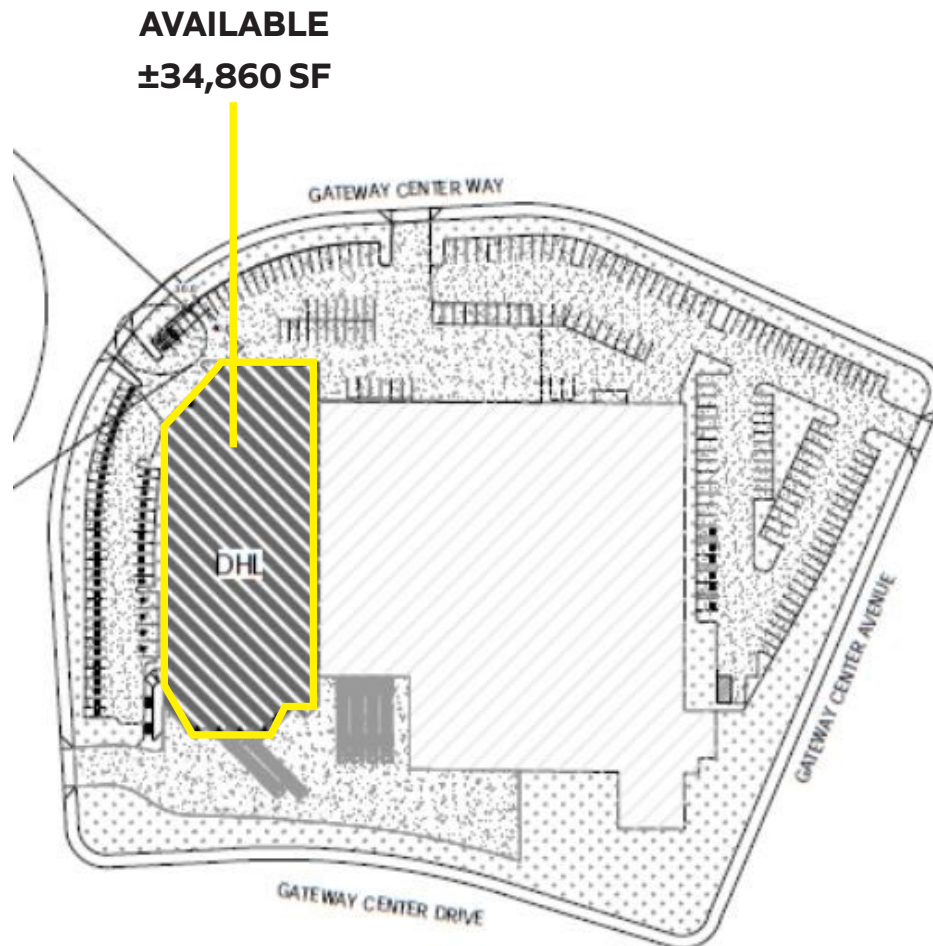


3636 Gateway Center Ave San Diego, CA

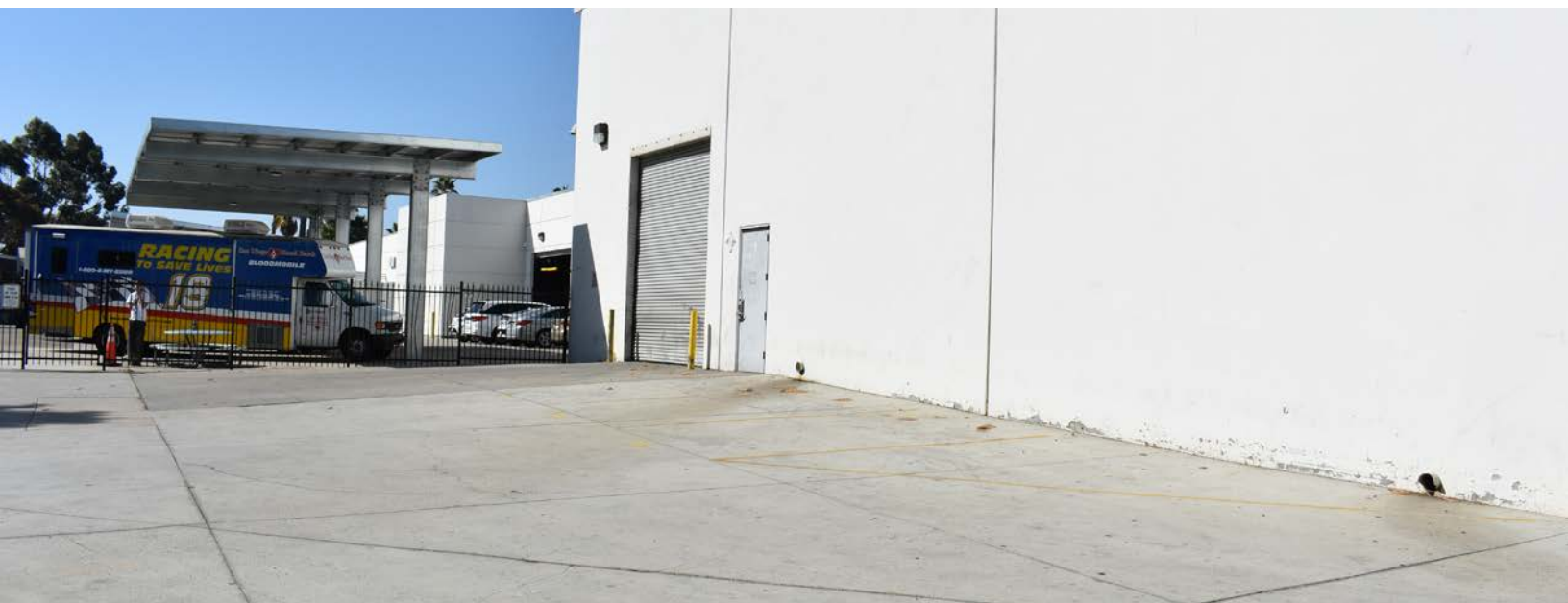
FOR LEASE. ±34,860 SF WAREHOUSE DISTRIBUTION SPACE





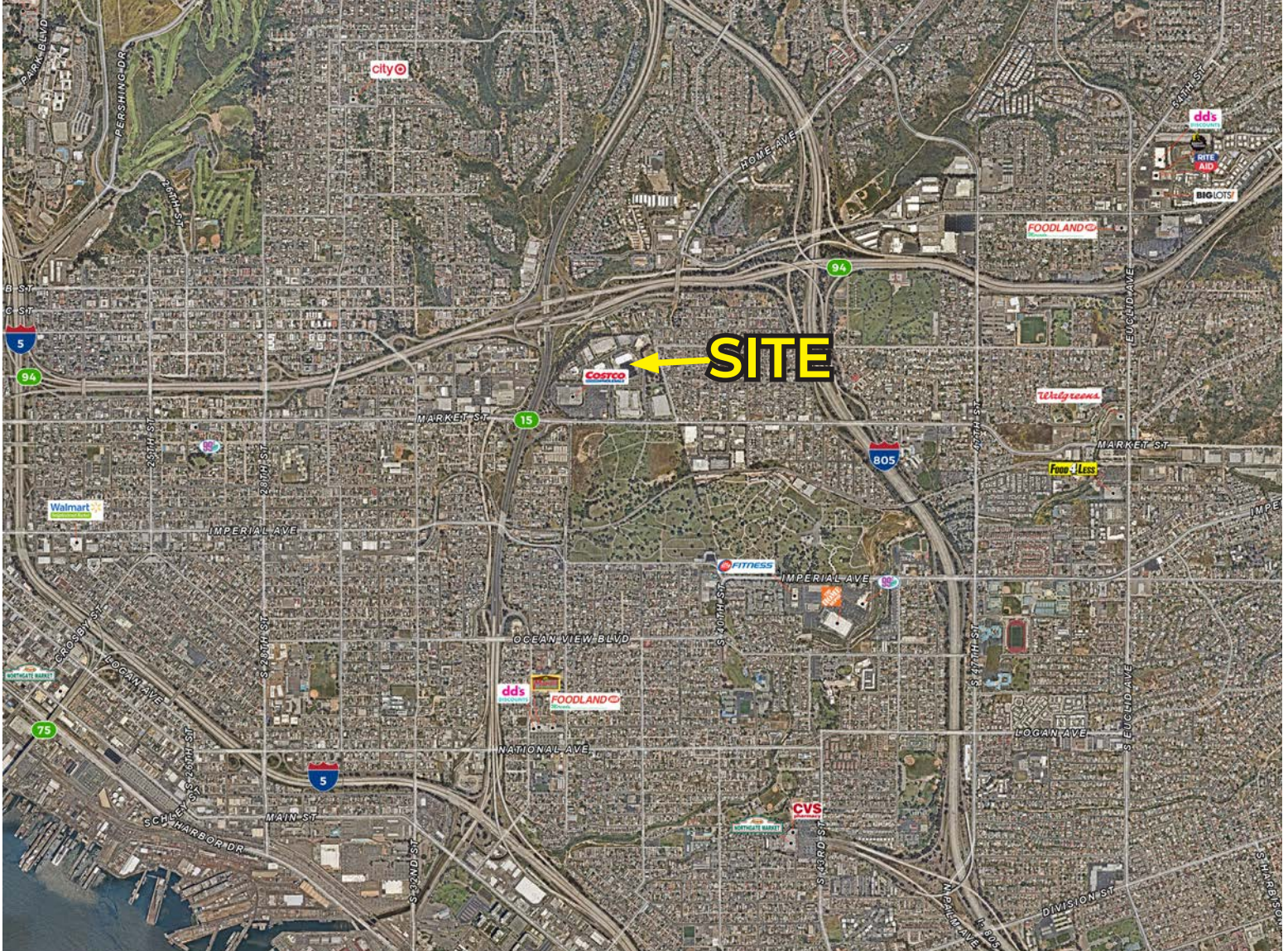
Property Features.

- + Excellent Location near Downtown San Diego
- + 36 ft clear height
- + Direct access to 1-5, I-15, 1-805, Highway 94
- + Electrical service - 1500 AMPS
- + 6 loading docks (one not used due to office buildout)
- + 2 ground level drive-in access points with roll-up doors
- + 50 parking spaces





The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



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3636 Gateway Center Avenue, San Diego CA 92102

POPULATION

	1 mile	3 miles	5 miles
Total Population	24,803	296,403	616,385
Projected Population (2022)	25,116	307,069	636,134

HOUSING

Total Households	6,989	100,022	220,877
Projected Total Households (2022)	7,059	105,537	230,249

INCOME

Median Household Income	\$52,605	\$52,050	\$60,036
Average Household Income	\$73,287	\$74,913	\$86,094
Per Capita Income	\$20,802	\$25,942	\$31,863
Median Disposable Income	\$44,139	\$43,352	\$50,781
Average Disposable Income	\$57,698	\$57,832	\$65,371

DAYTIME DEMOS

Total Daytime Population	21,248	308,624	637,296
Daytime Population Workers	6,155	141,473	308,318
Daytime Population Residents	15,093	167,151	328,978

RACE & ETHNICITY

White	10,034 40.45%	121,845 41.11%	292,817 47.51%
Black or African American	2,714 10.94%	35,999 12.15%	66,520 10.79%
American Indian & Alaska Native Population	196 0.79%	2,452 0.83%	4,784 0.78%
Asian Population	1,279 5.16%	34,071 11.49%	80,686 13.09%
Pacific Islander Population	91 0.37%	1,466 0.49%	3,476 0.56%
Other Race Population	9,297 37.48%	85,413 28.82%	134,100 21.76%
Population of Two or More Races	1,193 4.81%	15,157 5.11%	34,002 5.52%
Hispanic Population	17,171 69.23%	163,882 55.29%	278,345 45.16%
Non-Hispanic Population	7,632 30.77%	132,521 44.71%	338,040 54.84%

EDUCATION

Bachelor's Degree	1,897 12.75%	33,200 17.50%	87,686 21.38%
Graduate/Professional Degree	1,302 8.75%	17,616 9.28%	49,914 12.17%

AGE

Median Age	29.8	32.0	33.5
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**3636
Gateway Center Avenue,
San Diego, CA**

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