

# METROPOLITAN SHOPPING CENTER

## OUTPARCEL GROUND LEASE/BUILD TO SUIT

FOR LEASE

1655 Euclid Ave | San Diego, CA



BRENDA BENTER  
SR VICE PRESIDENT LEASING  
bbenter@rmrginc.com | 714-460-1500

JAIDYN PHONRATH  
LEASING ASSOCIATE  
jphonrath@rmrginc.com | 714-821-2172



# SITE PLAN

METROPOLITAN SHOPPING CENTER



| #    | TENANT                        |
|------|-------------------------------|
| 1655 | Red White & Blue Thrift Store |
| PAD  | AVAILABLE                     |

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[www.redmountaingroupinc.com](http://www.redmountaingroupinc.com)

**RED MOUNTAIN**  
GROUP

# AREA INFO

METROPOLITAN SHOPPING CENTER



## OUTPARCEL OPPORTUNITY

28,738 SF / Max Building 3,500 SF

Ground Lease or Build to Suit

Fast Food with Drive-Thru, QSR, Medical/Dental,  
Bank/Credit Union

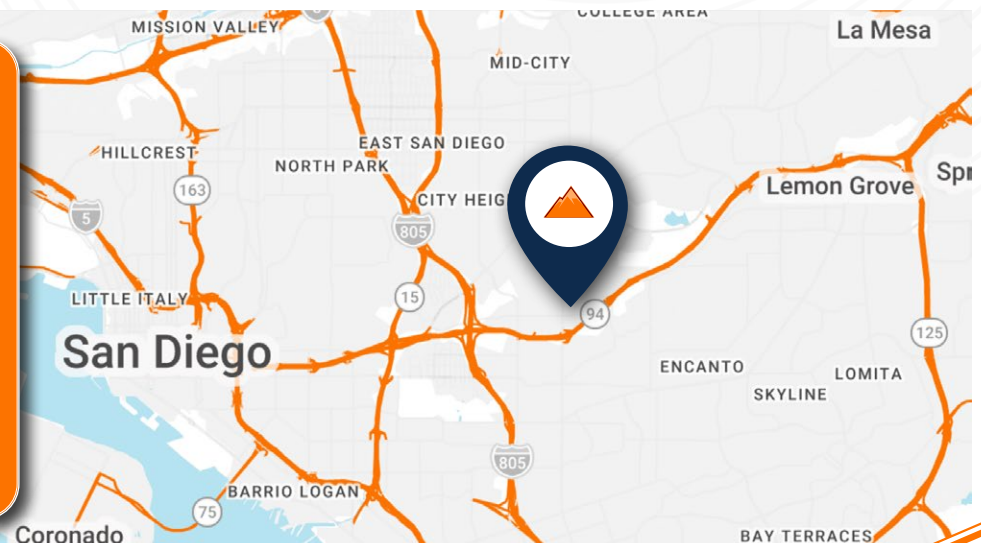
Located at the Intersection of Euclid Ave & Federal Blvd

Centrally Located in the city of San Diego within  
15 minutes of Balboa Park and San Diego  
International Airport

## NEARBY TENANTS:



|         |  |  |  |  |
|---------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|
|         | POPULATION                                                                         | DAYTIME<br>POPULATION                                                              | TOTAL<br>HOUSEHOLDS                                                                | AVG HH<br>INCOME                                                                   |
| 1 Mile  | 21,873                                                                             | 10,583                                                                             | 6,587                                                                              | \$105,789                                                                          |
| 3 Miles | 276,416                                                                            | 116,509                                                                            | 89,838                                                                             | \$108,799                                                                          |
| 5 Miles | 676,835                                                                            | 429,230                                                                            | 254,632                                                                            | \$117,977                                                                          |



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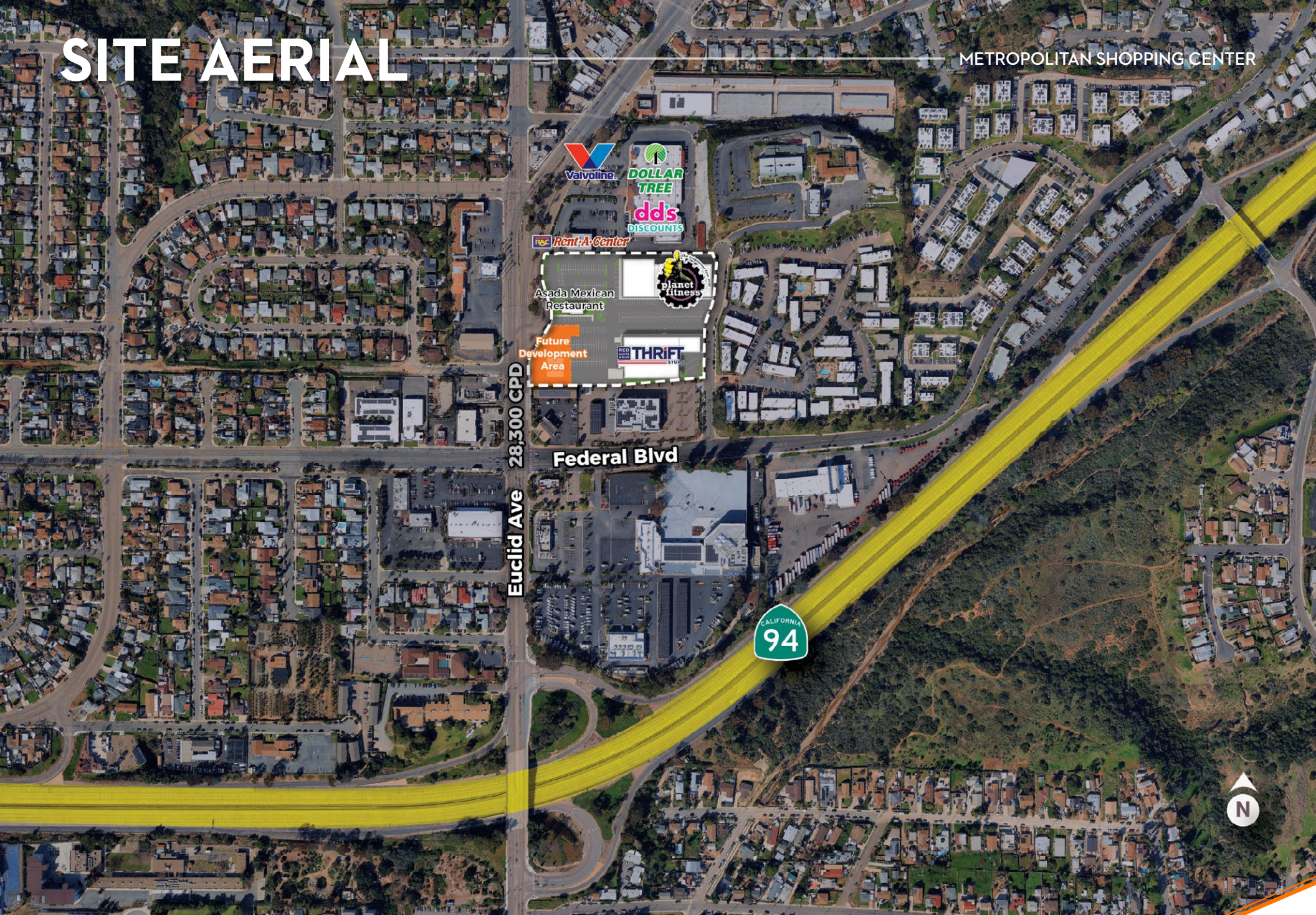
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# SITE AERIAL

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# AREA MAP



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