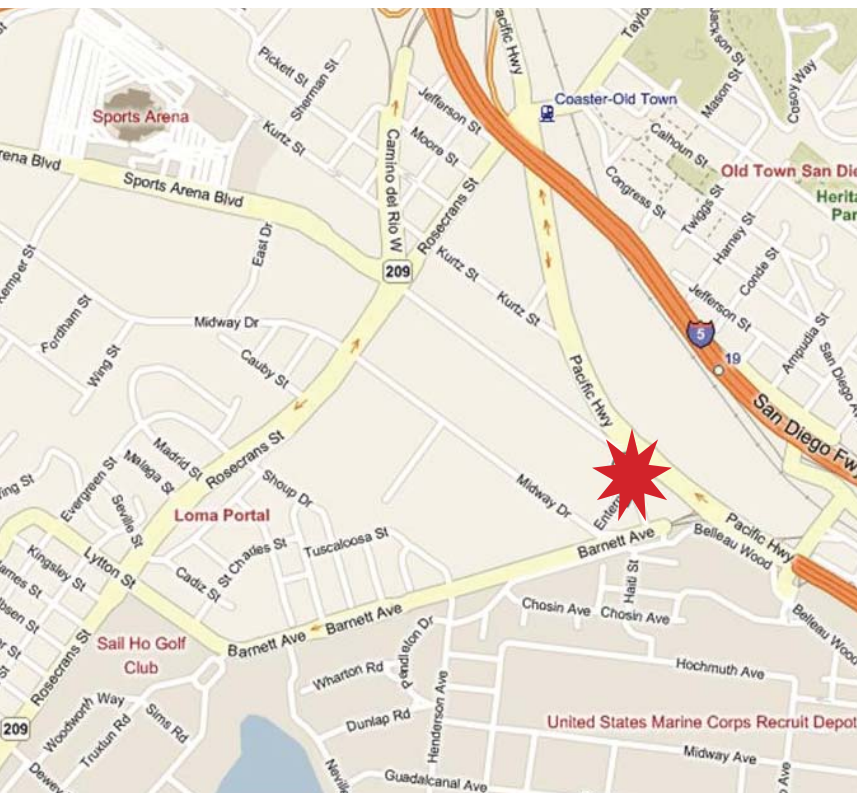


For Lease

3,325 SF

DIVISIBLE

3630 Enterprise Street | San Diego, CA 92110



Property Highlights

- One-story, 3,325 SF office building on 14,900 SF site
- For Lease: Starting at \$1.25 Gross
- Built in 1980
- Up to 3,325 SF divisible to 1,000 SF
- CC-5-4 Community Commercial Zoning
- Great access and visibility off of Pacific Highway
- Very close to Downtown San Diego
- Also adjacent to SPAWAR Facility
- Owner may consider sale of property

For More Information Contact:

DAN MALCOLM

(858) 366-8266

dan@malcolmpc.com

www.malcolmpc.com

Malcolm Properties | DRE 01038402

101 W. Broadway, Suite 1460 | San Diego, CA 92101

For Lease

3,325 SF

DIVISIBLE

3630 Enterprise Street | San Diego, CA 92110



For More Information Contact:

DAN MALCOLM

(858) 366-8266

dan@malcolmpc.com

www.malcolmpc.com

Malcolm Properties | DRE 01038402

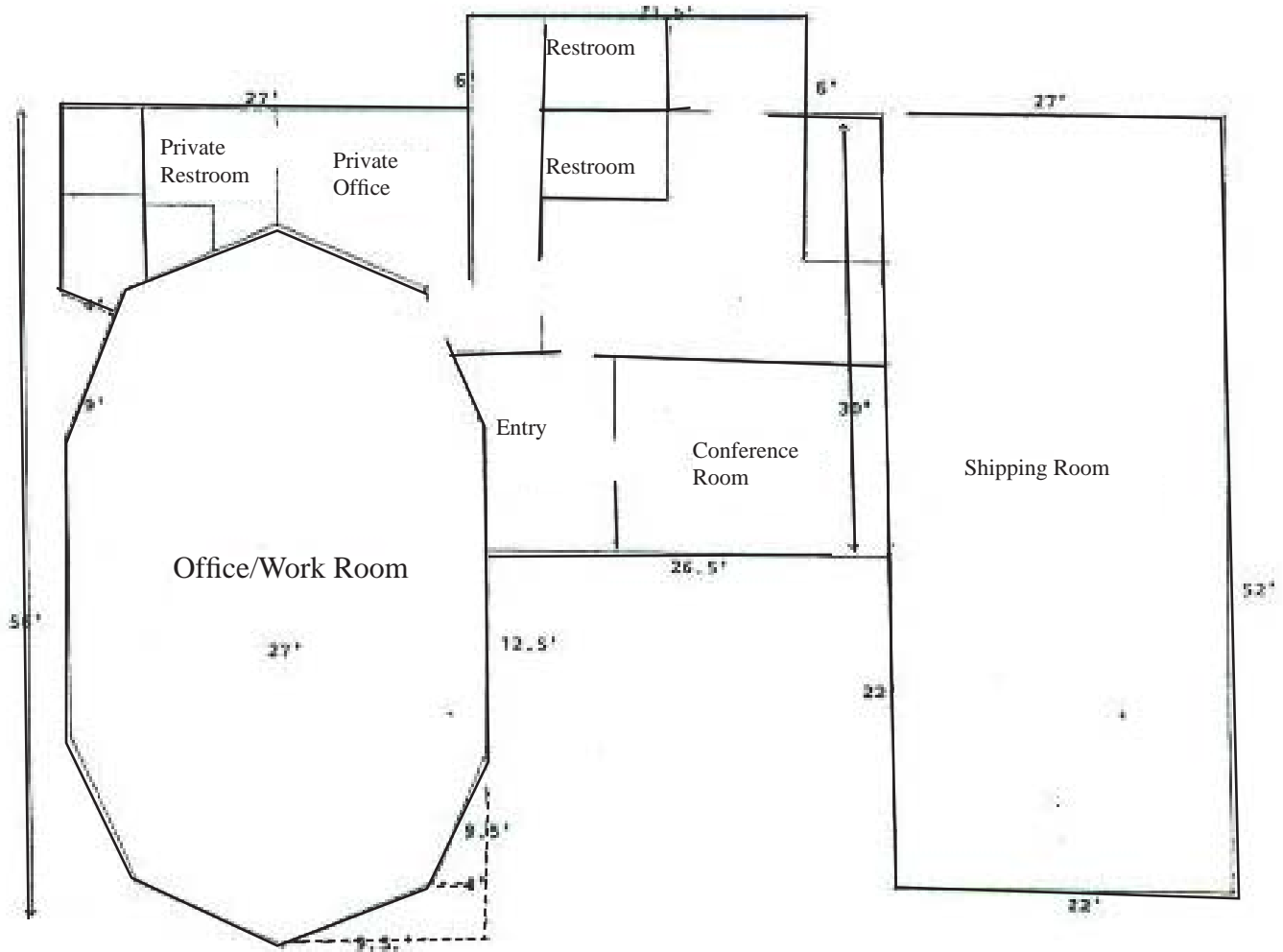
101 W. Broadway, Suite 1460 | San Diego, CA 92101

For Lease

3,325 SF

DIVISIBLE

3630 Enterprise Street | San Diego, CA 92110



For More Information Contact:

DAN MALCOLM

(858) 366-8266

dan@malcolmpc.com

www.malcolmpc.com

Malcolm Properties | DRE 01038402

101 W. Broadway, Suite 1460 | San Diego, CA 92101

For Lease

3,325 SF

DIVISIBLE

3630 Enterprise Street | San Diego, CA 92110

3630 Enterprise St
San Diego, CA 92110-3212

Latitude: 32.74589
Longitude: -117.19822
Site Type: Rings

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
2009 Population			
Total Population	11,680	122,541	385,384
Male Population	69.8%	53.3%	52.8%
Female Population	30.2%	46.7%	47.2%
Median Age	23.9	37.7	34.7
2009 Income			
Median Household Income	\$52,773	\$53,988	\$49,782
Per Capita Income	\$30,579	\$36,849	\$30,343
Average Household Income	\$84,446	\$71,746	\$64,989
2009 Households			
Total Households	3,034	59,496	171,374
Average Household Size	2.26	1.87	2.09
2009 Housing			
Owner Occupied Housing Units	38.5%	36.4%	31.5%
Renter Occupied Housing Units	56.5%	58.0%	62.3%
Vacant Housing Units	5.0%	5.6%	6.2%
Population			
1990 Population	8,752	114,596	361,473
2000 Population	11,130	111,692	365,211
2009 Population	11,680	122,541	385,384
2014 Population	12,005	127,259	396,047
1990-2000 Annual Rate	2.43%	-0.26%	0.1%
2000-2009 Annual Rate	0.52%	1.01%	0.58%
2009-2014 Annual Rate	0.55%	0.76%	0.55%

In the identified market area, the current year population is 385,384. In 2000, the Census count in the market area was 365,211. The rate of change since 2000 was 0.58 percent annually. The five-year projection for the population in the market area is 396,047, representing a change of 0.55 percent annually from 2009 to 2014. Currently, the population is 52.8 percent male and 47.2 percent female.

Households

1990 Households	2,838	49,581	150,004
2000 Households	2,879	53,313	159,848
2009 Households	3,034	59,496	171,374
2014 Households	3,180	62,367	177,514
1990-2000 Annual Rate	0.14%	0.73%	0.64%
2000-2009 Annual Rate	0.57%	1.19%	0.76%
2009-2014 Annual Rate	0.94%	0.95%	0.71%

The household count in this market area has changed from 159,848 in 2000 to 171,374 in the current year, a change of 0.76 percent annually. The five-year projection of households is 177,514, a change of 0.71 percent annually from the current year total. Average household size is currently 2.09, compared to 2.12 in the year 2000. The number of families in the current year is 72,228 in the market area.

Housing

Currently, 31.5 percent of the 182,613 housing units in the market area are owner occupied; 62.3 percent, renter occupied; and 6.2 percent are vacant. In 2000, there were 168,258 housing units—32.4 percent owner occupied, 62.6 percent renter occupied and 5.0 percent vacant. The rate of change in housing units since 2000 is 0.89 percent. Median home value in the market area is \$384,336, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 2.98 percent annually to \$445,021. From 2000 to the current year, median home value changed by 5.2 percent annually.

For More Information Contact:

DAN MALCOLM

(858) 366-8266

dan@malcolmpc.com

www.malcolmpc.com

Malcolm Properties | DRE 01038402

101 W. Broadway, Suite 1460 | San Diego, CA 92101



For Lease

3,325 SF

DIVISIBLE

3630 Enterprise Street | San Diego, CA 92110

3630 Enterprise St
San Diego, CA 92110-3212

Latitude: 32.74589
Longitude: -117.19822
Site Type: Rings

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Median Household Income			
1990 Median Household Income	\$30,104	\$30,290	\$28,467
2000 Median Household Income	\$39,956	\$40,897	\$38,183
2009 Median Household Income	\$52,773	\$53,988	\$49,782
2014 Median Household Income	\$54,845	\$57,498	\$51,828
1990-2000 Annual Rate	2.87%	3.05%	2.98%
2000-2009 Annual Rate	3.05%	3.05%	2.91%
2009-2014 Annual Rate	0.77%	1.27%	0.81%
Per Capita Income			
1990 Per Capita Income	\$19,001	\$19,222	\$16,646
2000 Per Capita Income	\$24,049	\$29,151	\$24,251
2009 Per Capita Income	\$30,579	\$36,849	\$30,343
2014 Per Capita Income	\$32,890	\$38,664	\$31,796
1990-2000 Annual Rate	2.38%	4.25%	3.83%
2000-2009 Annual Rate	2.63%	2.57%	2.45%
2009-2014 Annual Rate	1.47%	0.97%	0.94%
Average Household Income			
1990 Average Household Income	\$52,588	\$41,697	\$37,873
2000 Average Household Income	\$76,148	\$58,370	\$53,141
2009 Average Household Income	\$84,446	\$71,746	\$64,989
2014 Average Household Income	\$88,320	\$74,438	\$67,391
1990-2000 Annual Rate	3.77%	3.42%	3.45%
2000-2009 Annual Rate	1.12%	2.26%	2.2%
2009-2014 Annual Rate	0.9%	0.74%	0.73%

Households by Income

Current median household income is \$49,782 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$51,828 in five years. In 2000, median household income was \$38,183, compared to \$28,467 in 1990.

Current average household income is \$64,989 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$67,391 in five years. In 2000, average household income was \$53,141, compared to \$37,873 in 1990.

Current per capita income is \$30,343 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$31,796 in five years. In 2000, the per capita income was \$24,251, compared to \$16,646 in 1990.

Population by Employment

Total Businesses	1,229	11,057	22,819
Total Employees	16,356	140,363	292,513

Currently, 86.3 percent of the civilian labor force in the identified market area is employed and 13.7 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 90.3 percent of the civilian labor force, and unemployment will be 9.7 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 68.5 percent of the population aged 16 years or older in the market area participated in the labor force, and 5.5 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 67.9 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 19.7 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 12.3 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 69.6 percent of the market area population drove alone to work, and 4.4 percent worked at home. The average travel time to work in 2000 was 21.4 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 14.0 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 17.5 percent were high school graduates only (29.8 percent in the U.S.)
- 8.0 percent had completed an Associate degree (7.2 percent in the U.S.)
- 24.0 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 14.6 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)