



# FOR SALE

FREE STANDING BUILDING WITH DRIVE THRU

735 PALM AVENUE, IMPERIAL BEACH, CA 92932

**\$2,000,000.00**



- Prime drive thru retail opportunity - Approximately 5,365 square Feet
- Centrally positioned at the southwest corner of Delaware & Palm Ave. (Hwy 75)
- Major retail intersection connecting Old Palm Avenue and the Silver Strand to the Palm Avenue corridor

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



COMMERCIAL REAL ESTATE SERVICES

Lee & Associates - San Diego, Inc.

A Member of the Lee & Associates Group of Companies

10509 Vista Sorrento Pkwy #410, San Diego, CA 92121

[www.lee-associates.com](http://www.lee-associates.com)

DAN MALCOLM | [dmalcolm@lee-associates.com](mailto:dmalcolm@lee-associates.com)

858.453.9990



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### PROPERTY HIGHLIGHTS

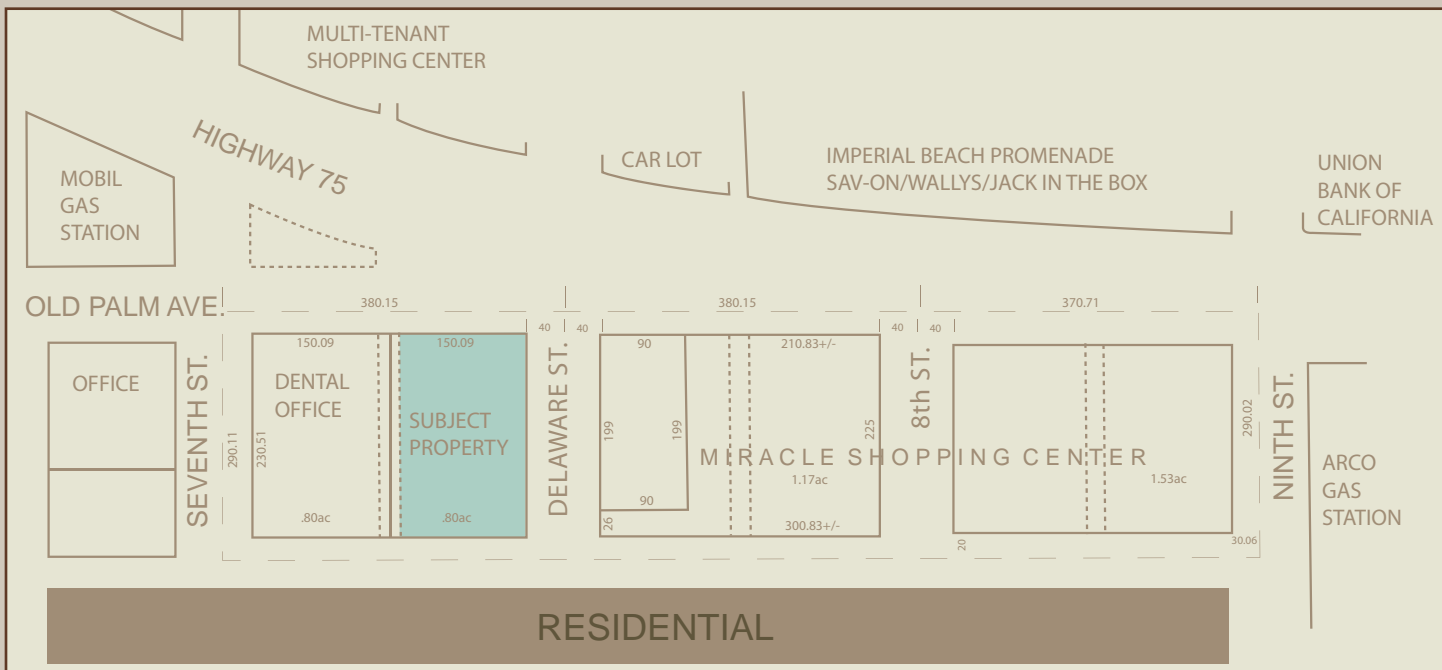
|             |                      |
|-------------|----------------------|
| ADDRESS     | 735 PALM AVENUE      |
| PARCEL      | 626-250-03           |
| LAND SF     | 34,848               |
| BUILDING SF | 5,365                |
| CURRENT USE | BANK WITH DRIVE-THRU |

- Bank vacating / Property now available for sale
- Ample parking available
- Rare free standing drive-thru building on Palm Avenue/Hwy75

#### Traffic Counts

Palm Avenue/Hwy 75 & Delaware Street: 25,800 Cars Per Day

| Demographics    | 1 Mile   | 3 Mile   | 5 Mile   |
|-----------------|----------|----------|----------|
| Population 2008 | 25,925   | 126,755  | 254,555  |
| Avg. HH Income  | \$55,639 | \$54,246 | \$60,443 |



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