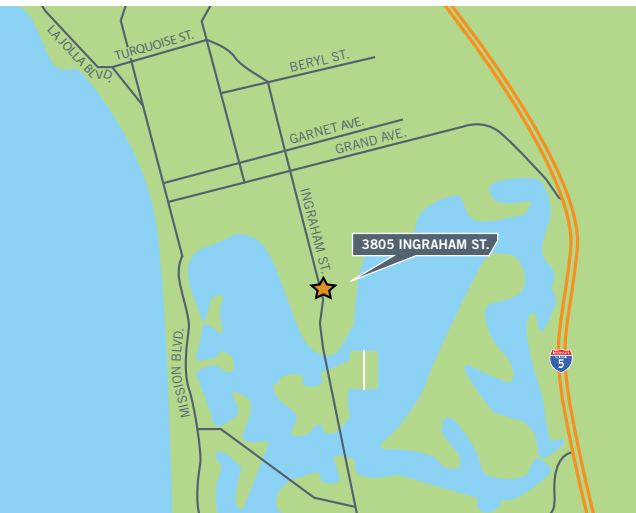


FOR LEASE

THE POINT @ INGRAHAM
3805 INGRAHAM STREET, SAN DIEGO, CA 92109



Urban Strategies



FOR LEASE

**2,268 SF CORNER RETAIL/RESTAURANT SPACE
NOW UNDER CONSTRUCTION - DELIVERY EST. Q4 2013**

Property Highlights:

- 2,268 SF corner retail/restaurant space
- Outdoor patio seating
- 13 onsite commercial parking spots
- 18' interior ceiling height
- 21 onsite residential units

Location:

- Across the street from Rocky's Crown Pub, Big Kahuna, The Menu and Crest Liquor and Delicatessen.
- Situated on the Pacific Beach's main North/South thoroughfare.
- Offers easy access to the 8 and 5 freeways and popular destinations such as Sea World, Pacific Beach Boardwalk, University of San Diego, University of California, San Diego and a short walk to the bay.

Traffic Counts:

- Ingraham Street: 23,400 ADT
- Riviera Drive / Crown Point Drive: 10,800 ADT

Demographics:

	1 MILE	2 MILE	3 MILE
Pop (2012)	21,278	48,785	101,252
Pop (2017)	21,985	50,722	105,017
AHH Income	\$70,973	\$77,861	\$80,821
Daytime Pop	9,652	23,947	50,451

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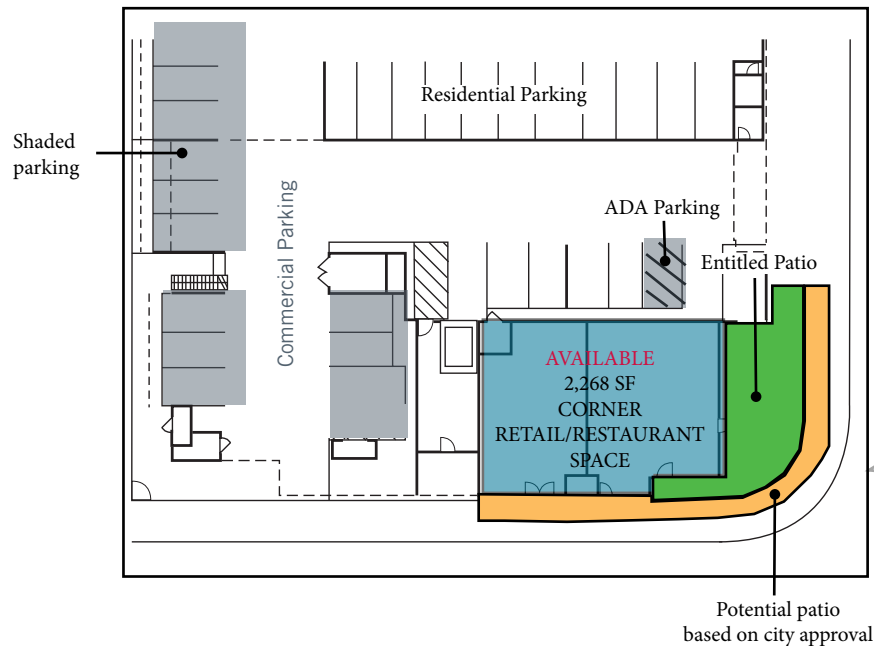
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SITE PLAN

First Floor



DISCLAIMER: This drawing is for general information purposes only. Any and all features, matters and other information depicted hereon or contained herein are for illustrative marketing purposes only, are subject to modification without notice, are not intended to be relied upon by any party and are not intended to constitute representations and warranties as to the size and nature of improvements to be constructed (or that any improvements will be constructed) or as to the identity or nature of any occupants thereof.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. M:1 - Listings_Exclusive\Russ Murfey\Point @ Ingraham\3 - Marketing

Condition of Premises:

- 6 - 200 amp panels
- Location for grease interceptor
- Two shafts to roof for venting
- Corner Retail/Restaurant space is open to 2nd floor creating 18' ceiling heights

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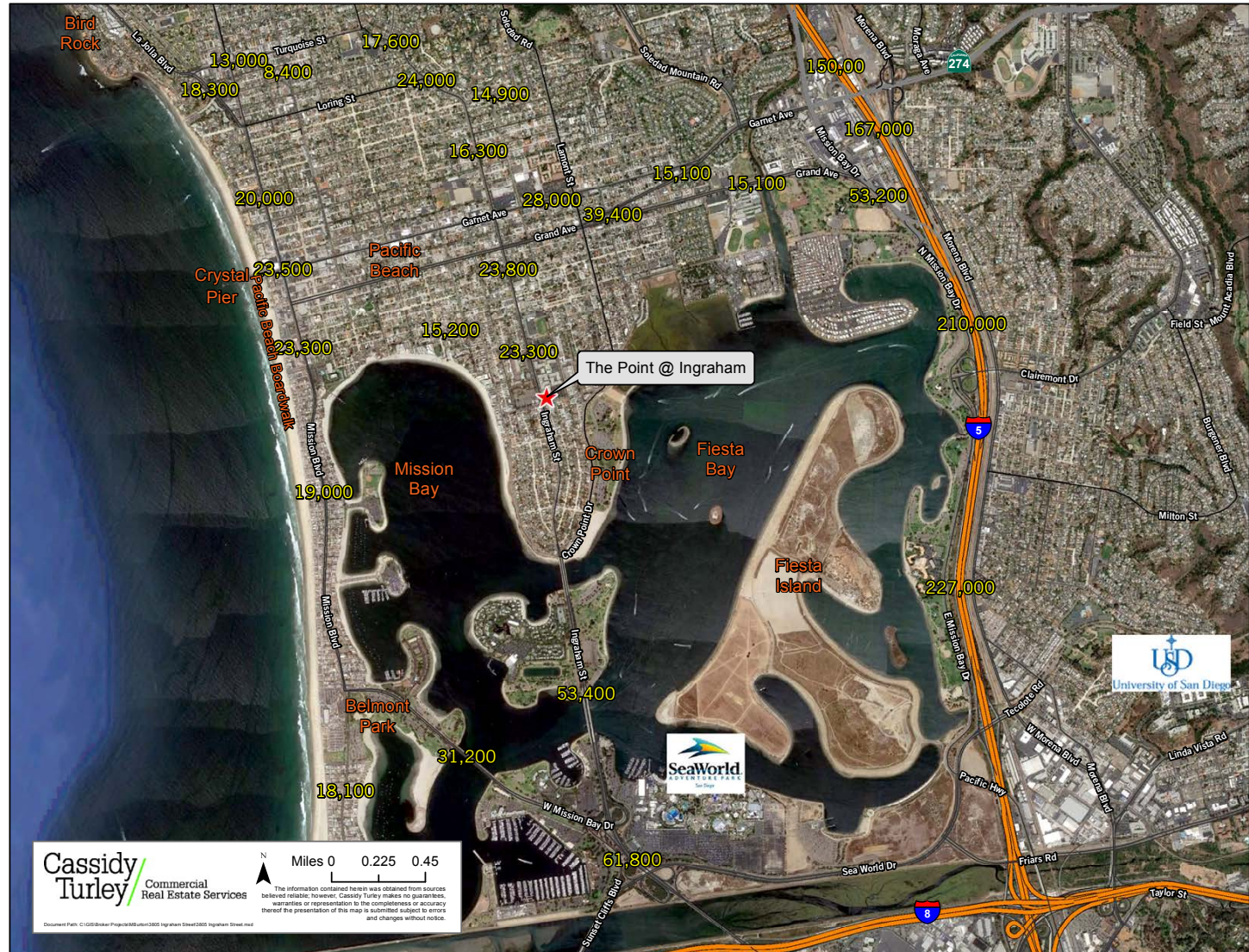
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Traffic Counts around The Point @ Ingrapham



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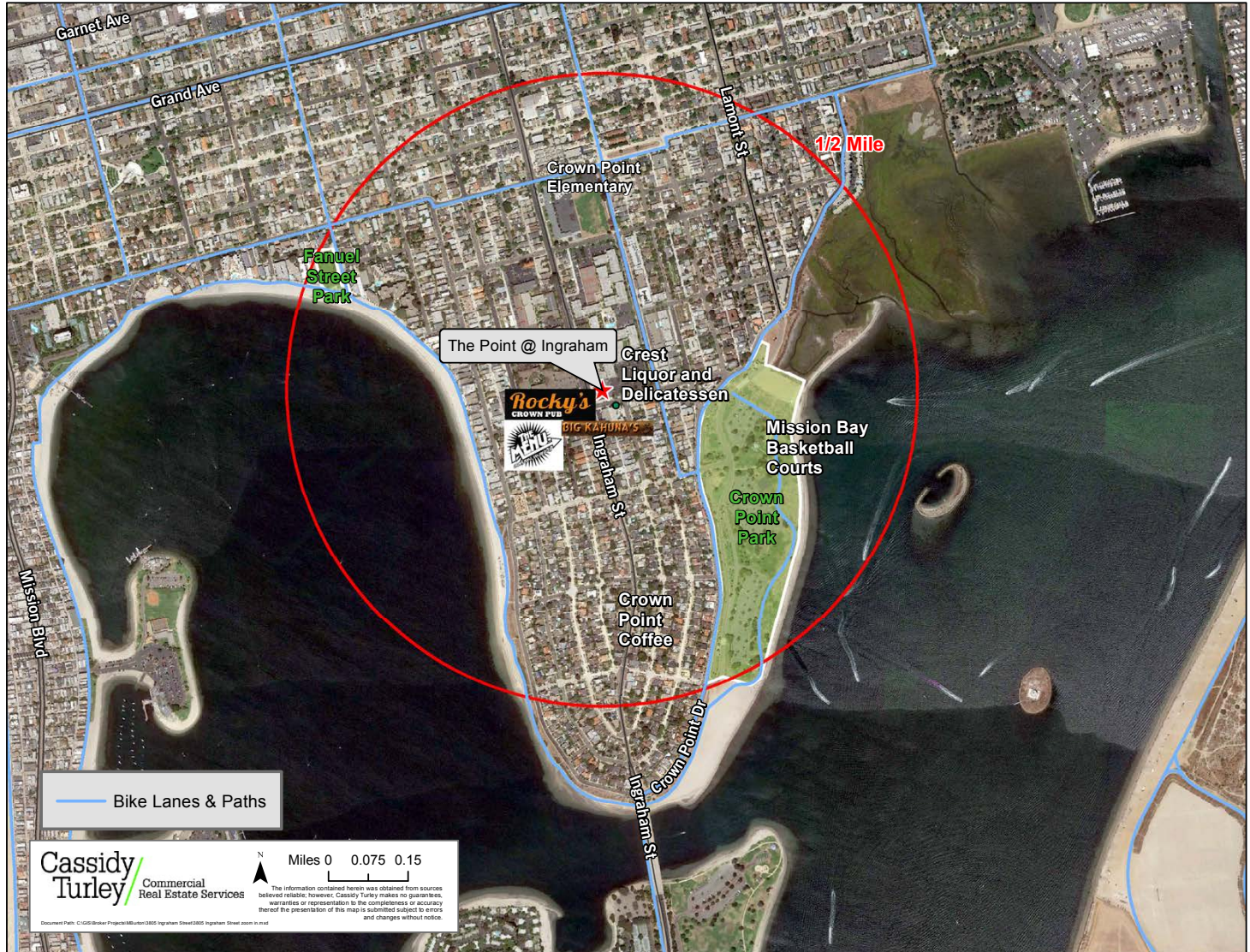
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1/2 Mile Trade Aerial

Business	Established
The Menu	1987
Big Kahuna	2001
Rocky's Crown Pub	1977
Crest Liquor and Delicatessen	1947
Crown Point Coffee	2003

1/2 Mile Walkable Demos

Residential Pop:	8,099
Total Households:	4,571
Housing Units:	4,986
Avg. Household Income:	\$78,379
Median Age:	30
Pop. age 21-34	49.6%



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DEMOGRAPHICS

Executive Summary			
3805 Ingraham St, San Diego, CA, 92109 Rings: 1, 2, 3 mile radii		Prepared by Cassidy Turley Latitude: 32.7889 Longitude: -117.2375	
	1 mile	2 miles	3 miles
Population			
2000 Population	21,271	48,672	100,084
2010 Population	21,184	48,363	100,481
2012 Population	21,278	48,785	101,252
2017 Population	21,985	50,722	105,017
2000-2010 Annual Rate	-0.04%	-0.06%	0.04%
2010-2012 Annual Rate	0.20%	0.39%	0.34%
2012-2017 Annual Rate	0.66%	0.78%	0.73%
2012 Male Population	54.5%	53.7%	52.0%
2012 Female Population	45.5%	46.3%	48.0%
2012 Median Age	29.7	31.3	33.5
In the identified area, the current year population is 101,252. In 2010, the Census count in the area was 100,481. The rate of change since 2010 was 0.34% annually. The five-year projection for the population in the area is 105,017 representing a change of 0.73% annually from 2012 to 2017. Currently, the population is 52.0% male and 48.0% female.			
Median Age			
The median age in this area is 33.5, compared to U.S. median age of 37.3.			
Race and Ethnicity			
2012 White Alone	85.3%	85.7%	83.6%
2012 Black Alone	1.4%	1.4%	1.9%
2012 American Indian/Alaska Native Alone	0.4%	0.4%	0.5%
2012 Asian Alone	3.4%	3.7%	4.4%
2012 Pacific Islander Alone	0.2%	0.3%	0.3%
2012 Other Race	5.1%	4.6%	4.9%
2012 Two or More Races	4.1%	4.0%	4.5%
2012 Hispanic Origin (Any Race)	13.8%	13.0%	14.0%
Persons of Hispanic origin represent 14.0% 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 races/ethnic groups, is 46.8 in the identified area, compared to 61.4 for the U.S. as a whole.			
Households			
2000 Households	11,619	25,149	48,788
2010 Households	11,454	24,566	47,872
2012 Total Households	11,531	24,820	48,294
2017 Total Households	11,898	25,755	49,964
2000-2010 Annual Rate	-0.14%	-0.23%	-0.19%
2010-2012 Annual Rate	0.30%	0.46%	0.39%
2012-2017 Annual Rate	0.63%	0.74%	0.68%
2012 Average Household Size	1.83	1.94	2.03
The household count in this area has changed from 47,872 in 2010 to 48,294 in the current year, a change of 0.39% annually. The five-year projection of households is 49,964, a change of 0.68% annually from the current year total. Average household size is currently 2.03, compared to 2.04 in the year 2010. The number of families in the current year is 18,631 in the specified area.			
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.			
February 13, 2013			
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Executive Summary			
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	1 mile	2 miles	3 miles
Median Household Income			
2012 Median Household Income	\$53,456	\$57,203	\$57,718
2017 Median Household Income	\$62,843	\$68,336	\$68,894
2012-2017 Annual Rate	3.29%	3.62%	3.60%
Average Household Income			
2012 Average Household Income	\$70,973	\$77,861	\$80,821
2017 Average Household Income	\$81,832	\$89,817	\$93,363
2012-2017 Annual Rate	2.89%	2.90%	2.93%
Per Capita Income			
2012 Per Capita Income	\$38,761	\$39,807	\$39,635
2017 Per Capita Income	\$44,599	\$45,761	\$45,511
2012-2017 Annual Rate	2.85%	2.83%	2.80%
Households by Income			
Current median household income is \$57,718 in the area, compared to \$50,157 for all U.S. households. Median household income is projected to be \$68,894 in five years, compared to \$56,895 for all U.S. households			
Current average household income is \$80,821 in this area, compared to \$68,162 for all U.S. households. Average household income is projected to be \$93,363 in five years, compared to \$77,137 for all U.S. households			
Current per capita income is \$39,635 in the area, compared to the U.S. per capita income of \$26,409. The per capita income is projected to be \$45,511 in five years, compared to \$29,882 for all U.S. households			
Housing			
2000 Total Housing Units	12,570	27,305	51,958
2000 Owner Occupied Housing Units	2,666	8,134	19,464
2000 Renter Occupied Housing Units	8,953	17,015	29,324
2000 Vacant Housing Units	951	2,156	3,170
2010 Total Housing Units	12,715	27,418	52,272
2010 Owner Occupied Housing Units	2,450	7,481	18,325
2010 Renter Occupied Housing Units	9,004	17,085	29,547
2010 Vacant Housing Units	1,261	2,852	4,400
2012 Total Housing Units	12,751	27,548	52,664
2012 Owner Occupied Housing Units	2,308	7,157	17,727
2012 Renter Occupied Housing Units	9,223	17,662	30,567
2012 Vacant Housing Units	1,220	2,728	4,370
2017 Total Housing Units	13,044	28,288	54,169
2017 Owner Occupied Housing Units	2,455	7,546	18,685
2017 Renter Occupied Housing Units	9,443	18,209	31,279
2017 Vacant Housing Units	1,146	2,533	4,205
Currently, 33.7% of the 52,664 housing units in the area are owner occupied; 58.0% 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 52,272 housing units in the area - 35.1% owner occupied, 56.5% renter occupied, and 8.4% vacant. The annual rate of change in housing units since 2010 is 0.33%. Median home value in the area is \$407,795, compared to a median home value of \$167,749 for the U.S. In five years, median value is projected to change by 3.66% annually to \$487,975.			
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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