

For SALE

Retail Building with Great Visibility

6331 University Avenue, San Diego, CA 92115

Currently Leased:

- ◆ 18,346SF Total Building Size
- ◆ 8,500SF Warehouse Space
- ◆ 8,500SF Showroom Space
- ◆ 28,750SF Lot
- ◆ Tenant paying \$14,900/month gross with 3% COL Increases
- ◆ Dog Kennel Use with 5yr Lease

Features:

- ◆ Dock-High Loading
- ◆ 3+ Offices, 5 Bathrooms
- ◆ Monument Signage
- ◆ 22+ Parking Spaces
- ◆ 165' Frontage
- ◆ SANDAG Traffic Count: 17,000
- ◆ 400 Amp Single Phase & 400 Amp Three Phase Power

Location:

- ◆ Easy Access to Highway 94 and I-8 Freeway by College Avenue

Zoning:

- ◆ CC-5-3 Zoning– Allows for Retail Sales, Commercial Services, Assembly & Entertainment, Churches, Vocational Schools, Radio/TV Studios, Offices, Vehicle Repair, Maintenance, Sales and Rentals, Warehousing, Moving and Storage Facility etc.

APN: 473-220-30

Price: \$2,999,000



Exclusively Offered By: Erik Wiese, *President*

Phone: 619.593.3600

E-mail: Erik@ewiese.com

BRE Lic: 01190821

Website: www.ewiese.com



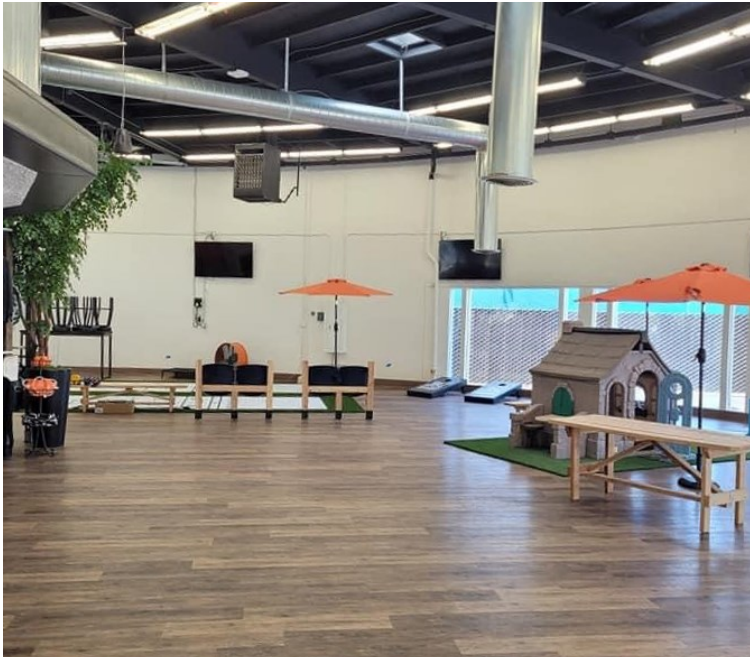
WIESE & ASSOCIATES
Real Estate Brokerage & Management

Address: 1941 Friendship Drive, Ste. C, El Cajon, CA 92020

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This information has been received from reliable sources, but is not guaranteed.