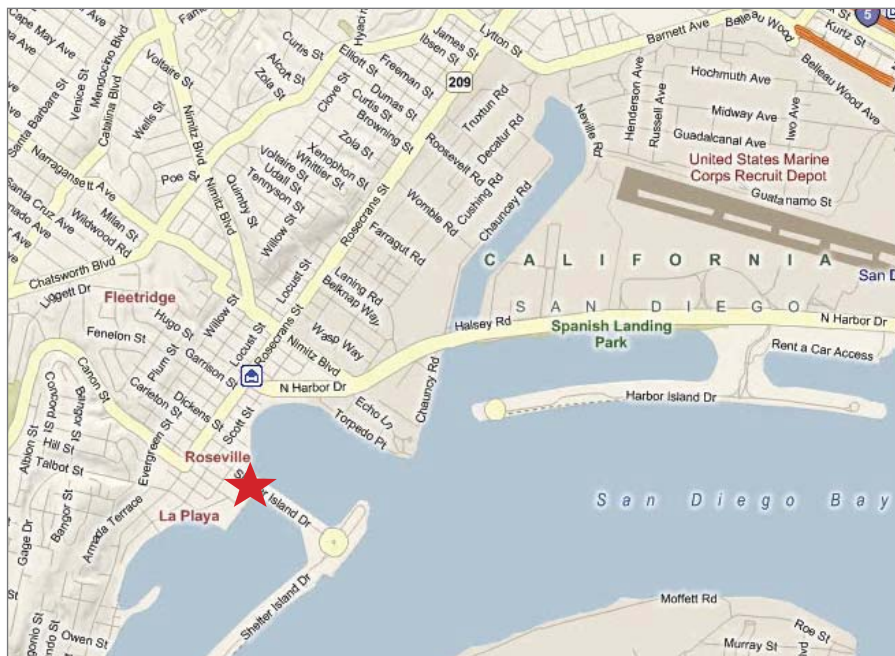


FOR SALE OR LEASE

1235 SHAFTER STREET, SAN DIEGO, CA 92106

8,092 SF

DIVISIBLE



PROPERTY HIGHLIGHTS:

- Two story office/retail building
- For Lease: Starting at \$1.75-\$1.95 PSF+E&U
- Built in 1963
- Up to 8,092 SF divisible to 1,084 SF
- Incredible views of the bay
- Located off Shelter Island Drive

DAN MALCOLM
(858) 366-8266
dan@malcolmpc.com

MARY KAY BIER
(858) 232-0293
mkbier@lee-associates.com

MALCOLM PROPERTIES
Commercial Real Estate Brokerage, Development & Property Management

Lee & Associates®
COMMERCIAL REAL ESTATE SERVICES

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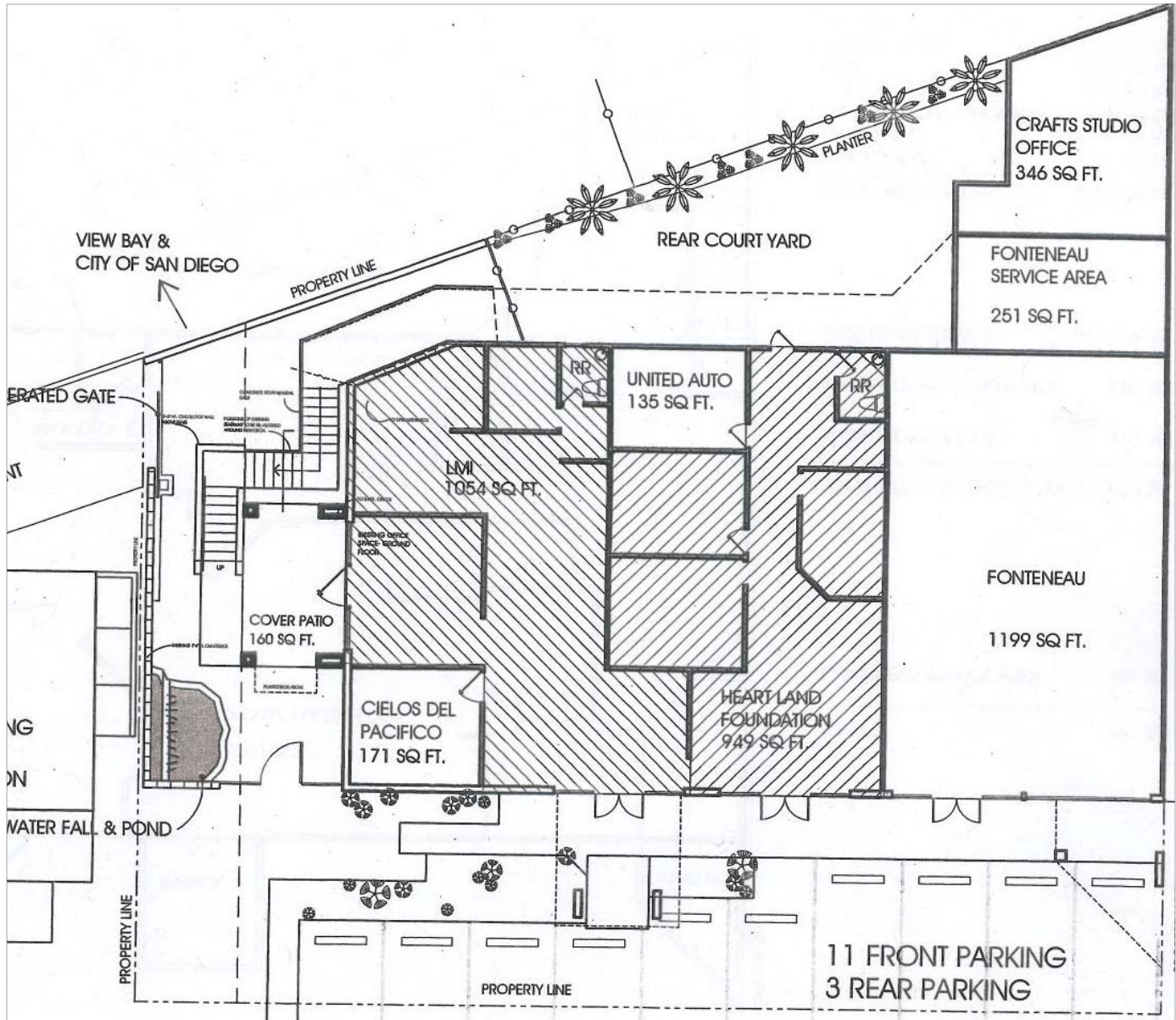
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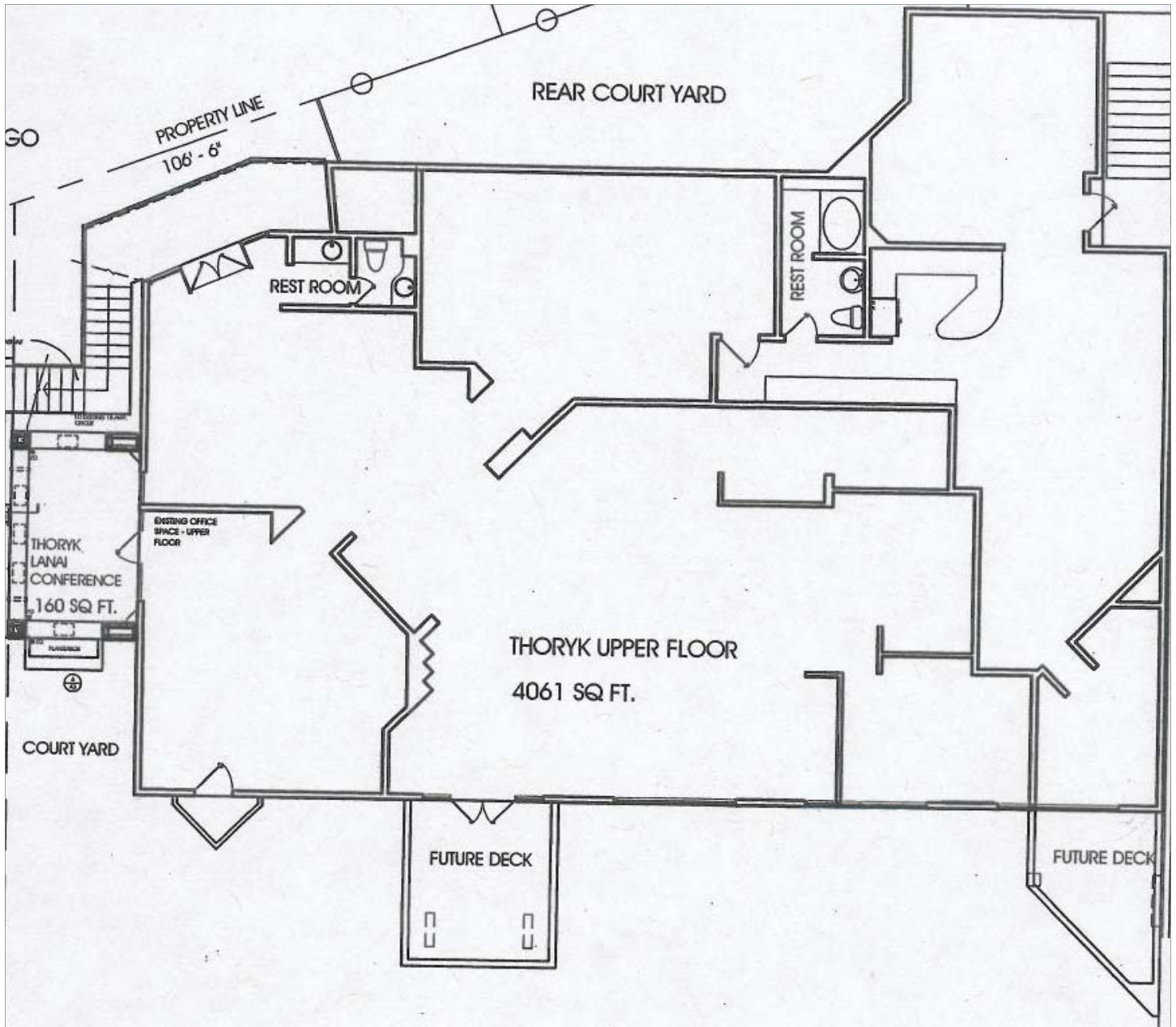


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8,092 SF

DIVISIBLE

Demographics:	1235 Shafter St San Diego, CA 92106-274 Radius: 1 Miles	1235 Shafter St San Diego, CA 92106-274 Radius: 3 Miles	1235 Shafter St San Diego, CA 92106-274 Radius: 5 Miles
Total Population			
2000 Total Population	9,387	66,810	167,989
2000 Group Quarters	484	13,176	23,165
2009 Total Population	11,011	69,879	182,572
2014 Total Population	11,201	70,627	189,276
2009 - 2014 Annual Rate	0.34%	0.21%	0.72%
2000 Households	4,154	26,036	76,695
2000 Average Household Size	2.14	2.06	1.89
2009 Households	4,195	27,132	85,188
2009 Average Household Size	2.5	2.07	1.86
2014 Households	4,245	27,470	89,411
2014 Average Household Size	2.52	2.07	1.84
2009 - 2014 Annual Rate	0.24%	0.25%	0.97%
2000 Families	2,374	12,253	29,572
2000 Average Family Size	2.72	2.72	2.69
2009 Families	2,376	12,844	31,818
2009 Average Family Size	3.24	2.73	2.69
2014 Families	2,382	12,902	32,589
2014 Average Family Size	3.28	2.75	2.71
2009 - 2014 Annual Rate	0.05%	0.09%	0.48%
2000 Housing Units	4,355	27,151	82,984
Owner Occupied Housing Units	59.5%	41.4%	34.1%
Renter Occupied Housing Units	36.0%	54.6%	58.4%
Vacant Housing Units	4.5%	4.1%	7.5%
2009 Housing Units	4,434	28,601	93,226
Owner Occupied Housing Units	56.1%	38.9%	33.3%
Renter Occupied Housing Units	38.5%	56.0%	58.1%
Vacant Housing Units	5.4%	5.1%	8.6%
2014 Housing Units	4,485	28,940	97,855
Owner Occupied Housing Units	60.1%	42.6%	36.8%
Renter Occupied Housing Units	34.5%	52.3%	54.6%
Vacant Housing Units	5.4%	5.1%	8.6%
Median Household Income			
2000	\$55,486	\$44,355	\$41,447
2009	\$69,767	\$60,507	\$53,186
2014	\$73,422	\$63,941	\$55,633
Median Home Value			
2000	\$445,465	\$348,042	\$325,608
2009	\$703,586	\$584,552	\$536,809
2014	\$817,432	\$676,093	\$611,485
Per Capita Income			
2000	\$39,035	\$27,931	\$29,846
2009	\$44,779	\$35,166	\$36,751
2014	\$47,030	\$37,005	\$38,608
Median Age			
2000	43.3	31.5	35.2
2009	43.6	33.0	37.0
2014	43.8	33.1	37.6

FOR SALE OR LEASE

1235 SHAFTER STREET, SAN DIEGO, CA 92106

8,092 SF

DIVISIBLE

Demographics: Average Income

	1235 Shafter St San Diego, CA 92106-274 Radius: 1 Miles	1235 Shafter St San Diego, CA 92106-274 Radius: 3 Miles	1235 Shafter St San Diego, CA 92106-274 Radius: 5 Miles
2000 Households by Income			
Household Income Base	4,149	26,011	76,519
< \$15,000	9.4%	12.4%	16.8%
\$15,000 - \$24,999	11.2%	12.3%	12.7%
\$25,000 - \$34,999	13.0%	14.1%	13.0%
\$35,000 - \$49,999	12.2%	16.3%	15.5%
\$50,000 - \$74,999	18.1%	18.0%	17.4%
\$75,000 - \$99,999	12.1%	10.9%	9.6%
\$100,000 - \$149,999	10.9%	9.0%	8.6%
\$150,000 - \$199,999	5.8%	3.5%	3.1%
\$200,000+	7.4%	3.5%	3.4%
Average Household Income	\$86,153	\$64,188	\$61,122
2009 Households by Income			
Household Income Base	4,195	27,132	85,187
< \$15,000	5.9%	8.2%	12.8%
\$15,000 - \$24,999	6.6%	7.4%	9.9%
\$25,000 - \$34,999	9.3%	9.6%	9.7%
\$35,000 - \$49,999	13.4%	15.2%	14.5%
\$50,000 - \$74,999	17.8%	20.0%	19.0%
\$75,000 - \$99,999	14.9%	14.2%	13.1%
\$100,000 - \$149,999	17.0%	16.1%	12.4%
\$150,000 - \$199,999	6.6%	4.8%	4.4%
\$200,000+	8.5%	4.5%	4.2%
Average Household Income	\$97,685	\$79,862	\$72,862
2014 Households by Income			
Household Income Base	4,245	27,469	89,409
< \$15,000	5.5%	7.7%	12.8%
\$15,000 - \$24,999	6.1%	6.9%	9.4%
\$25,000 - \$34,999	8.2%	8.5%	8.7%
\$35,000 - \$49,999	13.5%	15.5%	14.8%
\$50,000 - \$74,999	17.7%	19.8%	18.9%
\$75,000 - \$99,999	16.3%	16.0%	14.8%
\$100,000 - \$149,999	16.8%	15.9%	11.7%
\$150,000 - \$199,999	6.8%	4.9%	4.4%
\$200,000+	9.0%	4.8%	4.4%
Average Household Income	\$103,271	\$83,157	\$75,362
2000 Owner Occupied HUs by Value			
Total	2,562	11,231	28,137
<\$50,000	1.5%	1.8%	2.2%
\$50,000 - 99,999	0.4%	3.3%	3.4%
\$100,000 - 149,999	1.7%	6.1%	7.6%
\$150,000 - 199,999	4.3%	6.9%	10.2%
\$200,000 - \$299,999	17.6%	20.0%	20.4%
\$300,000 - 499,999	32.7%	36.5%	30.2%
\$500,000 - 999,999	34.0%	21.7%	21.4%
\$1,000,000+	7.8%	3.7%	4.5%
Average Home Value	\$525,215	\$411,768	\$404,801
2000 Specified Renter Occupied HUs by Contract Rent			
Total	1,585	14,800	48,440
With Cash Rent	97.5%	94.3%	96.9%
No Cash Rent	2.5%	5.7%	3.1%
Median Rent	\$707	\$739	\$714
Average Rent	\$792	\$791	\$771