

RAPPAPORT FLYER 72

SAN DEIGO, CA

0 - 0 SF AVAILABLE

RAPPAPORT






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TEST LOCAL
SAN DEIGO, CA

- | 7,149 SF street-front retail opportunity in the heart of affluent Bethesda Highly visible from Wisconsin Avenue, the main roadway through the area,
- | and within walking distance to the Bethesda Metro station with 8,999 passengers daily Just steps from several dining destinations and major hotel brands,
- | such as Residence Inn by Marriott, Hyatt Regency, and Hilton Garden Inn Incredible office tenancy joining the immediate trade area, with the new Marriott HQ and Fox 5 HQ coming nearby

DEMOGRAPHICS 2024

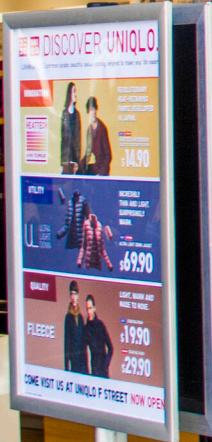
	0.6 MILE	8.2 MILES	11.9 MILES
 POPULATION	333		
 HOUSEHOLD INCOME	\$8,763		
 TRAFFIC COUNTS	897264 on ADT on test		

CO-TENANTS

RAPPAPORT FLYER 72
SAN DIEGO, CA



1090



P.S.A. BANK

SITEPLAN1

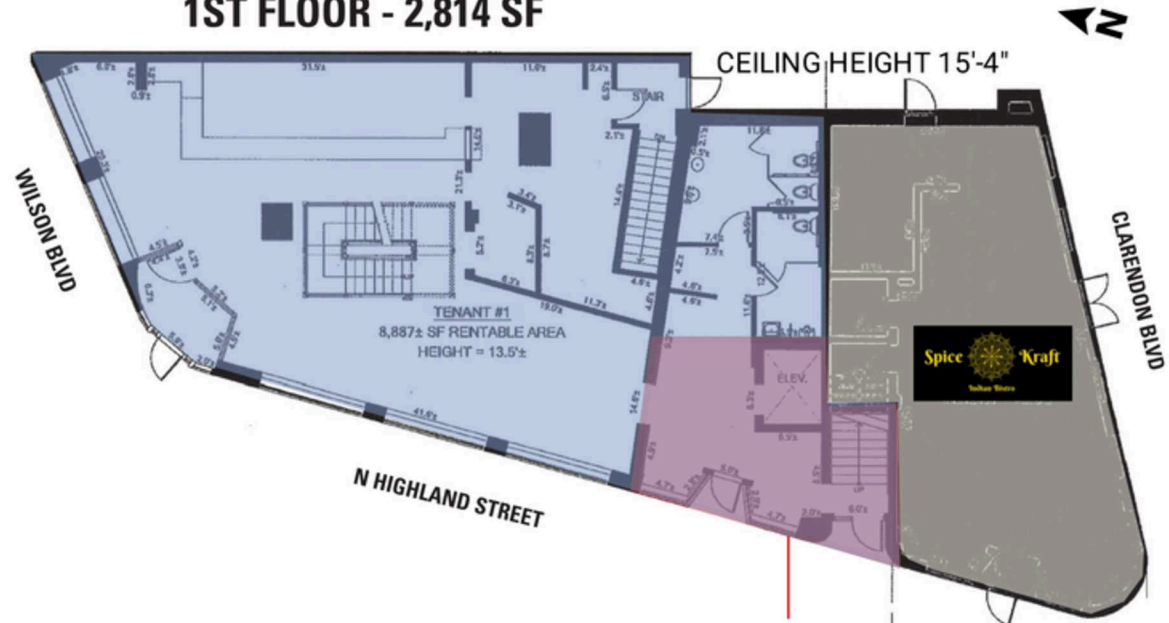
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SITEPLAN2

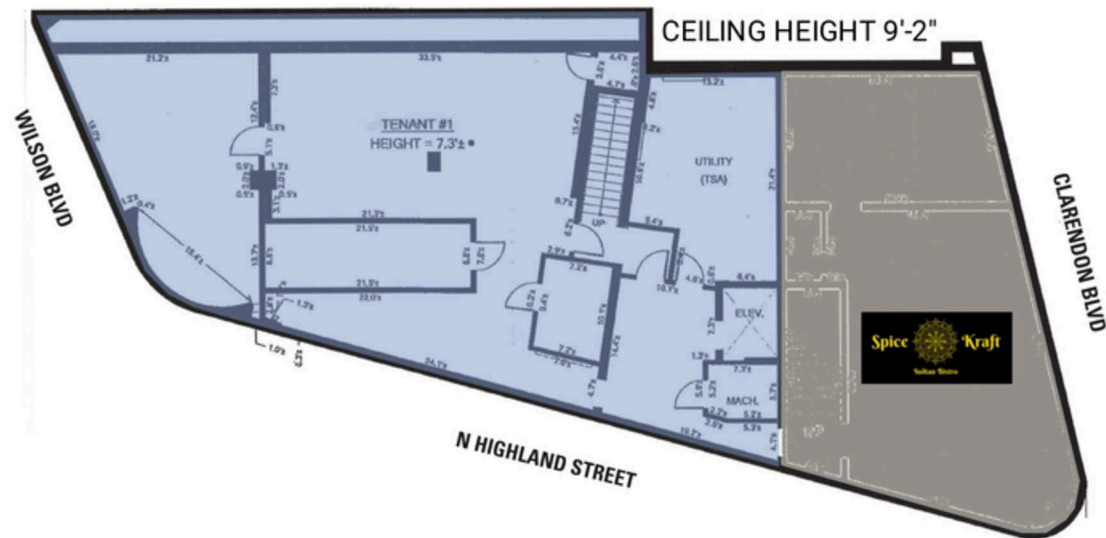
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7 - 74,598 SF AVAILABLE

1ST FLOOR - 2,814 SF

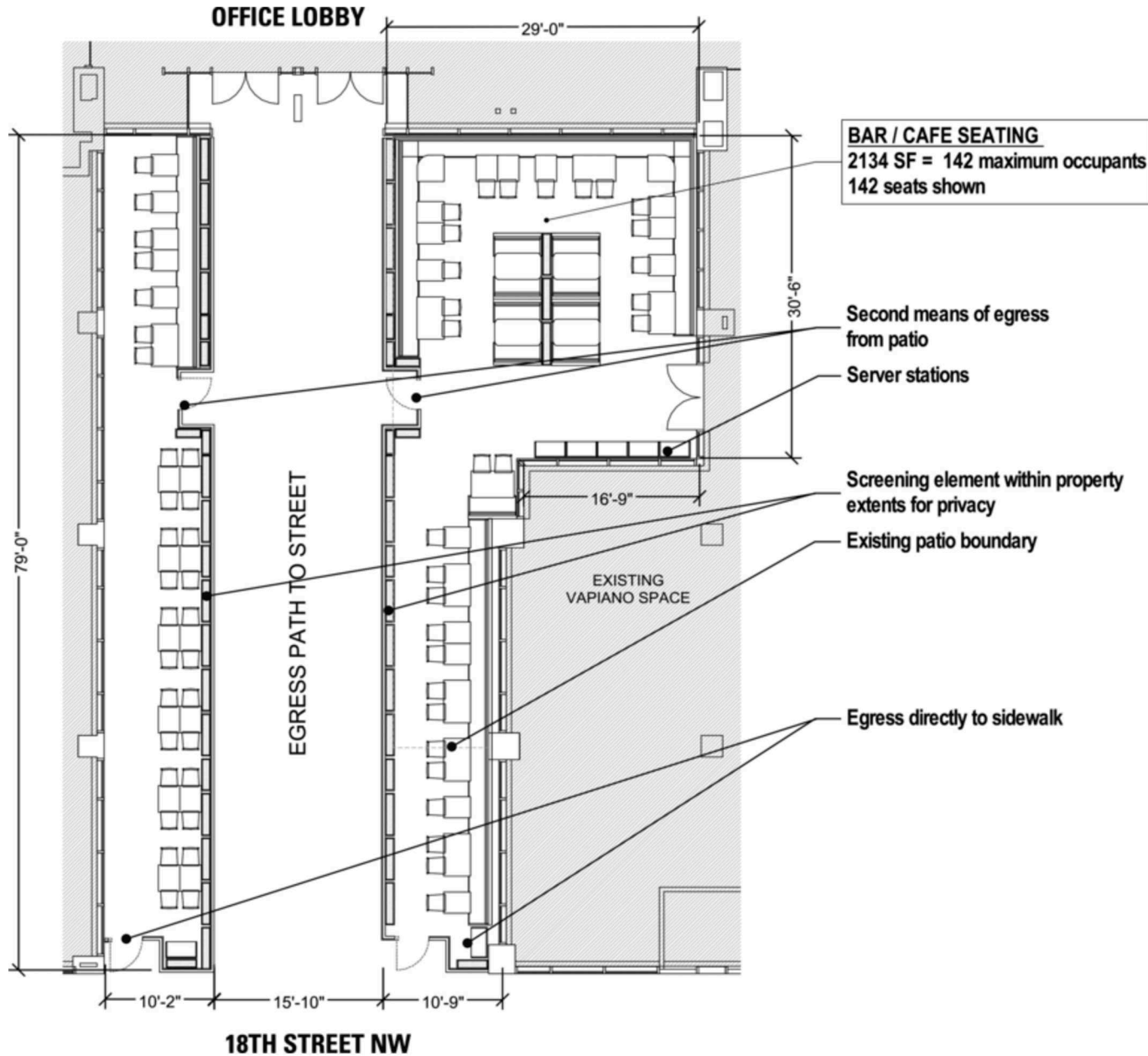


BASEMENT - 2,316 SF (EXISTING KITCHEN INFRASTRUCTURE)



SITEPLAN3

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PROPOSED EGRESS AND PATIO OPTION 3

Total Plaza SF : 3,464 SF
Proposed Patio SF : 2,134 SF

Patio = 61.5% of the Plaza Space

2,134 sf / 15 people per sf = **142 total occupants**

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RAPPAPORT FLYER 72 | POINT LUMA, SAN DEIGO, CA

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