

2818 CAÑON STREET

SAN DIEGO, CA 92106

**RETAIL SPACE
FOR LEASE**



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PROPERTY DETAILS



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SUITE A

SIZE: ±860-2,580 SF

USE: OFFICE/RETAIL

MARKET RENT: \$3.10/SF + \$0.60 NNN

SUITE B

SIZE: 1,200 SF

USE: OFFICE/RETAIL

MARKET RENT: \$3.10/SF + \$0.60 NNN

BUILDING FEATURES

ENSUITE PRIVATE RESTROOM

PARKING AVAILABLE

NEW FLOORING & LIGHTING

KITCHEN WITH REFRIGERATOR & MIRCROWAVE

EXTENSIVE RECENT RENOVATIONS & UPDATES THAT ENHANCE BOTH AESTHETICS & FUNCTIONALITY

RECENT ELECTRICAL UPGRADES

RESPONSIVE, FLEXIBLE OWNERSHIP



LOCATION OVERVIEW



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LOCATION

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

BLOCKS FROM SAN DIEGO BAY

SURROUNDED BY OTHER HIGH END RETAIL AT THE GATEWAY TO SHELTER ISLAND

DEMOGRAPHICS WITHIN 5 MILES:

- 2024 POPULATION: 206,086
- AVG HOUSEHOLD INCOME: \$119,746
- # OF HOUSEHOLDS: 97,545
- MEDIAN HOME VALUE: \$1,014,962
- WALK SCORE: VERY WALKABLE (87)

CONTACT

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