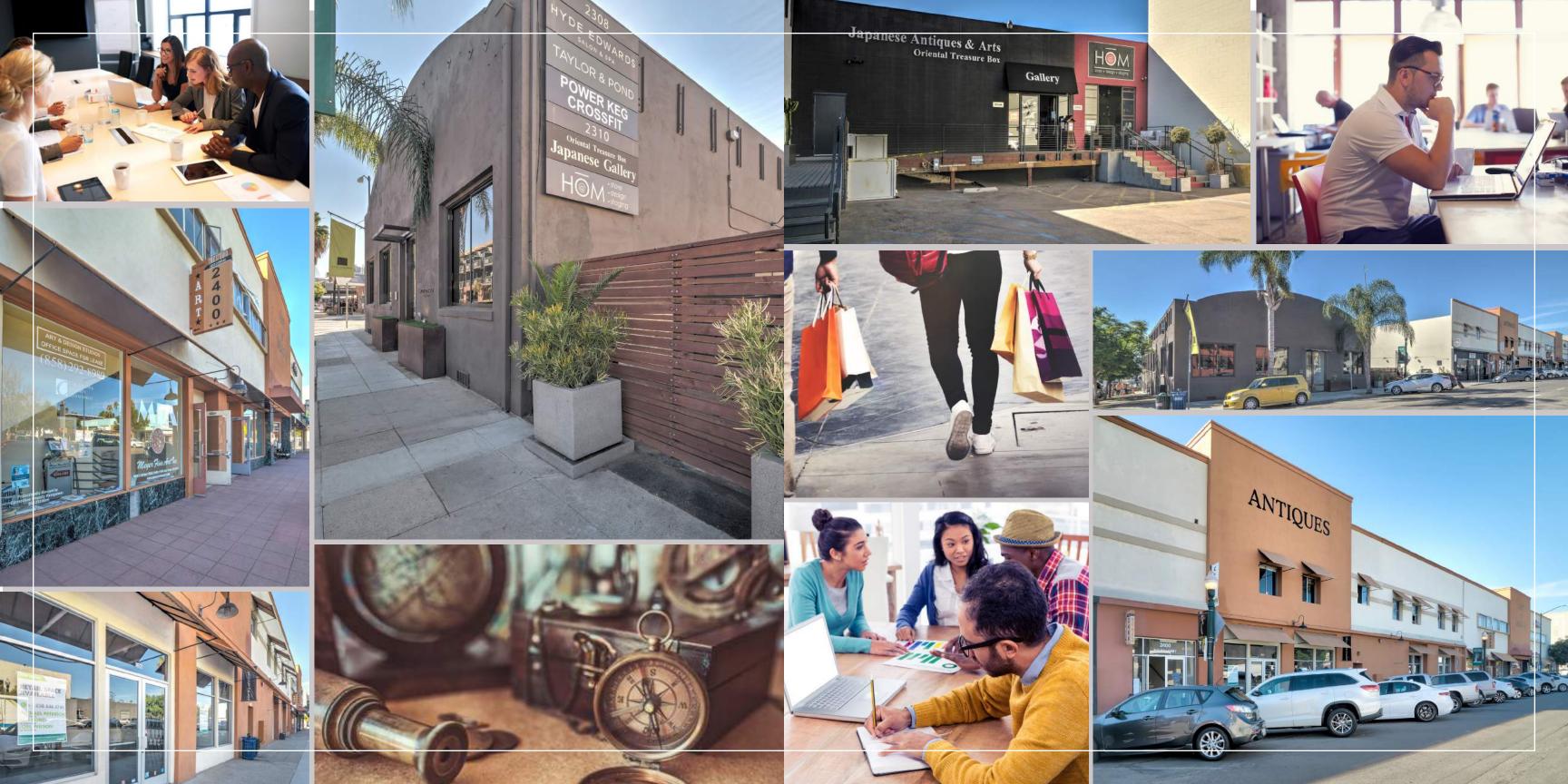
Kettner Blvd

25,300 cars per day

Source: Sandag 2015







FIESTA ISLAND LIBERTY LIBERTY STATION OLD TOWN

Demographics

		1 Mile	3 Miles	5 Miles
POPULATION	2017 Population - Current Year Estimate	23,272	192,452	470,922
	2022 Population - Five Year Projection	24,774	203,284	492,286
	2010 Population - Census	20,747	174,973	438,518
	2000 Population - Census	15,079	161,086	421,977
	2010-2017 Annual Population Growth Rate	1.60%	1.32%	0.99%
	2017-2022 Annual Population Growth Rate	1.26%	1.10%	0.89%
ноиѕеногрѕ	2017 Households - Current Year Estimate	12,692	89,478	188,234
	2022 Households - Five Year Projection	13,584	95,039	197,467
	2010 Households - Census	11,223	80,886	174,694
	2000 Households - Census	7,883	70,713	162,429
	2010-2017 Annual Household Growth Rate	1.71%	1.40%	1.03%
	2017-2022 Annual Household Growth Rate	1.37%	1.21%	0.96%
	2017 Average Household Size	1.61	1.92	2.32
DAYTIME HOUSEHOLD POPULATION INCOME	2017 Average Household Income	\$102,447	\$88,077	\$81,810
	2022 Average Household Income	\$123,276	\$105,411	\$95,816
	2017 Median Household Income	\$68,236	\$57,991	\$54,345
	2022 Median Household Income	\$84,954	\$71,283	\$62,206
	2017 Per Capita Income	\$59,481	\$43,678	\$34,787
	2022 Per Capita Income	\$71,159	\$51,888	\$40,433
	2017 Daytime Population	46,474	297,363	603,701
	Daytime Workers	38,012	220,274	385,879
	Daytime Residents	8,462	77,089	217,822
HOUSING UNITS	2017 Housing Units	14,312	97,448	202,818
	2017 Occupied Housing Units	12,692	89,478	188,235

