



Palm Plaza



**FOR
LEASE**

**NWC of Palm Avenue and 13th Street.
Imperial Beach, California**

FEATURES:

- ◆ Approximate 40,000 square foot high traffic Shopping center situated in the heart of the Imperial Beach Commercial/Retail thoroughfare.
- ◆ Project is centrally located in a densely populated and well established neighborhood.
- ◆ Great tenant mix: Hollywood Video, Powerhouse Gym, Carls Jr., Econo Lube 'N Tune, and a variety of retail oriented tenants.
- ◆ Space available from 1,050-2,800 s.f. (See siteplan on back).
- ◆ Abundant on-site parking.
- ◆ Located on busy signalized intersection with excellent ingress & egress.

TRAFFIC COUNT:

(cars per day, SANDAG, 1997)	Palm Avenue (Route 75):	44,500
	13th Street:	10,900
	Total:	55,400

DEMOGRAPHICS:

	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	25,308	47,587	90,129	230,217
Average HH Income:	\$39,730	\$40,814	\$43,354	\$43,460



For Further Information Contact:

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The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.