



# 1004 ROSECRANS STREET

San Diego, CA 92106

**Joe Virgilio** | Lic #1879307  
Joe@stromcommercial.com

**Liza Strom** | Lic #01244266  
Liza@stromcommercial.com

Strom Commercial  
(619) 243-1244





# 1004 ROSECRANS ST

Point Loma  
Retail/Office Space For Lease



## 5,181 SF | FOR LEASE

### PROPERTY HIGHLIGHTS

- Rate: \$1.00 PSF
- Term: 3-5 years
- 33 dedicated surface parking spaces
- Outstanding corner location on Rosecrans and Talbot in the Village of Point Loma
- Prominent building and monument signage with high traffic counts

### DEMOGRAPHICS (2 MILE)

 Current Population: 37,101  Projected 2028 Population: 14,775

 Current Household: 15,264  Average Household Income: \$143,194



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## RETAIL OPPORTUNITY

- Entry points along Talbot Street and Rosecrans Street
- Stand alone building - former bank branch



## OFFICE OPPORTUNITY

- Minutes from Liberty Station, downtown San Diego, San Diego International Airport, and Naval Base Point Loma
- In the heart of The Village of Point Loma
- Across the street from the San Diego Yacht Club

