

**FOR LEASE**

2308, 2310, 2400 Kettner Blvd. Downtown San Diego, CA 92101



# 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

# 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



KETTNER BLVD. - 25,300 CPD



# Site Plan

AVAILABILITY:  
Suite 105  
3,737 SF

AVAILABILITY:  
Suite 103  
1,840 SF

AVAILABILITY:  
Suite 101  
13,500 SF







# Demographics

	1 Mile	3 Miles	5 Miles	
<b>POPULATION</b>	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%
	<b>HOUSEHOLDS</b>	2017 Households - Current Year Estimate	12,692	89,478
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
<b>HOUSEHOLD INCOME</b>	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
<b>DAYTIME POPULATION</b>	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
<b>HOUSING UNITS</b>	2017 Housing Units	14,312	97,448	202,818
	2017 Occupied Housing Units	12,692	89,478	188,235

