

437 9TH AVE.

RETAIL/OFFICE FOR SALE

2,169 SF - STEPS FROM PETCO PARK

\$1,295,000



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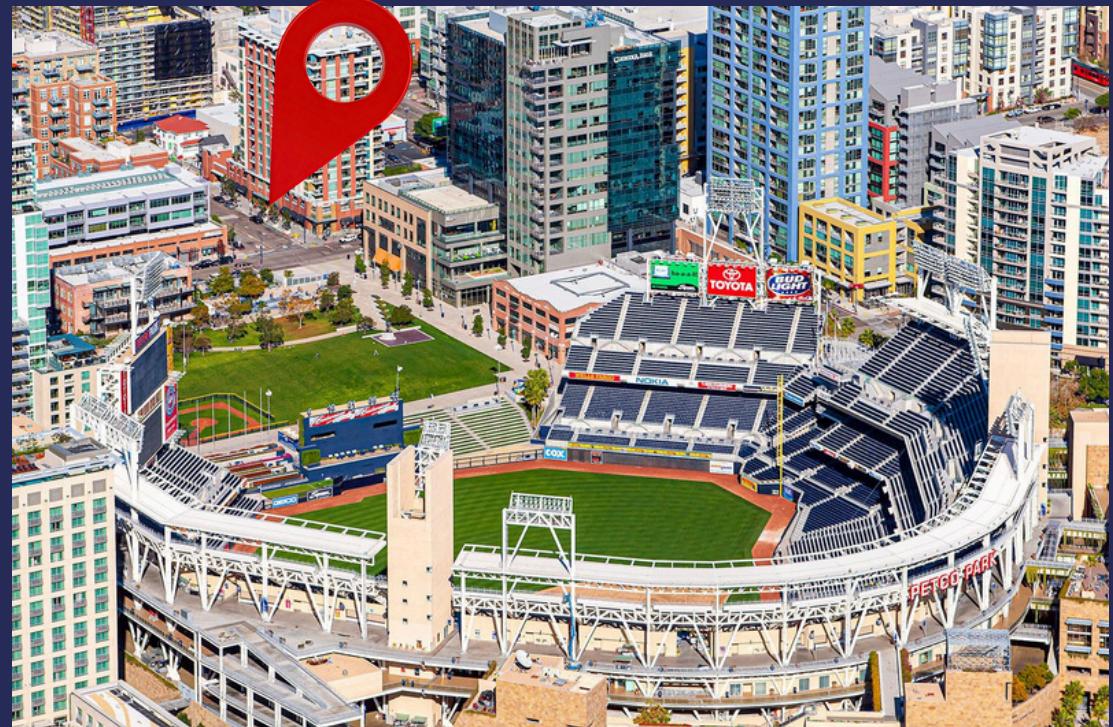
SIZE: 2,169 SF

PRICE: \$1,295,000

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