



MERGE 56 SMALL RETAIL/OFFICE

Potential for a small café, mini market, personal/open plan 3-5-person office, sole practitioner, boutique or makerspace.

8270 Merge Avenue
San Diego, CA 92129

SQUARE FEET	ASKING RATE	TERM	AVAILABLE
514 SF Office + 200 - 400 SF Covered Patio	Call For Details	3 Year Minimum	30 Days Notice

SPACE NOTES:

- Warm shell condition
- ADA compliant restroom within suite
- Private patio - potential for outdoor seating
- Direct access to street parking

PROPERTY NOTES:

- Surrounded by thousands of homes
- Adjacent to future Merge 56 mixed use project - including high end retail, office and hotel
- Direct access to SR 56

