

# PORTICO

1425-1445 India Street



Retail/Office Ground Floor Suites For Sale or Lease



# Property Highlights



- » Highly visible storefront with excellent signage exposure along India & West Ash Streets
- » Prime shell condition corner space offering multiple demising options
- » Located in Little Italy, downtown's most sought-after neighborhood, renowned for its exceptional restaurants
- » Strong co-tenancy with Choice Juicery, Vinarius Wine Bar, Starbucks, & Fisher's Seafood

- » Steps from popular dining destinations including Queenstown, Born & Raised, King & Queen Cantina, Extraordinary Desserts, Bird Rock Coffee Roasters, Morning Glory, Little Italy Food Hall, and many more
- » Immediate proximity to I-5, Santa Fe Depot, the Core Business District, Waterfront Park, and thousands of residential units

## 1405 India Street

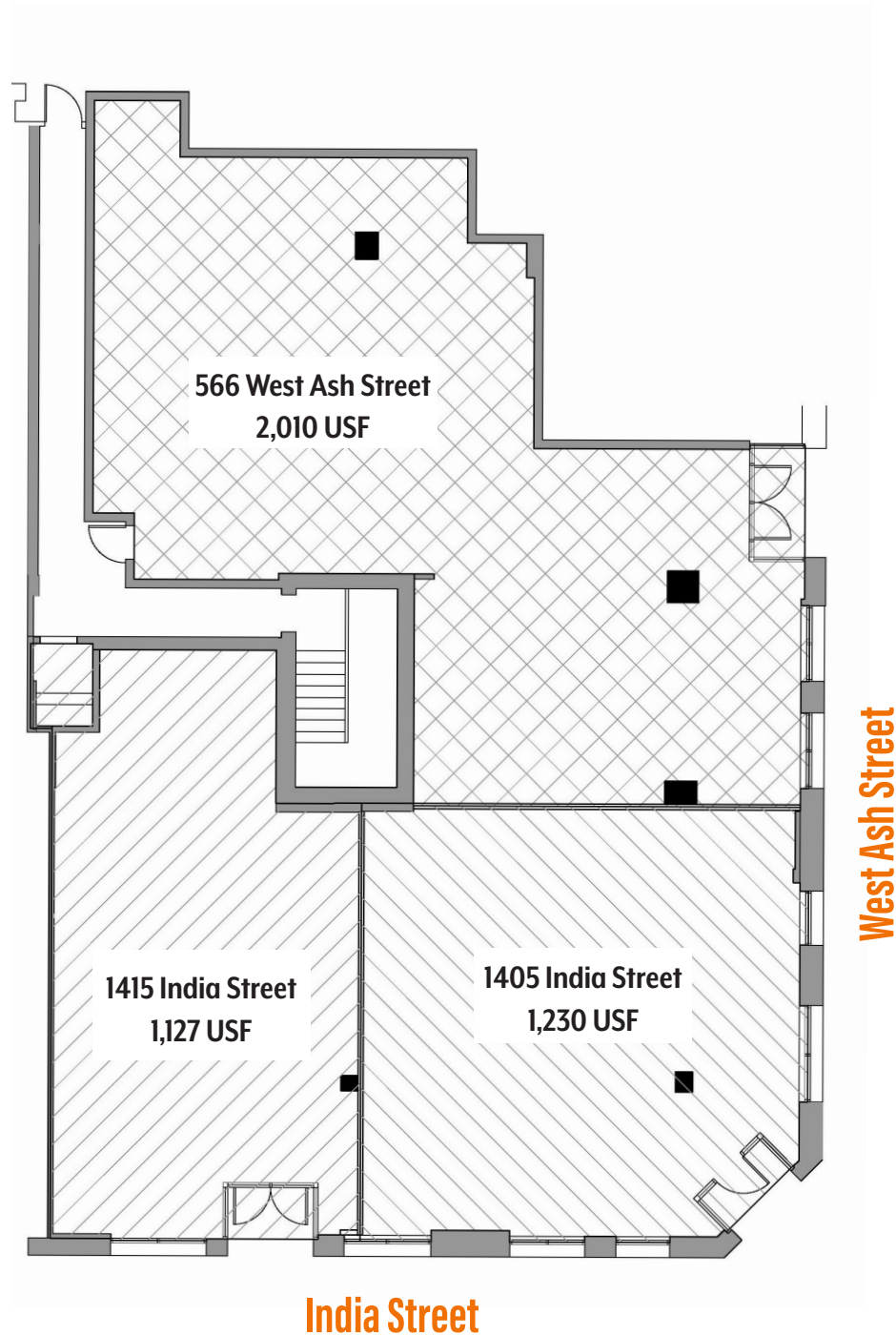
- Size: ± 1,230 RSF
- Lease Rate: \$4.50 NNN
- Sale Price: Ask Agent for details
- Excellent corner visibility

## 1415 India Street

- Size: ± 1,127 RSF
- Lease Rate: \$4.50 NNN
- Sale Price: Ask Agent for details
- Street level entrance off of India Street

## 566 West Ash Street

- Size: ± 2,010 RSF
- Lease Rate: \$3.50 NNN
- Sale Price: Ask Agent for details
- Street level entrance off of West Ash Street



# Nearby Amenities



Walking distance to numerous restaurants & retail



Excellent Freeway Access to Interstate 5 & Highway 163

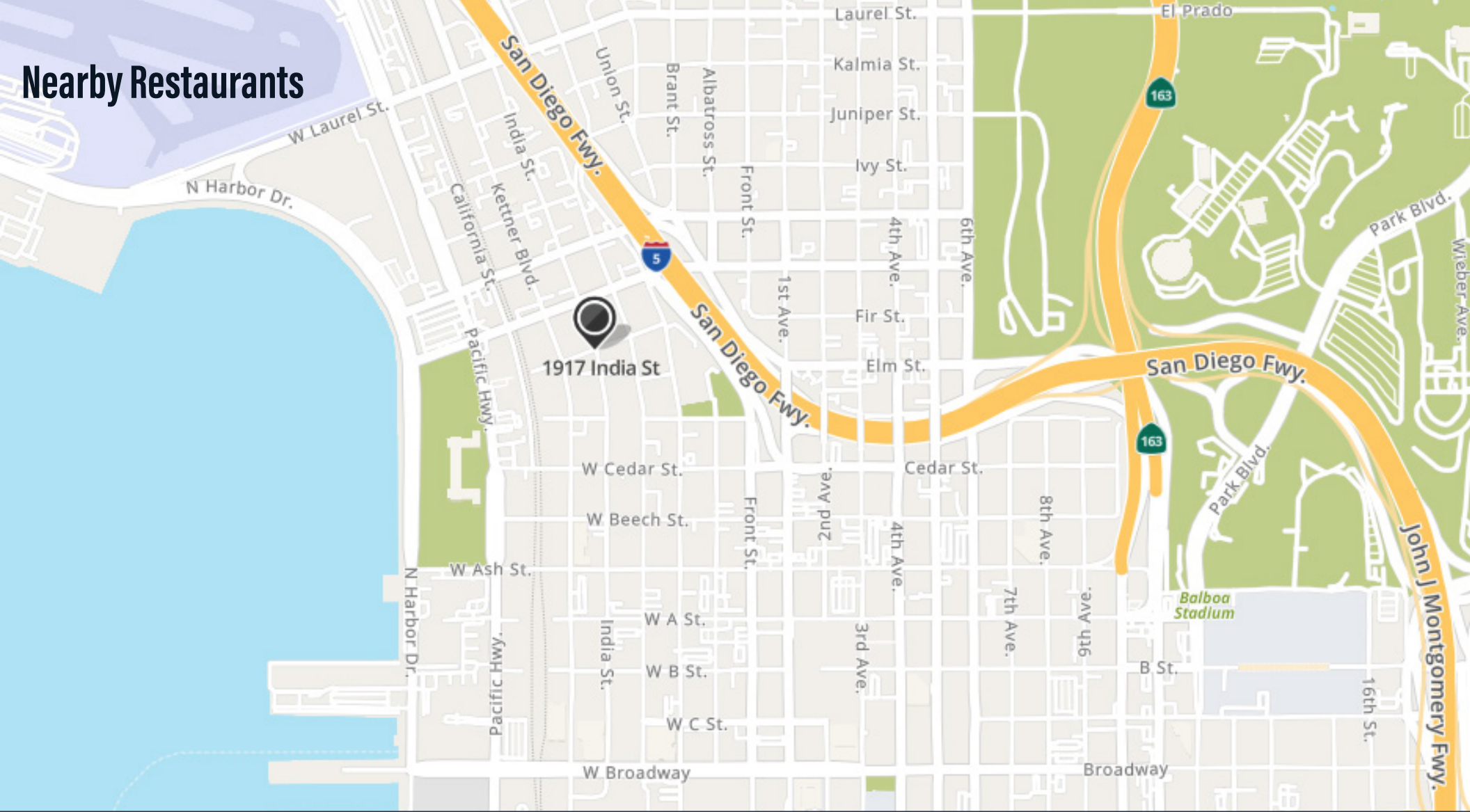


Near Public Transportation



Walk Score 99

# Nearby Restaurants



## For More Information

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