

for sublease

1606 GRAND AVENUE

1606 GRAND AVENUE | SAN DIEGO, CA | 92109

EXCLUSIVE BROKER





±4,750 SF BUILDING

PROPERTY HIGHLIGHTS

- Former Bank Branch for Sublease - Term through August 31, 2026
- Excellent Traffic Counts: Approximately 58,000 cars per day at Grand Ave. & Ingraham St.
- High Profile Location at one of Pacific Beach's most prominent intersections

TRAFFIC COUNTS

- Grand Ave: 33,306 ADT
- Ingraham St: 25,323 ADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Pop (2023)	30,202	93,758	291,829
AHH Income	\$134,761	\$155,995	\$143,526
Daytime Pop.	10,635	38,189	149,391

TENANTS (in the area)

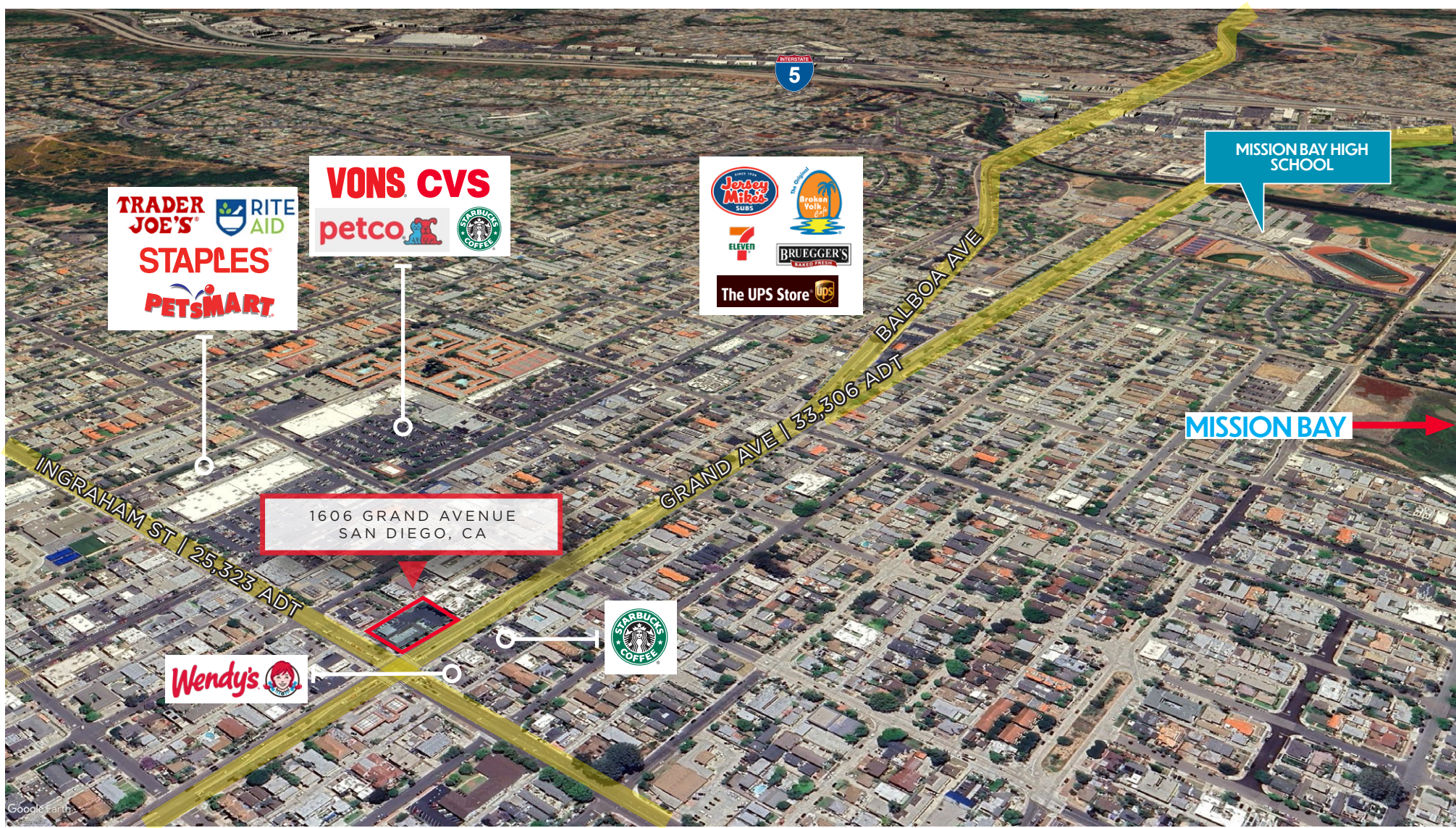


SITE PLAN



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AERIAL



DEMOGRAPHICS

1 Mile

3 Mile

Demographic and Income Profile

1606 Grand Ave, San Diego, California, 92109

Ring: 1 mile radius



Latitude: 32.79823, Longitude: -117.24003

Summary	Census 2010	Census 2020	2023	2028		
Population	30,221	30,164	30,202	29,977		
Households	15,821	15,565	15,514	15,451		
Families	4,282	-	4,113	4,117		
Average Household Size	1.90	1.93	1.94	1.93		
Owner Occupied Housing Units	3,820	-	4,078	4,131		
Renter Occupied Housing Units	12,000	-	11,436	11,319		
Median Age	29.9	-	32.4	33.4		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	-0.15%	0.13%	0.30%			
Households	-0.08%	0.25%	0.49%			
Families	0.02%	0.24%	0.44%			
Owner HHs	0.26%	0.40%	0.66%			
Median Household Income	1.91%	2.95%	2.57%			
Households by Income	2023		2028			
	Number	Percent	Number	Percent		
<\$15,000	865	5.6%	743	4.8%		
\$15,000 - \$24,999	535	3.4%	376	2.4%		
\$25,000 - \$34,999	730	4.7%	561	3.6%		
\$35,000 - \$49,999	1,199	7.7%	923	6.0%		
\$50,000 - \$74,999	2,472	15.9%	2,220	14.4%		
\$75,000 - \$99,999	2,020	13.0%	2,003	13.0%		
\$100,000 - \$149,999	3,354	21.6%	3,542	22.9%		
\$150,000 - \$199,999	2,066	13.3%	2,487	16.1%		
\$200,000+	2,273	14.7%	2,595	16.8%		
Median Household Income	\$98,983		\$108,807			
Average Household Income	\$134,761		\$152,586			
Per Capita Income	\$68,678		\$78,026			
Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	969	3.2%	801	2.7%	822	2.7%
5 - 9	697	2.3%	645	2.1%	640	2.1%
10 - 14	583	1.9%	601	2.0%	573	1.9%
15 - 19	580	1.9%	617	2.0%	577	1.9%
20 - 24	5,270	17.4%	3,231	10.7%	3,441	11.5%
25 - 34	11,304	37.4%	12,005	39.7%	10,538	35.2%
35 - 44	3,951	13.1%	4,801	15.9%	5,525	18.4%
45 - 54	2,603	8.6%	2,336	7.7%	2,506	8.4%
55 - 64	2,013	6.7%	2,077	6.9%	2,016	6.7%
65 - 74	1,147	3.8%	1,739	5.8%	1,673	5.6%
75 - 84	728	2.4%	944	3.1%	1,205	4.0%
85+	374	1.2%	406	1.3%	460	1.5%

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Demographic and Income Profile

1606 Grand Ave, San Diego, California, 92109

Ring: 3 mile radius




Latitude: 32.79823, Longitude: -117.24003

Summary	Census 2010	Census 2020	2023	2028		
Population	93,255	93,389	93,758	94,063		
Households	43,541	42,228	42,374	42,611		
Families	18,850	-	18,218	18,382		
Average Household Size	2.12	2.18	2.18	2.17		
Owner Occupied Housing Units	19,551	-	20,349	20,475		
Renter Occupied Housing Units	23,990	-	22,025	22,136		
Median Age	35.0	-	37.8	39.0		
Trends: 2023-2028 Annual Rate	Area	State	National			
Population	0.06%	0.13%	0.30%			
Households	0.11%	0.25%	0.49%			
Families	0.18%	0.24%	0.44%			
Owner HHs	0.12%	0.40%	0.66%			
Median Household Income	2.09%	2.95%	2.57%			
Households by Income	2023		2028			
	Number	Percent	Number	Percent		
<\$15,000	2,314	5.5%	2,001	4.7%		
\$15,000 - \$24,999	1,591	3.8%	1,111	2.6%		
\$25,000 - \$34,999	1,658	3.9%	1,286	3.0%		
\$35,000 - \$49,999	2,943	6.9%	2,290	5.4%		
\$50,000 - \$74,999	5,791	13.7%	5,146	12.1%		
\$75,000 - \$99,999	4,938	11.7%	4,837	11.4%		
\$100,000 - \$149,999	8,837	20.9%	9,376	22.0%		
\$150,000 - \$199,999	5,262	12.4%	6,283	14.7%		
\$200,000+	9,040	21.3%	10,280	24.1%		
Median Household Income	\$107,710		\$119,470			
Average Household Income	\$155,995		\$176,013			
Per Capita Income	\$70,797		\$80,034			
Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,860	4.1%	3,286	3.5%	3,363	3.6%
5 - 9	3,491	3.7%	3,291	3.5%	3,248	3.5%
10 - 14	3,306	3.5%	3,526	3.8%	3,317	3.5%
15 - 19	3,276	3.5%	3,560	3.8%	3,366	3.6%
20 - 24	10,511	11.3%	7,294	7.8%	7,750	8.2%
25 - 34	22,237	23.8%	21,547	23.0%	19,441	20.7%
35 - 44	12,090	13.0%	13,977	14.9%	14,973	15.9%
45 - 54	11,532	12.4%	9,819	10.5%	10,403	11.1%
55 - 64	9,753	10.5%	10,446	11.1%	9,771	10.4%
65 - 74	6,305	6.8%	8,985	9.6%	9,112	9.7%
75 - 84	4,503	4.8%	5,436	5.8%	6,412	6.8%
85+	2,391	2.6%	2,592	2.8%	2,907	3.1%

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DEMOGRAPHICS (cont.)

5 Mile

Demographic and Income Profile							
1606 Grand Ave, San Diego, California, 92109							
Ring: 5 mile radius							
Latitude: 32.79823, Longitude: -117.24003							
							
Summary		Census 2010	Census 2020	2023	2028		
Population		282,607	290,846	291,829	294,655		
Households		122,522	122,405	122,868	124,327		
Families		59,535	-	58,908	59,815		
Average Household Size		2.23	2.28	2.28	2.27		
Owner Occupied Housing Units		56,403	-	58,250	58,820		
Renter Occupied Housing Units		66,106	-	64,618	65,507		
Median Age		34.9	-	37.2	38.2		
Trends: 2023-2028 Annual Rate		Area	State		National		
Population		0.19%	0.13%		0.30%		
Households		0.24%	0.25%		0.49%		
Families		0.31%	0.24%		0.44%		
Owner HHs		0.19%	0.40%		0.66%		
Median Household Income		2.07%	2.95%		2.57%		
Households by Income		2023		2028			
		Number	Percent	Number	Percent		
<\$15,000		8,729	7.1%	7,648	6.2%		
\$15,000 - \$24,999		5,126	4.2%	3,704	3.0%		
\$25,000 - \$34,999		4,857	4.0%	3,799	3.1%		
\$35,000 - \$49,999		9,052	7.4%	7,084	5.7%		
\$50,000 - \$74,999		17,468	14.2%	15,643	12.6%		
\$75,000 - \$99,999		14,649	11.9%	14,535	11.7%		
\$100,000 - \$149,999		25,446	20.7%	27,561	22.2%		
\$150,000 - \$199,999		15,049	12.2%	18,227	14.7%		
\$200,000+		22,491	18.3%	26,126	21.0%		
Median Household Income		\$101,975		\$113,003			
Average Household Income		\$143,526		\$163,017			
Per Capita Income		\$60,906		\$69,255			
Population by Age		Census 2010		2023		2028	
		Number	Percent	Number	Percent	Number	Percent
0 - 4		13,443	4.8%	11,820	4.1%	12,387	4.2%
5 - 9		11,747	4.2%	11,436	3.9%	11,324	3.8%
10 - 14		11,188	4.0%	11,864	4.1%	11,183	3.8%
15 - 19		14,741	5.2%	14,979	5.1%	14,620	5.0%
20 - 24		32,800	11.6%	27,290	9.4%	28,081	9.5%
25 - 34		58,078	20.6%	58,420	20.0%	53,716	18.2%
35 - 44		36,319	12.9%	41,601	14.3%	45,296	15.4%
45 - 54		35,218	12.5%	29,900	10.2%	31,362	10.6%
55 - 64		30,000	10.6%	32,283	11.1%	29,808	10.1%
65 - 74		18,568	6.6%	27,735	9.5%	28,248	9.6%
75 - 84		13,716	4.9%	16,531	5.7%	19,658	6.7%
85+		6,786	2.4%	7,971	2.7%	8,972	3.0%
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Chad Iafrate, CCIM

+1 760 431 4234

chad.iafrate@cushwake.com

LIC #01329943

Phil Lyons, CCIM

+1 760 431 4210

phil.lyons@cushwake.com

LIC #01093731

Vince Provenzano

+1 760 431 4212

vince.provenzano@cushwake.com

LIC #01926894



12830 El Camino Real, Suite 100
San Diego, CA 92130
cushmanwakefield.com