

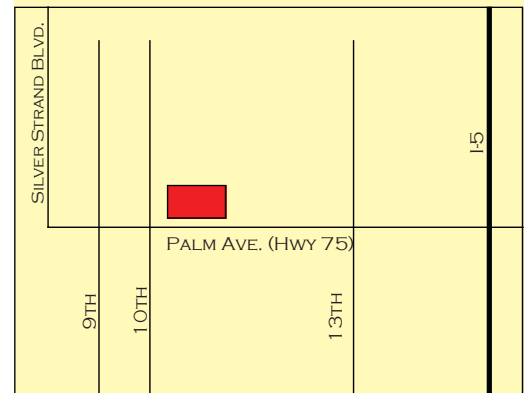
FOR LEASE

1025 PALM AVENUE
IMPERIAL BEACH, CA



Property Features:

- 7,827 Square Feet
- 27,878 Square Foot Parcel
- Large private parking area - over 35 parking spaces
- Building is fully HVAC
- Highly Visible, Hwy 75 frontage
- Building Available July 2008



Demographic Summary:

	1 mile	3 mile	5 mile
Population 2007	25,553	102,442	236,621
Averag HH Income	\$53,075	\$55,826	\$58,806

Traffic Count:

- Palm Avenue (Hwy 75) 38,000 cars/perday
- 10th Street 9,600 cars/perday



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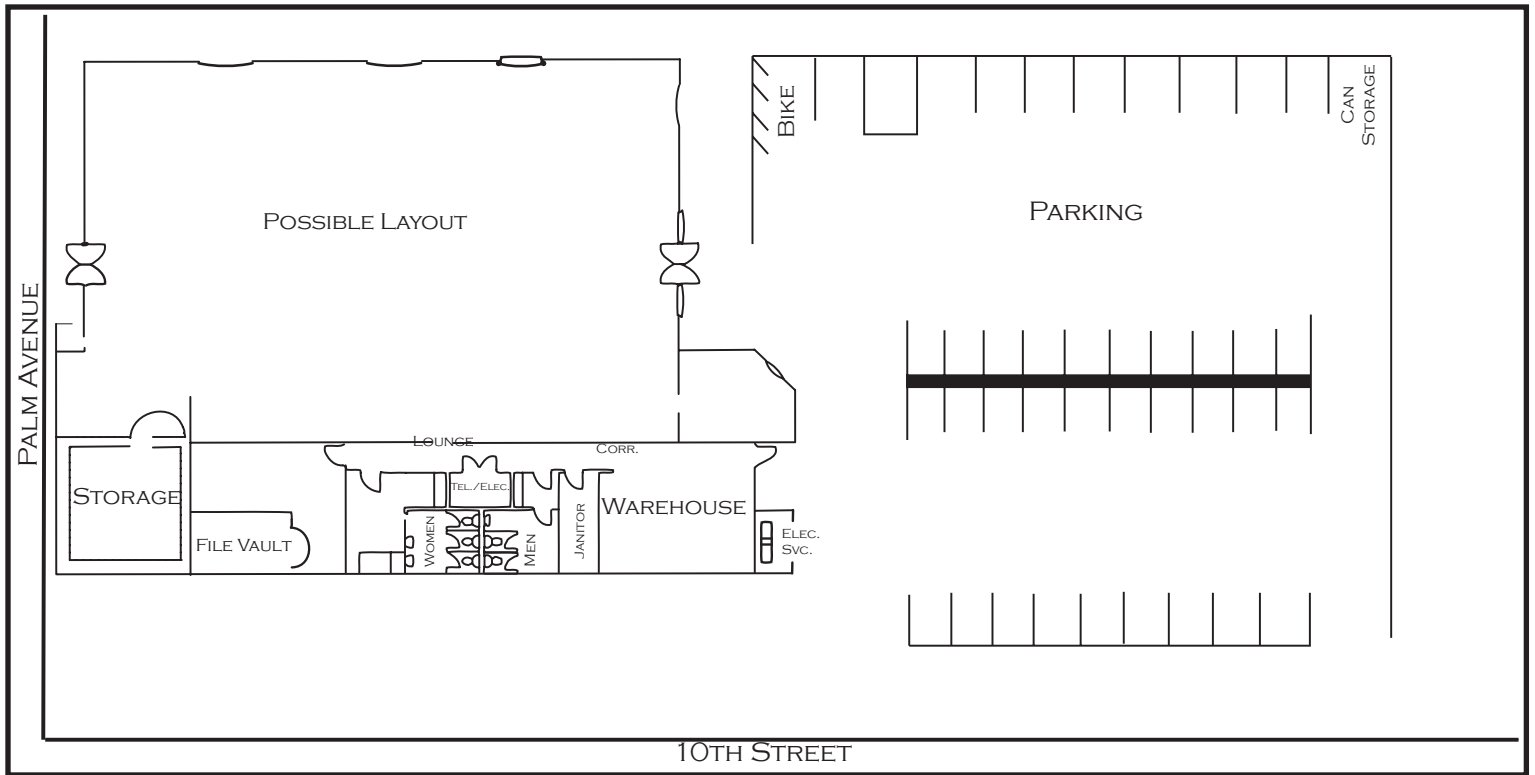
3655 NOBEL DR., SUITE 600
SAN DIEGO, CA 92122
WWW.LEE-ASSOCIATES.COM

DAN MALCOLM
DMALCOLM@LEE-ASSOCIATES.COM
858.453.9990

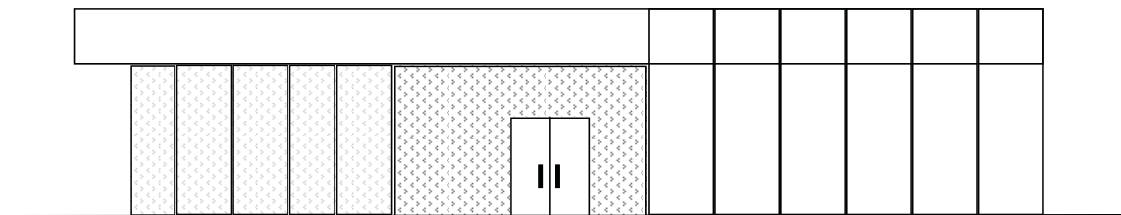
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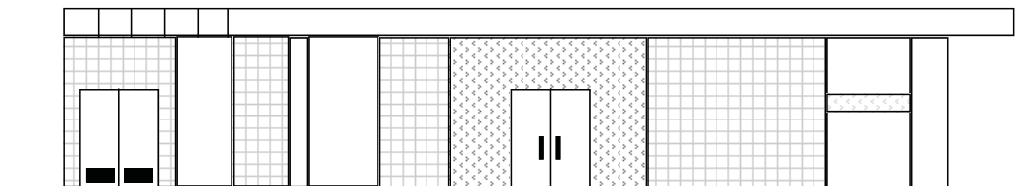
Floor Plan



NORTH ELEVATION



SOUTH ELEVATION



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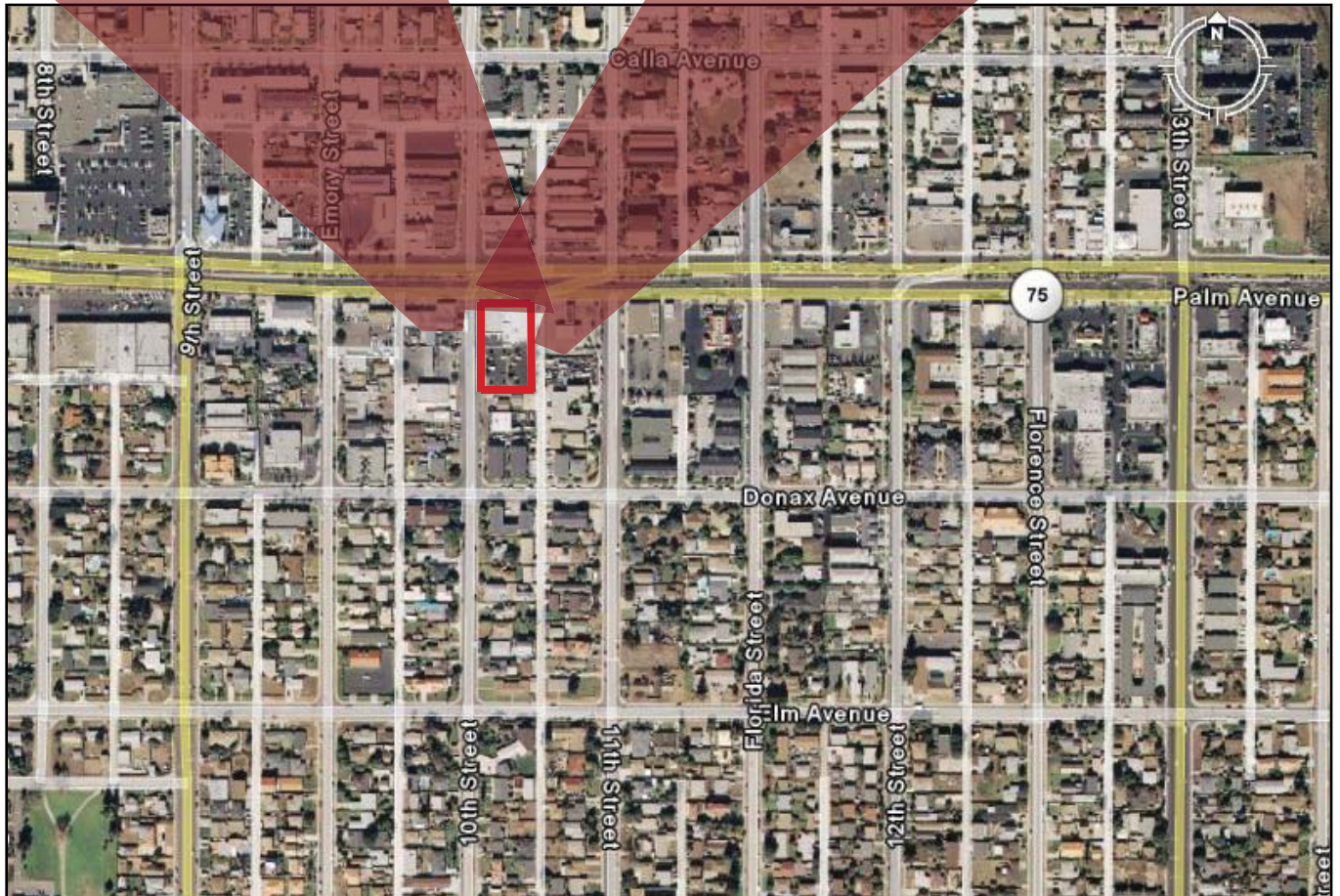
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Site Location Aerial



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Demographic Study



imperial beach
Latitude: 32.583952
Longitude: -117.109358




Palm Ave & Florida St
Imperial Beach, CA 9193
Radius: 1.0 mile

Palm Ave & Florida St
Imperial Beach, CA 9193
Radius: 3.0 mile

Palm Ave & Florida St
Imperial Beach, CA 9193
Radius: 5.0 mile

Market Profile

Prepared by Lee & Associates|UTC

	Palm Ave & Florida St Imperial Beach, CA 9193 Radius: 1.0 mile	Palm Ave & Florida St Imperial Beach, CA 9193 Radius: 3.0 mile	Palm Ave & Florida St Imperial Beach, CA 9193 Radius: 5.0 mile
 2000 Total Population	25,609	100,269	231,386
2000 Group Quarters	69	821	2,748
2007 Total Population	25,553	102,442	236,621
2012 Total Population	25,738	104,174	240,033
2007 - 2012 Annual Rate	0.14%	0.34%	0.29%
 2000 Households	8,380	31,336	72,607
2000 Average Household Size	3.05	3.17	3.15
2007 Households	8,345	31,758	75,096
2007 Average Household Size	3.05	3.2	3.11
2012 Households	8,382	32,161	75,958
2012 Average Household Size	3.06	3.21	3.12
2007 - 2012 Annual Rate	0.09%	0.25%	0.23%
2000 Families	6,211	23,901	55,239
2000 Average Family Size	3.45	3.59	3.6
2007 Families	6,182	24,246	57,474
2007 Average Family Size	3.46	3.62	3.53
2012 Families	6,209	24,566	58,157
2012 Average Family Size	3.47	3.64	3.55
2007 - 2012 Annual Rate	0.09%	0.26%	0.24%
 2000 Housing Units	8,705	32,408	74,976
Owner Occupied Housing Units	33.7%	42.0%	45.8%
Renter Occupied Housing Units	62.7%	54.5%	51.0%
Vacant Housing Units	3.6%	3.6%	3.1%
2007 Housing Units	8,688	32,886	77,665
Owner Occupied Housing Units	33.8%	42.0%	46.7%
Renter Occupied Housing Units	62.3%	54.6%	50.0%
Vacant Housing Units	3.9%	3.4%	3.3%
2012 Housing Units	8,763	33,445	78,840
Owner Occupied Housing Units	33.2%	41.4%	46.1%
Renter Occupied Housing Units	62.5%	54.8%	50.2%
Vacant Housing Units	4.3%	3.8%	3.7%
Median Household Income			
2000	\$34,569	\$35,734	\$36,531
2007	\$41,806	\$43,561	\$45,591
2012	\$47,745	\$50,125	\$52,624
Median Home Value			
2000	\$151,476	\$151,565	\$158,660
2007	\$343,711	\$339,408	\$367,563
2012	\$400,271	\$395,821	\$425,910
Per Capita Income			
2000	\$14,720	\$14,472	\$14,702
2007	\$17,407	\$17,542	\$17,974
2012	\$20,208	\$20,500	\$21,068
Median Age			
2000	29.0	29.7	31.0
2007	29.2	29.8	30.9
2012	29.6	30.3	31.4



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Radius: 3.0 mile

Palm Ave & Florida St
Imperial Beach, CA 9193
Radius: 5.0 mile



2000 Households by Income

Household Income Base	1.0 mile	3.0 mile	5.0 mile
< \$15,000	8,353	31,245	72,528
\$15,000 - \$24,999	15.7%	15.7%	16.7%
\$25,000 - \$34,999	17.6%	16.3%	14.9%
\$35,000 - \$49,999	17.3%	16.8%	16.1%
\$50,000 - \$74,999	19.7%	19.2%	18.5%
\$75,000 - \$99,999	18.2%	18.2%	18.5%
\$100,000 - \$149,999	6.6%	7.5%	8.6%
\$150,000 - \$199,999	3.6%	4.3%	4.8%
\$200,000+	0.4%	1.0%	1.0%
Average Household Income	1.0%	1.0%	0.9%
	\$44,638	\$45,723	\$46,366

2007 Households by Income

Household Income Base	1.0 mile	3.0 mile	5.0 mile
< \$15,000	8,346	31,758	75,093
\$15,000 - \$24,999	12.8%	12.3%	12.8%
\$25,000 - \$34,999	13.1%	12.1%	11.6%
\$35,000 - \$49,999	15.3%	14.2%	12.5%
\$50,000 - \$74,999	19.3%	19.6%	18.4%
\$75,000 - \$99,999	20.5%	20.0%	19.2%
\$100,000 - \$149,999	9.6%	10.6%	11.7%
\$150,000 - \$199,999	7.3%	8.4%	10.1%
\$200,000+	0.9%	1.4%	1.9%
Average Household Income	1.2%	1.6%	1.7%
	\$53,075	\$55,826	\$58,806

2012 Households by Income

Household Income Base	1.0 mile	3.0 mile	5.0 mile
< \$15,000	8,384	32,162	75,956
\$15,000 - \$24,999	10.8%	10.1%	10.6%
\$25,000 - \$34,999	10.2%	10.0%	9.6%
\$35,000 - \$49,999	13.4%	12.4%	10.9%
\$50,000 - \$74,999	18.0%	17.3%	16.0%
\$75,000 - \$99,999	22.1%	21.7%	20.8%
\$100,000 - \$149,999	10.9%	11.3%	11.4%
\$150,000 - \$199,999	10.9%	12.2%	14.4%
\$200,000+	2.0%	2.6%	3.3%
Average Household Income	1.7%	2.3%	2.8%
	\$61,782	\$65,528	\$69,749

2000 Owner Occupied HUs by Value

Total	1.0 mile	3.0 mile	5.0 mile
<\$50,000	2,856	13,604	34,350
\$50,000 - 99,999	21.8%	20.7%	12.9%
\$100,000 - 149,999	4.8%	7.7%	7.4%
\$150,000 - 199,999	22.1%	20.2%	21.5%
\$200,000 - \$299,999	39.8%	37.7%	41.8%
\$300,000 - 499,999	9.8%	8.7%	11.9%
\$500,000 - 999,999	1.2%	2.5%	2.3%
\$1,000,000+	0.0%	2.0%	1.7%
Average Home Value	0.4%	0.6%	0.5%
	\$138,147	\$152,136	\$163,665

2000 Specified Renter Occupied HUs by Contract Rent

Total	1.0 mile	3.0 mile	5.0 mile
With Cash Rent	5,543	17,656	38,156
No Cash Rent	98.0%	98.2%	98.4%
Median Rent	2.0%	1.8%	1.6%
Average Rent	\$628	\$655	\$637
	\$625	\$643	\$637



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