

FOR LEASE MIXED USED WITH RETAIL AVAILABLE

NWC 30TH & EL CAJON - NORTH PARK




PROPERTY HIGHLIGHTS:

- This property is a four-story mixed use property with retail space available on the ground floor.
- There are 96 housing units on the upper levels with H&R Block and the City of San Diego occupying the 1st floor.
- This property is located at the very busy intersedtion of 30th & El Cajon in North Park

SF Available: 1,204-2,591 SF

Traffic Counts: El Cajon Boulevard: 36,200 cars per day
30th Street: 13,200 cars per day

Demographics:	1 Mile	3 Mile	5 Mile
Total Population	52,846	248,315	539,039
Avg. HH Income	\$62,208	\$72,754	\$72,610

	SITE	El Cajon Blvd.
30th St.		 University Ave.

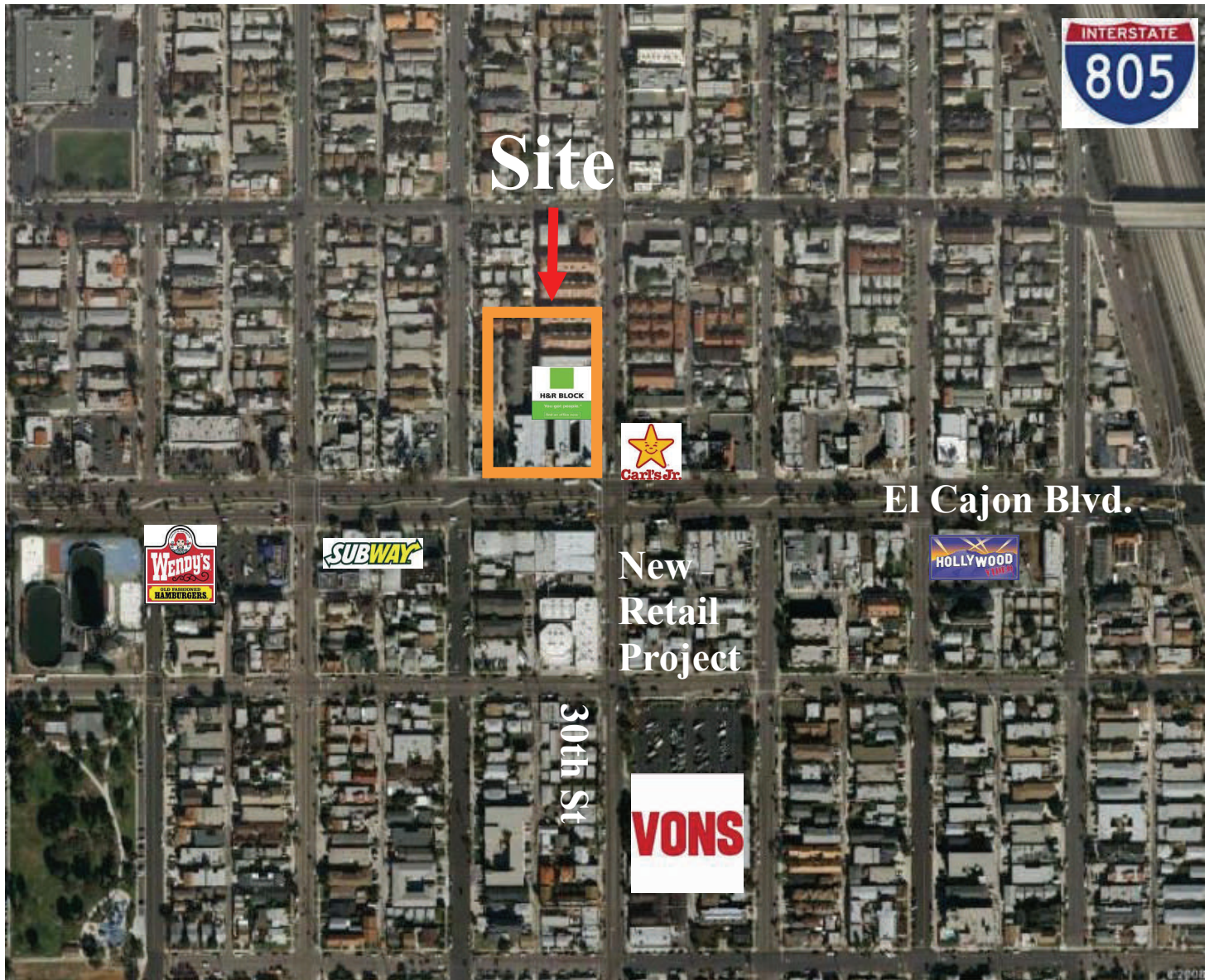
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101 W. Broadway, Suite 1460
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DRE: 01038402

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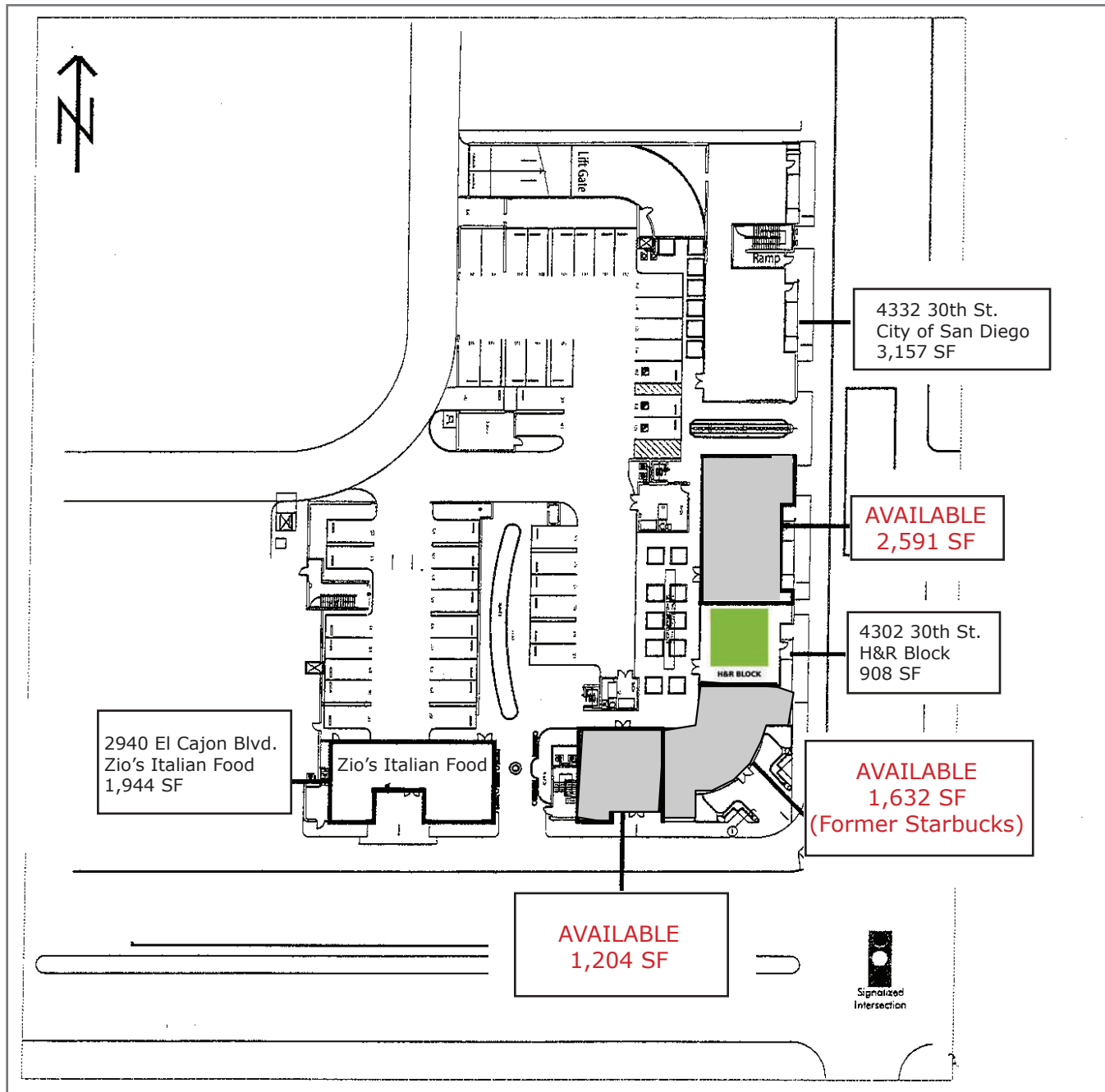
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MALCOLM PROPERTIES
Commercial Real Estate Brokerage, Development & Property Management

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Population	1-mi.	3-mi.	5-mi.
2008 Male Population	26,744	125,983	278,880
2008 Female Population	26,102	122,332	260,159
% 2008 Male Population	50.61%	50.74%	51.74%
% 2008 Female Population	49.39%	49.26%	48.26%
2008 Total Adult Population	43,590	197,803	419,508
2008 Total Daytime Population	40,411	240,980	586,525
2008 Total Daytime Work Population	20,272	134,097	314,734
2008 Median Age Total Population	33	33	32
2008 Median Age Adult Population	37	38	38
2008 Age 0-5	3,577	19,027	42,979
2008 Age 6-13	3,849	21,814	53,325
2008 Age 14-17	1,831	9,671	23,227
2008 Age 18-20	1,626	8,282	29,283
2008 Age 21-24	3,637	16,731	39,495
2008 Age 25-29	7,049	29,514	55,244
2008 Age 30-34	6,300	25,893	48,870
2008 Age 35-39	4,974	21,101	42,042
2008 Age 40-44	4,346	17,982	36,491
2008 Age 45-49	4,157	17,971	36,080
2008 Age 50-54	3,305	15,359	31,174
2008 Age 55-59	2,384	12,244	25,780
2008 Age 60-64	1,459	8,177	18,436
2008 Age 65-69	1,080	5,929	13,934
2008 Age 70-74	914	5,142	12,518
2008 Age 75-79	770	4,621	11,253
2008 Age 80-84	748	4,210	9,785
2008 Age 85+	842	4,646	9,122
% 2008 Age 0-5	6.77%	7.66%	7.97%
% 2008 Age 6-13	7.28%	8.78%	9.89%
% 2008 Age 14-17	3.46%	3.89%	4.31%
% 2008 Age 18-20	3.08%	3.34%	5.43%
% 2008 Age 21-24	6.88%	6.74%	7.33%
% 2008 Age 25-29	13.34%	11.89%	10.25%
% 2008 Age 30-34	11.92%	10.43%	9.07%
% 2008 Age 35-39	9.41%	8.50%	7.80%
% 2008 Age 40-44	8.22%	7.24%	6.77%
% 2008 Age 45-49	7.87%	7.24%	6.69%
% 2008 Age 50-54	6.25%	6.19%	5.78%
% 2008 Age 55-59	4.51%	4.93%	4.78%
% 2008 Age 60-64	2.76%	3.29%	3.42%
% 2008 Age 65-69	2.04%	2.39%	2.58%
% 2008 Age 70-74	1.73%	2.07%	2.32%
% 2008 Age 75-79	1.46%	1.86%	2.09%
% 2008 Age 80-84	1.42%	1.70%	1.82%
% 2008 Age 85+	1.59%	1.87%	1.69%

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Population	1-mi.	3-mi.	5-mi.
2008 White Population	28,553	137,412	296,081
2008 Black Population	7,345	22,966	59,751
2008 Asian/Hawaiian/Pacific Islander	3,722	30,210	58,939
2008 American Indian/Alaska Native	357	1,360	3,046
2008 Other Population (Incl 2+ Races)	12,869	56,367	121,222
2008 Hispanic Population	20,484	92,042	198,601
2008 Non-Hispanic Population	32,363	156,273	340,438
% 2008 White Population	54.03%	55.34%	54.93%
% 2008 Black Population	13.90%	9.25%	11.08%
% 2008 Asian/Hawaiian/Pacific Islander	7.04%	12.17%	10.93%
% 2008 American Indian/Alaska Native	0.68%	0.55%	0.57%
% 2008 Other Population (Incl 2+ Races)	24.35%	22.70%	22.49%
% 2008 Hispanic Population	38.76%	37.07%	36.84%
% 2008 Non-Hispanic Population	61.24%	62.93%	63.16%
2000 Non-Hispanic White	22,770	104,519	220,531
2000 Non-Hispanic Black	7,074	23,508	59,939
2000 Non-Hispanic Amer Indian/Alaska Native	253	1,214	2,472
2000 Non-Hispanic Asian	2,731	25,285	47,386
2000 Non-Hispanic Hawaiian/Pacific Islander	177	915	2,519
2000 Non-Hispanic Some Other Race	139	545	1,013
2000 Non-Hispanic Two or More Races	2,342	9,522	18,344
% 2000 Non-Hispanic White	64.17%	63.15%	62.61%
% 2000 Non-Hispanic Black	19.93%	14.20%	17.02%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.71%	0.73%	0.70%
% 2000 Non-Hispanic Asian	7.70%	15.28%	13.45%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.50%	0.55%	0.72%
% 2000 Non-Hispanic Some Other Race	0.39%	0.33%	0.29%
% 2000 Non-Hispanic Two or More Races	6.60%	5.75%	5.21%
Population Change	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2008 Total Population	52,846	248,315	539,039
2008 Total Households	26,667	114,080	217,449
Population Change 1990-2008	3,969	19,998	43,724
Household Change 1990-2008	2,188	14,513	31,995
% Population Change 1990-2008	8.12%	8.76%	8.83%
% Household Change 1990-2008	8.94%	14.58%	17.25%
Population Change 2000-2008	-881	-1,506	6,301
Household Change 2000-2008	1,175	8,531	19,388
% Population Change 2000-2008	-1.64%	-0.60%	1.18%
% Households Change 2000-2008	4.61%	8.08%	9.79%

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Housing	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	26,416	110,117	206,560
2000 Occupied Housing Units	25,501	105,601	198,073
2000 Owner Occupied Housing Units	4,628	30,718	72,048
2000 Renter Occupied Housing Units	20,873	74,883	126,025
2000 Vacant Housing Units	915	4,516	8,487
% 2000 Occupied Housing Units	96.54%	95.90%	95.89%
% 2000 Owner Occupied Housing Units	17.52%	27.90%	34.88%
% 2000 Renter Occupied Housing Units	79.02%	68.00%	61.01%
% 2000 Vacant Housing Units	3.46%	4.10%	4.11%
Income	1-mi.	3-mi.	5-mi.
2008 Median Household Income	\$42,543	\$47,873	\$47,276
2008 Per Capita Income	\$31,391	\$33,424	\$29,291
2008 Average Household Income	\$62,208	\$72,754	\$72,610
2008 Household Income < \$10,000	1,792	7,720	14,740
2008 Household Income \$10,000-\$14,999	1,732	6,746	12,686
2008 Household Income \$15,000-\$19,999	1,828	6,548	12,683
2008 Household Income \$20,000-\$24,999	2,047	7,203	13,246
2008 Household Income \$25,000-\$29,999	1,749	6,147	12,155
2008 Household Income \$30,000-\$34,999	1,667	6,482	12,692
2008 Household Income \$35,000-\$39,999	1,687	6,277	12,065
2008 Household Income \$40,000-\$44,999	1,631	6,394	12,720
2008 Household Income \$45,000-\$49,999	1,578	6,130	12,600
2008 Household Income \$50,000-\$59,999	2,570	11,813	22,556
2008 Household Income \$60,000-\$74,999	3,803	15,734	29,731
2008 Household Income \$75,000-\$99,999	3,387	15,375	27,780
2008 Household Income \$100,000-\$124,999	599	5,462	9,780
2008 Household Income \$125,000-\$149,999	308	2,974	5,872
2008 Household Income \$150,000-\$199,999	140	1,601	3,032
2008 Household Income \$200,000-\$249,999	35	452	1,097
2008 Household Income \$250,000-\$499,999	108	957	1,924
2008 Household Income \$500,000+	3	66	92
2008 Household Income \$200,000+	147	1,474	3,113

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