



WATERPOINT | POINT LOMA

1,935 SF OF OFFICE/RETAIL SPACE | \$2.75/ SF | SAN DIEGO BAYFRONT



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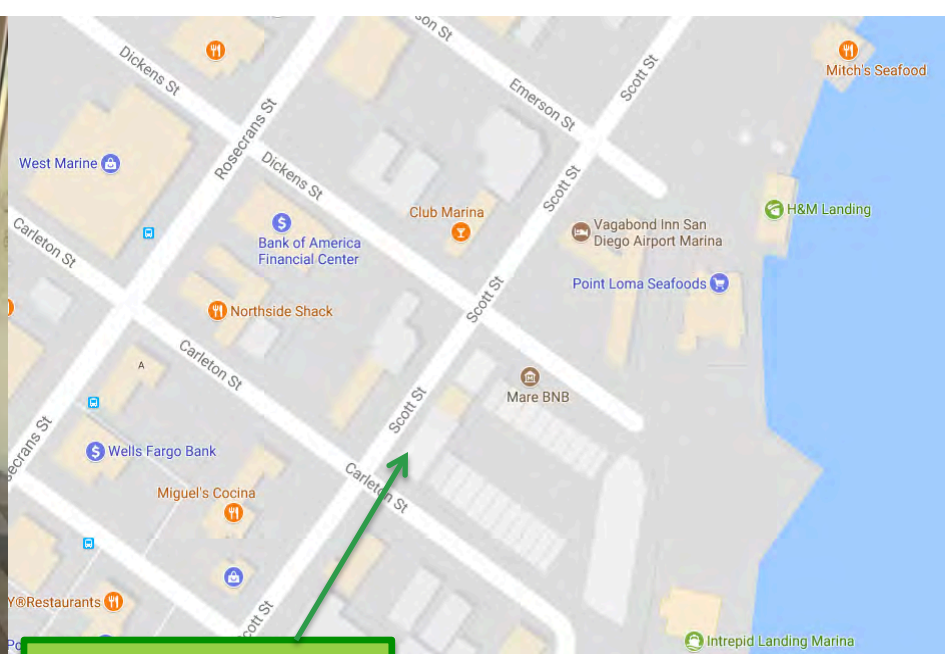
PRIME CORNER LOCATION HIGH TRAFFIC COUNT INCREDIBLE VISIBILITY AND SIGNAGE

Located at 1255 Scott Street:

1,935 SF brand new space built in 2018 featuring:

- Employee Break Room, Reception area, Multiple Offices, Storage Area, 2 ADA Restrooms, 2 Large open bullpen area, Laundry Room
- 2 reserved spaces, 14 onsite parking spaces, non exclusive
- High end finishes and lighting throughout.
- Ideal for: Medical/Dental Office, Salon, Physical Therapist, Chiropractor, Acupuncture, Real Estate Office, Attorney, Restaurant/Tasting Room





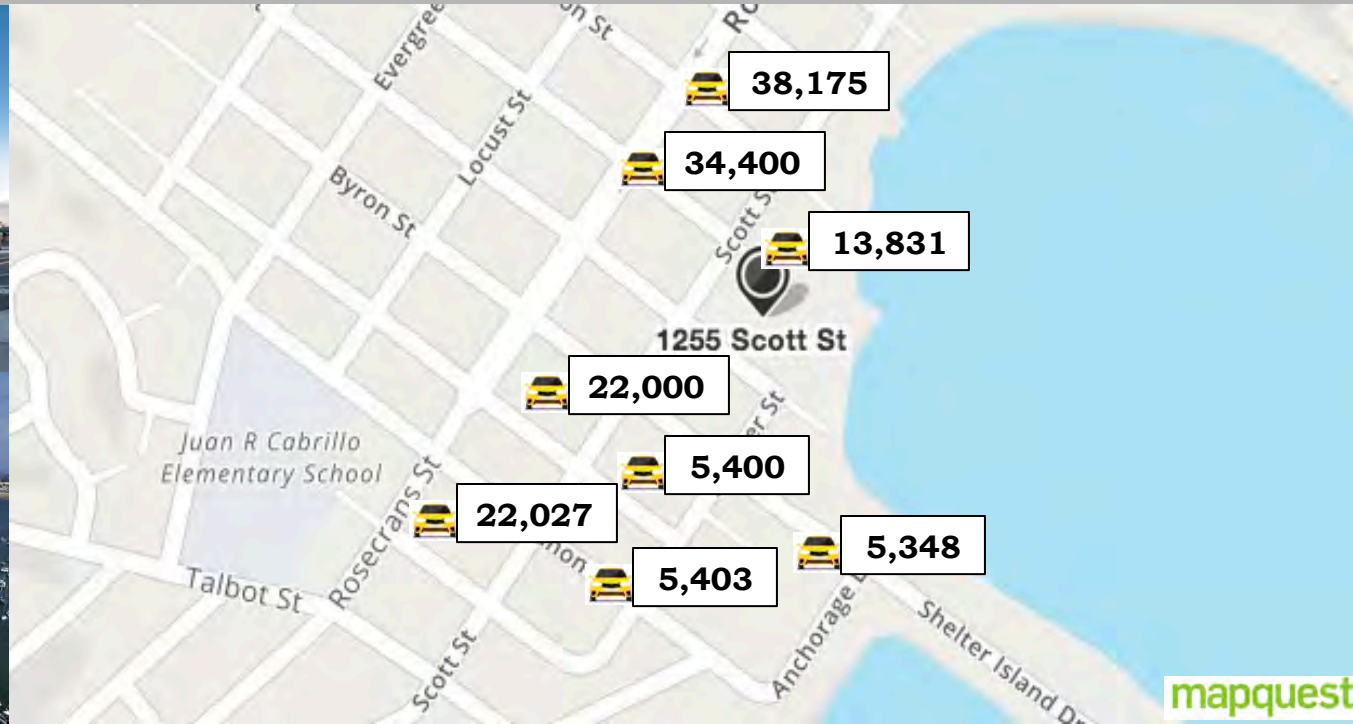
LOCATION

- Centrally located in Point Loma, La Playa neighborhood
- One block from San Diego Bay and Rosecrans
- Neighboring restaurants include: Point Loma Seafoods, Miguel's, Pizza Nova, The Brigantine, Mitch's, and many more
- Located next to San Diego Yacht Club, America's Cup Harbor and H & M Landing
- Minutes away from freeway access, San Diego Airport and Liberty Station
- High foot and traffic counts with a Walk Score of 88



Traffic Counts

1255 Scott Street



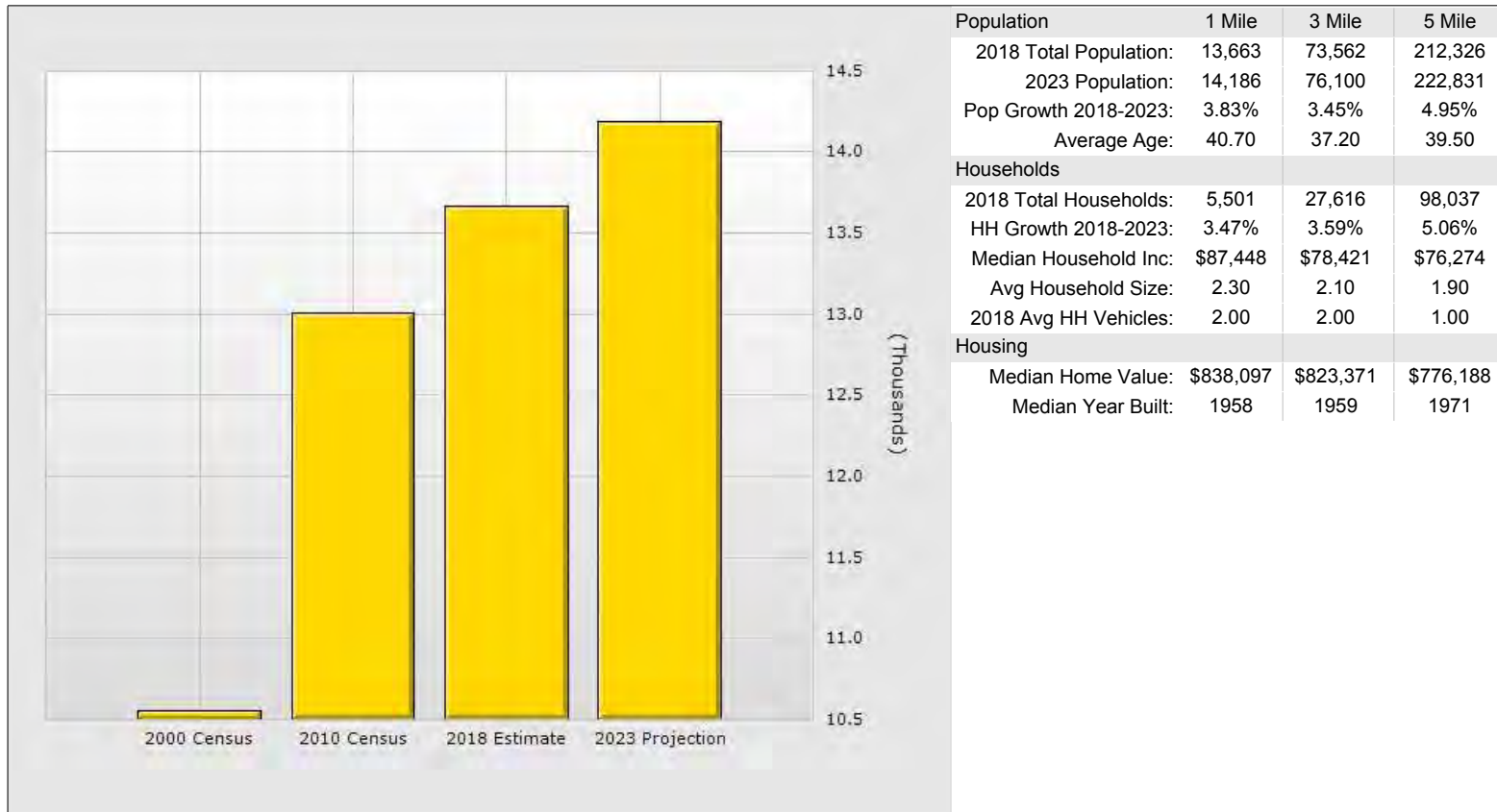
mapquest

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Scott St	Dickens St	0.02 SW	2016	14,261	ADT	.03
2	Scott St	Dickens St	0.02 SW	2017	13,831	MPSI	.04
3	Rosecrans St	Emerson St	0.03 NE	2017	34,400	MPSI	.09
4	Shelter Island Dr	Byron St	0.02 NW	2017	6,100	MPSI	.11
5	Rosecrans St	Fenelon St	0.02 NE	2017	38,175	MPSI	.12
6	Scott St	Ave de Portugal	0.01 SW	2017	5,400	MPSI	.13
7	Shelter Island Dr	Shafter St	0.04 NW	2013	5,348	AWDT	.14
8	Rosecrans St	Ave de Portugal	0.02 SW	2017	22,000	MPSI	.15
9	Scott St	Canon St	0.02 SW	2013	5,403	AWDT	.16

Demographics

1255 Scott Street

Population for 1 Mile Radius





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