



2,268
SQUARE FEET
+ PATIO

EXISTING RESTAURANT SPACE FOR LEASE

3801 Ingraham, San Diego, CA 92109
The Point Retail

***DO NOT DISTURB
EXISTING TENANT.**

**FLOCKE &
AVOYER**
Commercial Real Estate

±2,268 SF
+ PATIO

FOR LEASING INFORMATION

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PROPERTY HIGHLIGHTS

- 2,268 SF + large patio
- Built-out corner restaurant.
- Type 41 license / Assets available for purchahse.
- On-site parking.
- Situated below The Point a 21-unit apartment building.
- Intersection of Ingraham Street and La Playa Avenue.

\$4.25 NNN
(APPROXIMATELY
\$0.80/SF)

↑

EXISTING
RESTAURANT
SPACE FOR LEASE

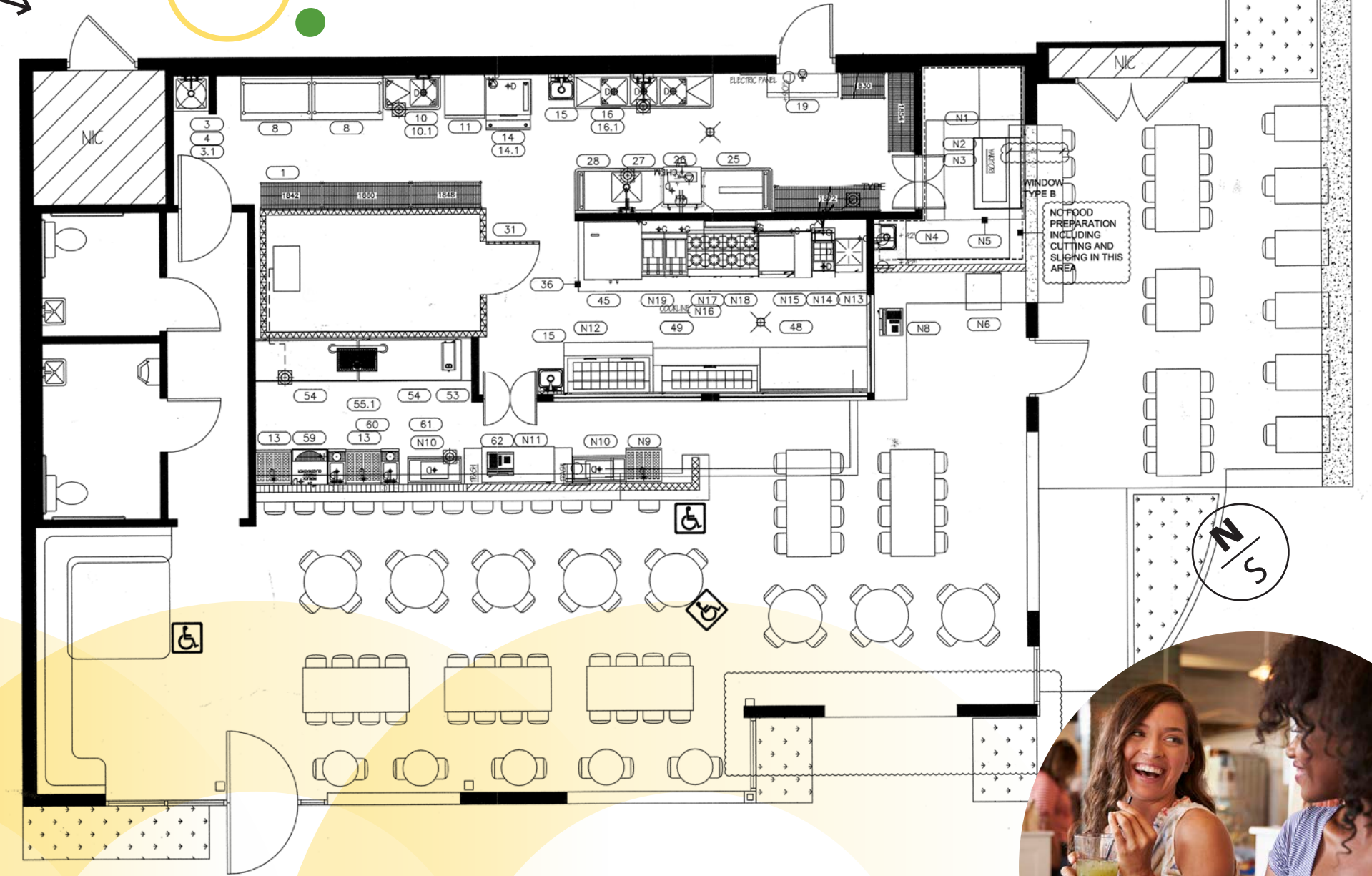


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CURRENT SITE PLAN

2,268
SQUARE FEET
+ PATIO

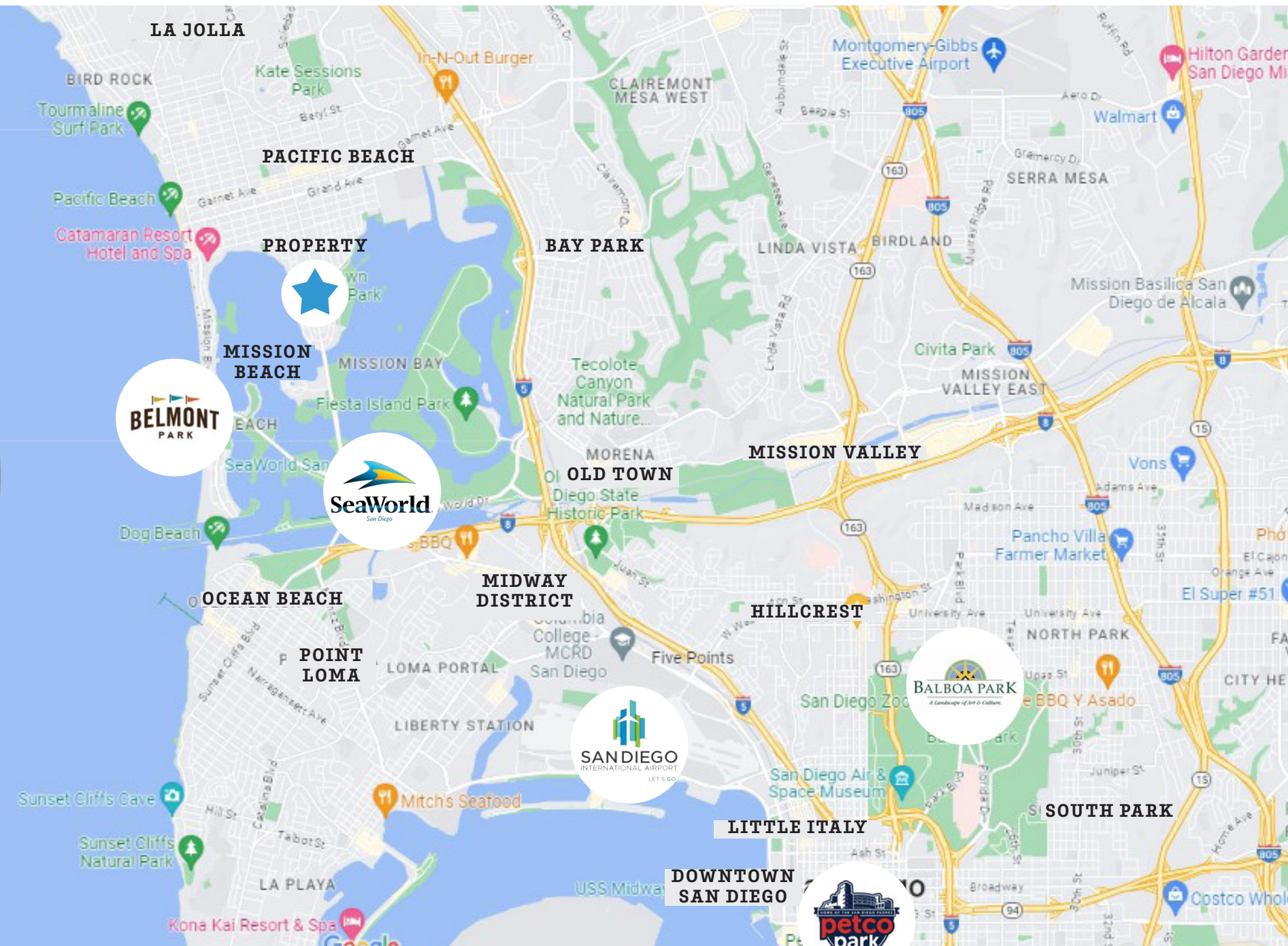
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EXISTING TENANT**



- In the highly populated neighborhood of Crown Point/ Pacific Beach.
- Across the street from Rocky's Crown Pub, The Grounds Bean Bar, Bayside Landing and The Menu.
- Minutes from San Diego attractions:
 - Sea World
 - Belmont Park
 - Valley View Casino Center
- Ideally situated along Ingraham Street with 23,300 cars per day.
- Great access to the Interstate 5 & 8.
- Centrally located with close proximity to Pacific Beach, Mission Beach, Mission Bay, Ocean Beach, Old Town & La Jolla.



NEIGHBORHOOD HIGHLIGHTS



*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.





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