

# 437 9<sup>TH</sup> AVE.

## RETAIL/OFFICE FOR SALE

2,169 SF – STEPS FROM PETCO PARK

NEW REDUCED PRICE

**\$1,095,000**

YOUR NAME HERE

YOUR NAME HERE

YOUR NAME HERE



# 437 9<sup>TH</sup> AVE.

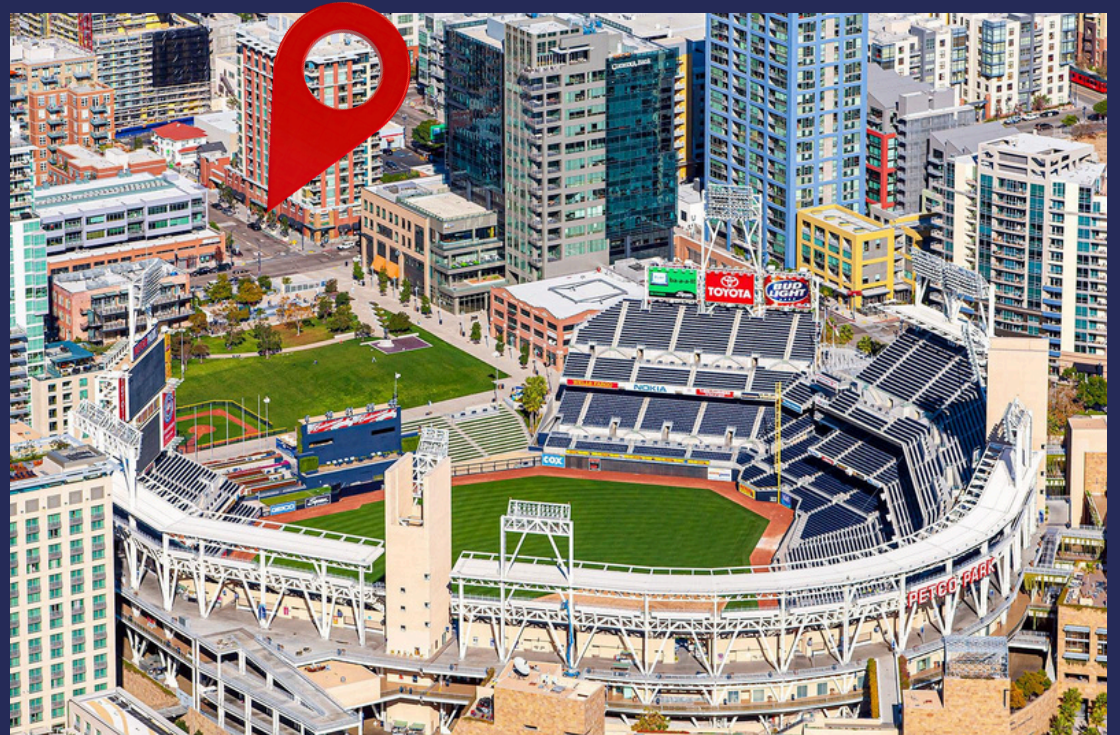
SIZE: 2,169 SF

PRICE: \$1,095,000

JUST A SWING AWAY FROM PETCO PARK!

CAPITALIZE ON ENDLESS BALLPARK  
FOOT TRAFFIC FROM THE FRIAR  
FAITHFUL + CONCERTGOERS

- 1 SECURED PARKING SPACE IS INCLUDED IN PRICE
- HOA'S = \$525 PER MONTH
- PRIME RETAIL OWNER-USER
- SIGNAGE EXPOSURE WITH THREE AWNINGS AND GLASS LOGOS
- 1 RESTROOM, MULTIPLE OFFICES
- PETCO PARK HAS 82+ BASEBALL GAMES, CONCERTS PER YEAR - TOTALLING 4.5 MILLION VISITORS





750 SF OPEN-SPACE WITH PRIVATE ENTRANCE



4 OFFICE / STORAGE ROOMS + RESTROOM



GROUND-FLOOR OF 113 RESIDENTIAL UNITS  
& CO-TENANT WITH 7/11 + RESTAURANTS