

**10433 FRIARS RD  
SAN DIEGO, CA 92120**

**RETAIL SPACE  
FOR LEASE**



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# PROPERTY DETAILS



## SUITE A - 1ST FLOOR

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SIZE: 1,650 SF

USE: RETAIL

MARKET RENT: \$1.95 MG

OPEN LAYOUT

ENSUITE RESTROOM & SHOWER

## SUITE F - 2ND FLOOR

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SIZE: 2,487 SF

USE: RETAIL/OFFICE

MARKET RENT: \$1.95 MG

LARGE OPEN AREA & REAR OFFICES

ENSUITE RESTROOM & STORAGE

ADDITIONAL PLUMBING CONNECTIONS

2ND FLOOR RAMP ACCESS

## BUILDING FEATURES

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MONUMENT SIGNAGE OPPORTUNITY

STOREFRONT GLASS

CUSTOMER PARKING

STRONG TENANT-BASE IN PROJECT

STAIRWELL & RAMP ACCESS



# LOCATION OVERVIEW

## LOCATION

PRIME FRIARS ROAD LOCATION

DIRECTLY ACROSS THE STREET FROM IN & OUT,

STARBUCKS, & NATIONAL RETAILERS

WITHIN A MILE OF HOSPITALS & MEDICAL

EAST ACCESS TO I-8 & I-5 FREEWAYS

43,000 CARS DAILY TRAFFIC ON FRIARS ROAD

DEMOGRAPHICS WITHIN 5 MILES:

- 2024 POPULATION: 461,203
- AVG HOUSEHOLD INCOME: \$103,509
- # OF HOUSEHOLDS: 187,601
- MEDIAN HOME VALUE: \$724,841
- WALK SCORE: VERY WALKABLE (84)

## CONTACT

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