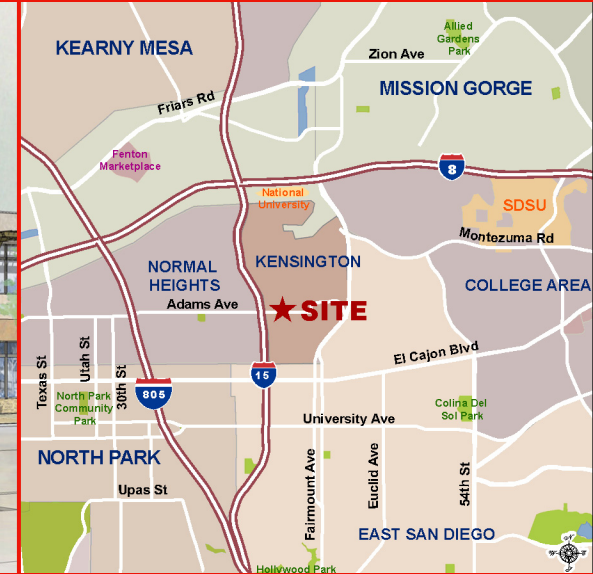


Kensington Terrace

4142 Adams Avenue - San Diego, California 92116

Restaurant/Retail For Lease



Description

- Located in the heart of Kensington on the corner of Adams Avenue and Marlborough Drive.
- Convenient access to Interstate 15 and located within a 3 mile radius of Interstate 805, 163 and 8.
- Project includes 13,000 square feet of first floor restaurant/retail space with 18,000 square feet of 2nd story office space.
- Project will draw from the affluent Kensington Community along with the urban communities of North Park, Hillcrest and City Heights.
- Onsite parking in addition to ample street side parking.
- Plaza areas will offer restaurants with attractive outdoor seating opportunities.

Traffic Count (sandag 2008)

- 16,300 Average daily traffic on Adams Avenue at Marlborough Drive

Demographics (esri 2008)

	1 Mile	3 Mile	5 Mile
Population	38,941	256,309	583,224
Average Household Income	\$57,625	\$57,042	\$60,354

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Kensington Terrace

4142 Adams Avenue - San Diego, California 92116

Demographics

	1 Mile		3 Mile		5 Mile	
Population						
2013 Projection	39,238		261,118		596,792	
2008 Estimate	38,941		256,309		583,224	
2000 Census	38,417		247,131		558,464	
Households						
2013 Projection	14,973		103,337		231,457	
2008 Estimate	14,946		101,515		224,769	
2000 Census	15,063		98,421		213,551	
2008 Estimated Population by Single Race Classification						
White Alone	16,955	43.5%	128,021	49.9%	299,095	51.3%
Black or African American Alone	4068	10.4%	27,587	10.8%	66,151	11.3%
American Indian Alone	341	0.9%	1,864	0.7%	4,325	0.7%
Asian Alone	5182	13.3%	29,453	11.5%	57,887	9.9%
Pacific Islander Alone	131	0.3%	1,070	0.4%	2,974	0.5%
Some Other Race Alone	9,579	24.6%	49,356	19.3%	113,416	19.4%
Two or More Races	2685	6.9%	18,959	7.4%	39,375	6.8%
Hispanic Origin (Any Race)	17,358	44.6%	95,366	37.2%	221,546	38.0%
2008 Estimated Households by Household Income						
Less than \$15,000	2,789	18.7%	14,854	14.6%	32,531	14.5%
\$15,000 to \$24,999	2,314	15.5%	13,014	12.8%	27,319	12.2%
\$25,000 to \$34,999	1,957	13.1%	13,254	13.1%	27,538	12.3%
\$35,000 to \$49,999	2,606	17.4%	16,980	16.7%	36,215	16.1%
\$50,000 to \$74,999	2,220	14.9%	19,310	19.0%	42,531	18.9%
\$75,000 to \$99,999	1,137	7.6%	12,052	11.9%	28,515	12.7%
\$100,000 to \$149,999	929	6.2%	7,865	7.7%	19,089	8.5%
\$150,000 to \$199,999	456	3.1%	2,236	2.2%	5,735	2.6%
\$200,000 or more	536	3.6%	1,950	1.9%	5,301	2.4%
2008 Estimated Average Household Income	\$57,625		\$57,042		\$60,354	
2008 Estimated Median Household Income	\$37,122		\$43,121		\$44,857	
2008 Estimated Per Capita Income	\$22,263		\$22,955		\$23,902	



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