

701 WEST BEECH STREET, SAN DIEGO, CA 92101

FOR LEASE

Premier Corner Restaurant Space Approx 2,248 SF + 2,450 SF Mezz/Balcony
Restaurant Space Available Approx 2,500 SF - 7,500 SF + Mezz/Balcony

PROPERTY HIGHLIGHTS

- ✓ Premier Corner Two- Story Restaurant Space Available in Little Italy
- ✓ Restaurant Ready Ground Floor + Mezzanine Space Available
- ✓ 39 Underground Spaces Dedicated to Retail & Restaurants
- ✓ 660 Space Garage Under Construction Across the Street for Public Parking
- ✓ Dedicated Elevator to Restaurants
- ✓ San Diego's Strongest Sub-Market for Retailers/ Restaurants
- ✓ 22-Story, 224 Unit, New Construction upscale apartment community
- ✓ In the Heart of Little Italy's walking district and San Diego's Business District

DEMOGRAPHICS	1 mile	3 miles	5 miles
Population	30,352	166,123	440,133
Average HH Income	\$58,096	\$63,763	\$61,768



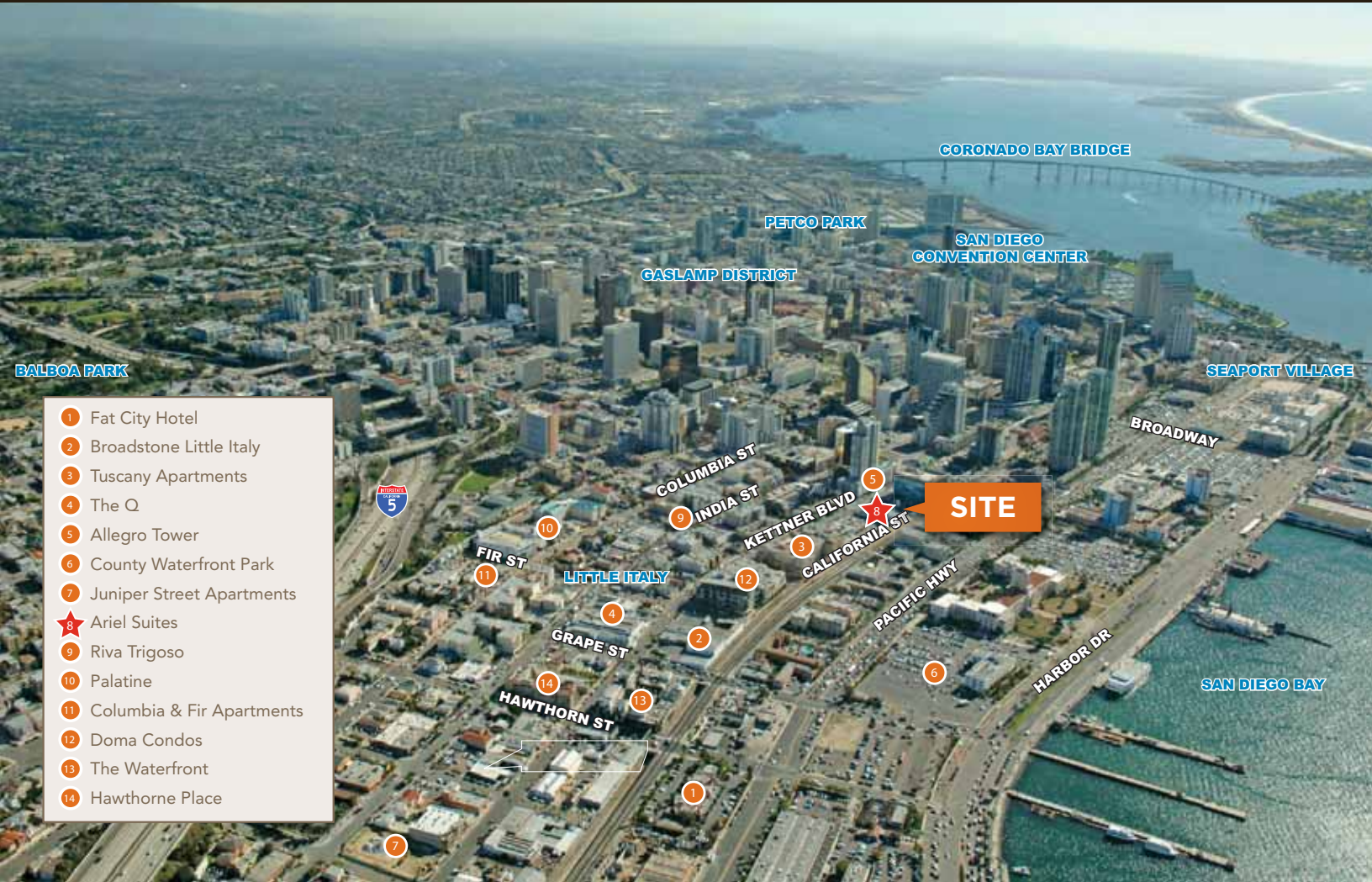
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- 1 Fat City Hotel
- 2 Broadstone Little Italy
- 3 Tuscany Apartments
- 4 The Q
- 5 Allegro Tower
- 6 County Waterfront Park
- 7 Juniper Street Apartments
- ★ Ariel Suites
- 9 Riva Trigoso
- 10 Palatine
- 11 Columbia & Fir Apartments
- 12 Doma Condos
- 13 The Waterfront
- 14 Hawthorne Place



LOCATION MATTERS 
 RESTAURANT | RETAIL | BROKERAGE

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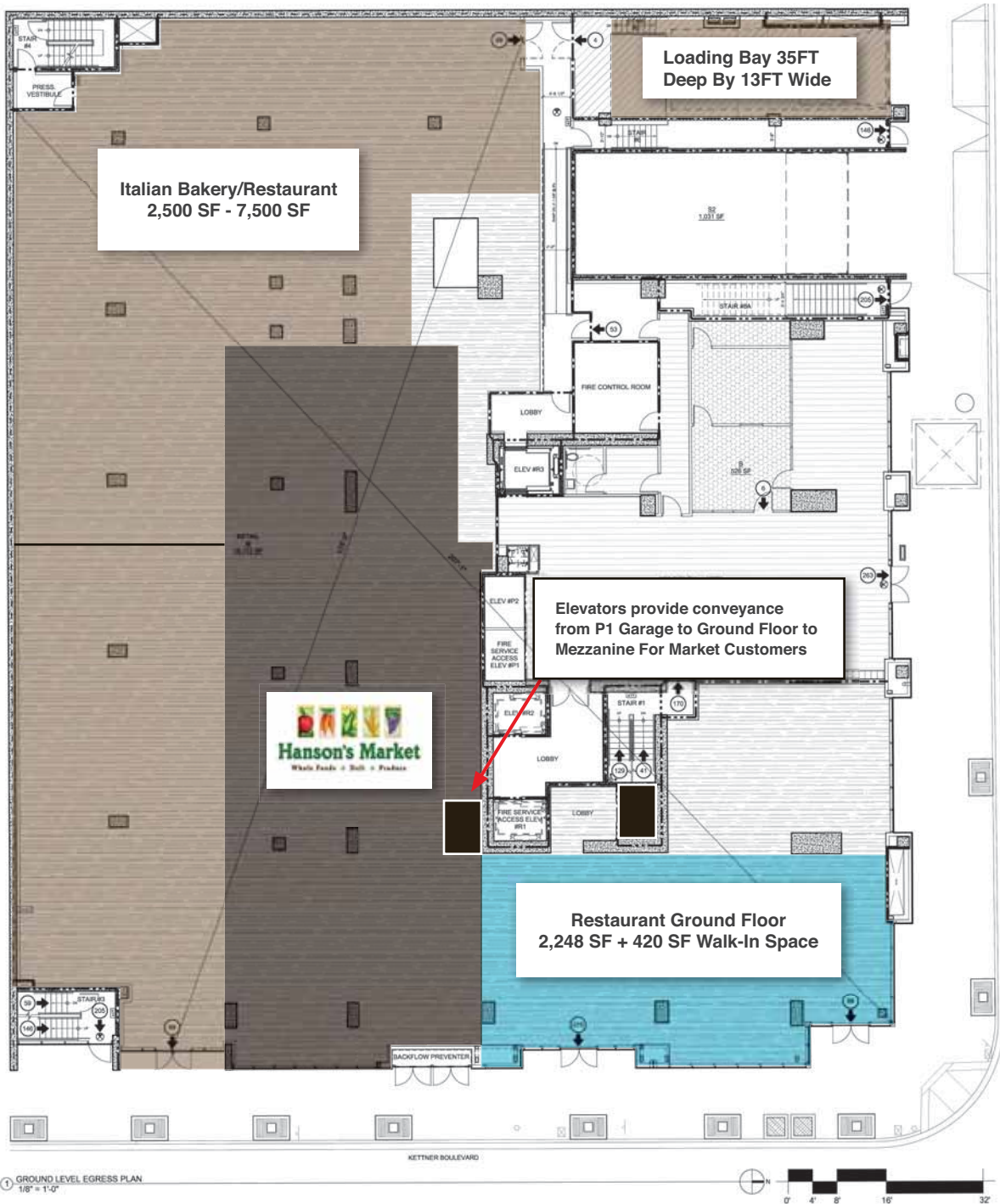
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GROUND FLOOR



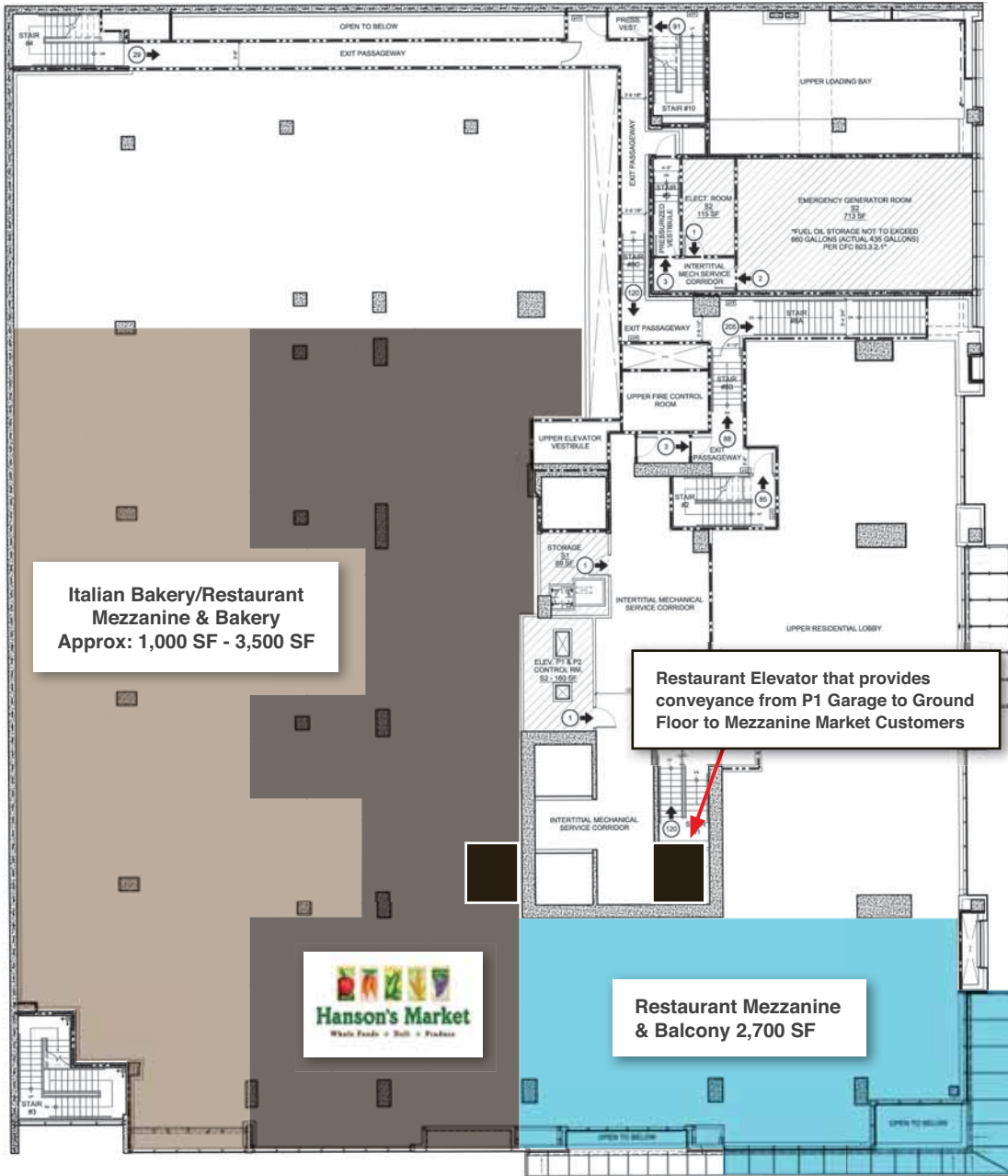
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MEZZANINE



② INTERSTITIAL LEVEL EGRESS PLAN
1/8" = 1'-0"



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DEMOGRAPHICS

POPULATION	1 mile	3 miles	5 miles
2000 Population	19,434	152,131	418,187
2010 Population	29,800	163,763	435,541
2012 Population	30,352	166,123	440,133
2017 Population	31,993	173,751	457,320
2000-2010 Annual Rate	4.37%	0.74%	0.41%
2010-2012 Annual Rate	0.82%	0.64%	0.47%
2012-2017 Annual Rate	1.06%	0.90%	0.77%
2012 Male Population	58.7%	55.4%	53.0%
2012 Female Population	41.3%	44.6%	47.0%
2012 Median Age	38.2	34.3	32.6

In the identified area, the current year population is 440,133. In 2010, the Census count in the area was 435,541. The rate of change since 2010 was 0.47% annually. The five-year projection for the population in the area is 457,320 representing a change of 0.77% annually from 2012 to 2017. Currently, the population is 53.0% male and 47.0% female.

The median age in this area is 32.6, compared to U.S. median age of 37.3.

RACE AND ETHNICITY	1 mile	3 miles	5 miles
2012 White Alone	72.4%	67.4%	58.9%
2012 Black Alone	7.1%	7.0%	8.4%
2012 American Indian/Alaska Native Alone	0.7%	0.8%	0.8%
2012 Asian Alone	7.8%	5.0%	7.9%
2012 Pacific Islander Alone	0.3%	0.3%	0.4%
2012 Other Race	7.4%	14.7%	18.9%
2012 Two or More Races	4.4%	4.7%	4.8%
2012 Hispanic Origin (Any Race)	20.0%	32.7%	38.8%

Persons of Hispanic origin represent 38.8% of the population in the identified area compared to 16.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 81.1 in the identified area, compared to 61.4 for the U.S. as a whole.

HOUSEHOLDS	1 mile	3 miles	5 miles
2000 Households	10,994	63,516	156,941
2010 Households	17,167	72,715	168,485
2012 Total Households	17,570	74,185	171,049
2017 Total Households	18,612	78,055	178,427
2000-2010 Annual Rate	4.56%	1.36%	0.71%
2010-2012 Annual Rate	1.04%	0.89%	0.67%
2012-2017 Annual Rate	1.16%	1.02%	0.85%
2012 Average Household Size	1.46	1.98	2.36

The household count in this area has changed from 168,485 in 2010 to 171,049 in the current year, a change of 0.67% annually. The five-year projection of households is 178,427, a change of 0.85% annually from the current year total. Average household size is currently 2.36, compared to 2.37 in the year 2010. The number of families in the current year is 81,098 in the specified area.



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MEDIAN HOUSEHOLD INCOME	1 mile	3 miles	5 miles
2012 Median Household Income	\$32,377	\$39,297	\$39,800
2017 Median Household Income	\$37,537	\$45,771	\$46,180
2012-2017 Annual Rate	3.00%	3.10%	3.02%
AVERAGE HOUSEHOLD INCOME	1 mile	3 miles	5 miles
2012 Average Household Income	\$58,096	\$63,763	\$61,768
2017 Average Household Income	\$68,885	\$74,169	\$71,303
2012-2017 Annual Rate	3.47%	3.07%	2.91%
PER CAPITA INCOME	1 mile	3 miles	5 miles
2012 Per Capita Income	\$38,423	\$32,442	\$26,862
2017 Per Capita Income	\$44,711	\$37,262	\$30,673
2012-2017 Annual Rate	3.08%	2.81%	2.69%

Current median household income is \$39,800 in the area, compared to \$50,157 for all U.S. households. Median household income is projected to be \$46,180 in five years, compared to \$56,895 for all U.S. households.

Current average household income is \$61,768 in this area, compared to \$68,162 for all U.S. households. Average household income is projected to be \$71,303 in five years, compared to \$77,137 for all U.S. households.

Current per capita income is \$26,862 in the area, compared to the U.S. per capita income of \$26,409. The per capita income is projected to be \$30,673 in five years, compared to \$29,882 for all U.S. households.

POPULATION	1 mile	3 miles	5 miles
2000 Total Housing Units	11,943	67,596	165,291
2000 Owner Occupied Housing Units	1,618	17,687	51,815
2000 Owner Occupied Housing Units	9,376	45,829	105,126
2000 Vacant Housing Units	949	4,080	8,350
2010 Total Housing Units	21,090	81,715	184,375
2010 Owner Occupied Housing Units	4,566	21,736	56,440
2010 Renter Occupied Housing Units	12,601	50,979	112,045
2010 Vacant Housing Units	3,923	9,000	15,890
2012 Total Housing Units	21,177	82,738	186,590
2012 Owner Occupied Housing Units	4,368	20,795	54,298
2012 Renter Occupied Housing Units	13,202	53,390	116,751
2012 Vacant Housing Units	3,607	8,553	15,541
2017 Total Housing Units	21,783	85,884	192,979
2017 Owner Occupied Housing Units	4,605	22,278	58,169
2017 Renter Occupied Housing Units	14,007	55,777	120,258
2017 Vacant Housing Units	3,171	7,829	14,552

Currently, 29.1% of the 186,590 housing units in the area are owner occupied; 62.6%, renter occupied; and 8.3% are vacant. Currently, in the U.S., 56.5% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 11.4% are vacant. In 2010, there were 184,375 housing units in the area - 30.6% owner occupied, 60.8% renter occupied, and 8.6% vacant. The annual rate of change in housing units since 2010 is 0.53%. Median home value in the area is \$322,569, compared to a median home value of \$167,749 for the U.S. In five years, median value is projected to change by 3.69% annually to \$386,709.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2012 and 2017. Esri converted Census 2000 data into 2010 geography.



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