



# 1004 ROSECRANS STREET

San Diego, CA 92106

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# 1004 ROSECRANS ST

Point Loma  
Retail/Office Space For Lease



## 5,181 SF | FOR LEASE

### PROPERTY HIGHLIGHTS

- Rate: \$1.00 PSF + NNN (est. \$0.77/SF per month)
- Term: 3 years or less
- 33 dedicated surface parking spaces
- Outstanding corner location on Rosecrans and Talbot in the Village of Point Loma
- Prominent building and monument signage with high traffic counts

### DEMOGRAPHICS (2 MILE)



	Current Population:	37,101		Projected 2028 Population:	14,775
	Current Household:	15,264		Average Household Income:	\$143,194

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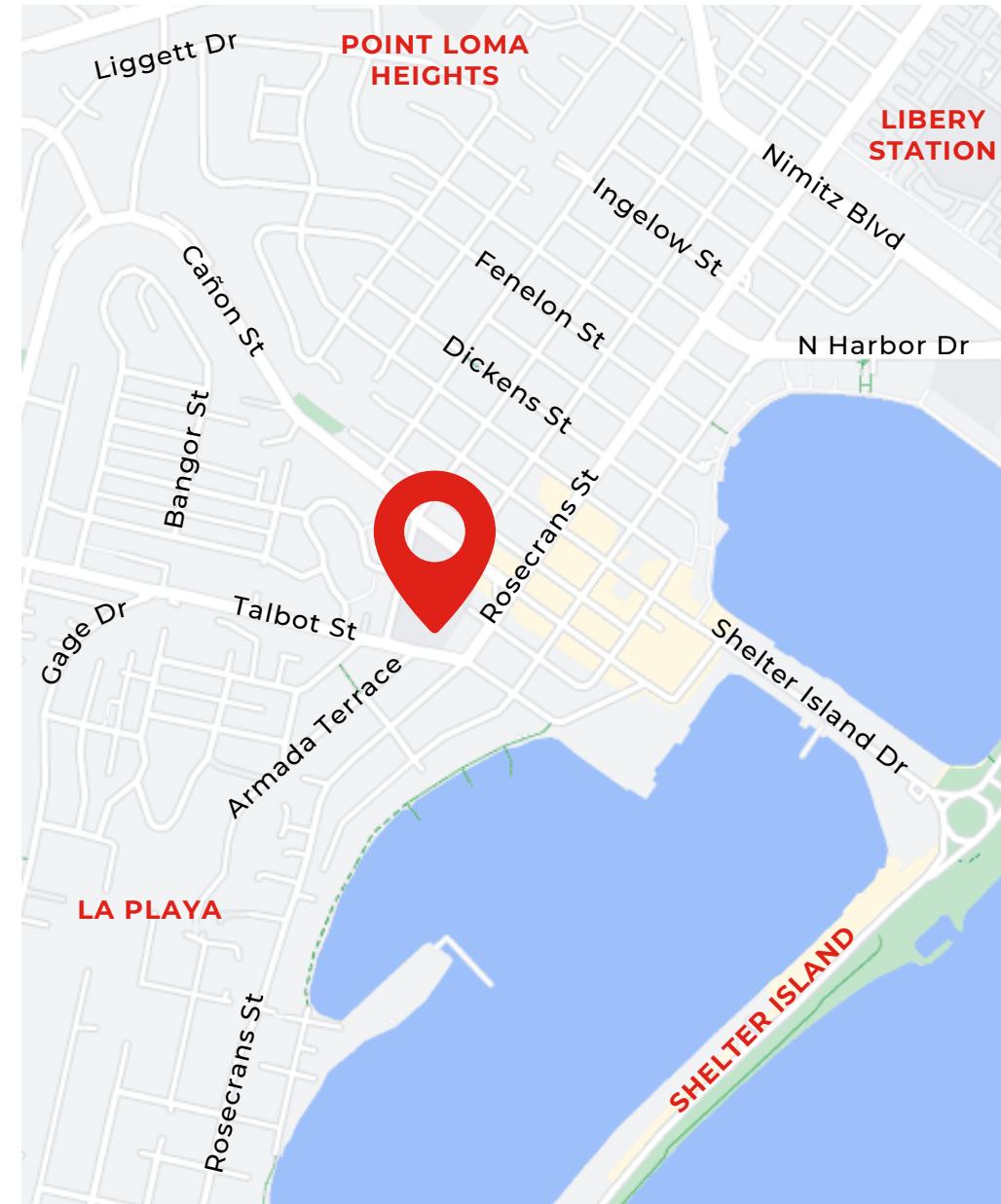
## RETAIL OPPORTUNITY

- Entry points along Talbot Street and Rosecrans Street
- Stand alone building - former bank branch



## OFFICE OPPORTUNITY

- 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



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