



FOR LEASE | 1,458 - 1,600 SF RETAIL SPACE AVAILABLE

**FULL LIQUOR LICENSE WITH SPACE!*

Voit

REAL ESTATE SERVICES

2040 IMPERIAL AVENUE

SAN DIEGO, CALIFORNIA, 92102



property highlights

BUILDING SIZE & SF AVAILABLE

5,200 SF with approximately 1,458 SF - 1,600 SF Available

PARKING LOT

12 Surface spaces are available on site with abundant non-metered street parking

LIQUOR LICENSE

Full liquor license comes with the space

NEARBY TENANTS

Walmart, AutoZone, Smart & Final, Albertsons

NEWLY REDEVELOPED PROPERTY

Ownership is open to creative uses

EXCELLENT FREEWAY ACCESS

6 minute drivetime to Petco Park & 5 freeway

HIGHLY VISIBLE

Retail freestanding building with excellent signage opportunities

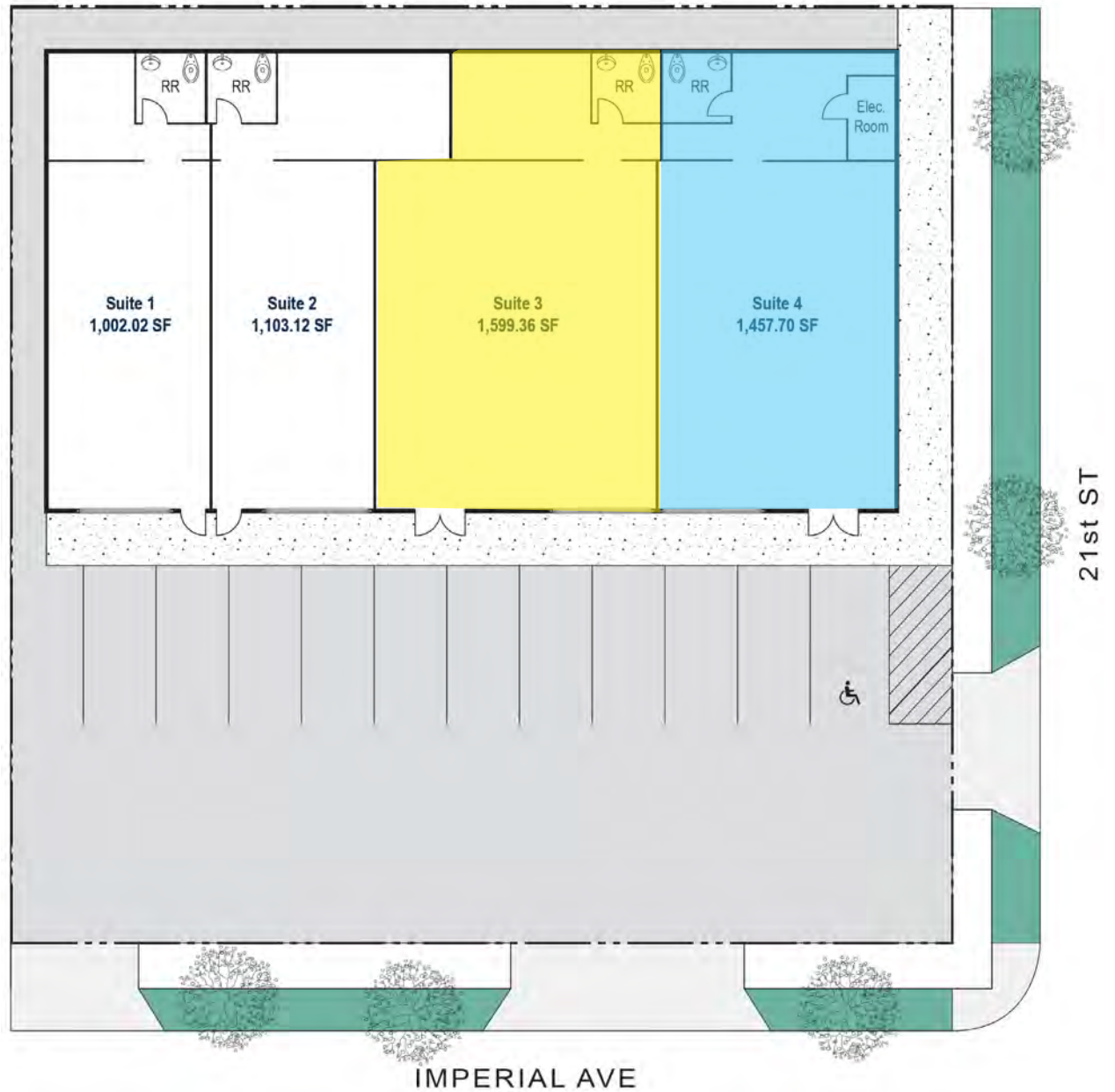
LEASE RATE: \$3.00/SF NNN

2040 IMPERIAL AVENUE | SAN DIEGO, CA 92102

SITE PLAN

 SUITE 3: 1,599 SF

 SUITE 4: 1,458 SF



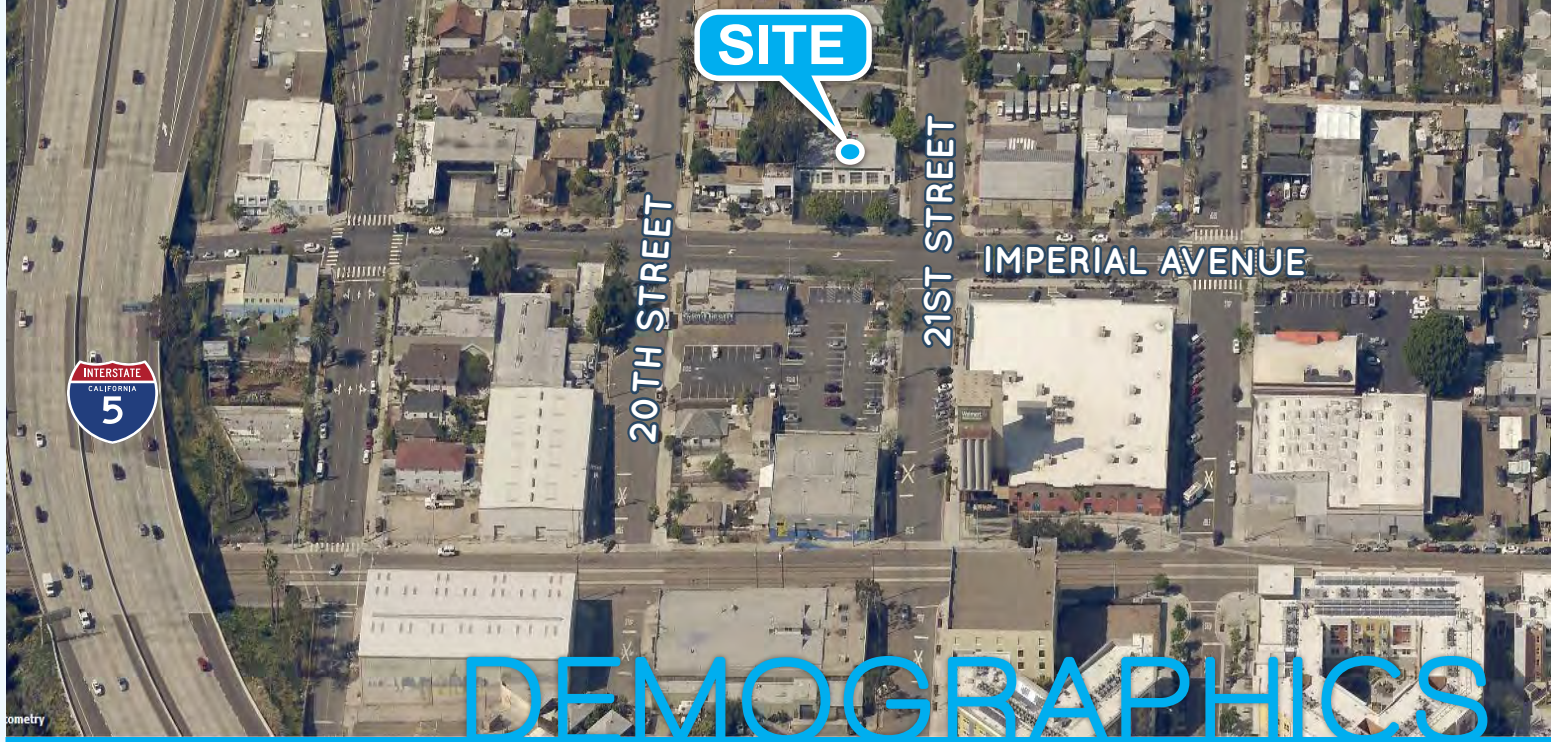
AERIAL



20TH STREET

IMPERIAL AVENUE

21ST STREET



3 MILE RADIUS



**TRAFFIC
COUNT**

6,500

Imperial Ave & 22nd St



201,903

population



\$639,201

median home value



\$60,770

average hh income



79,608

households



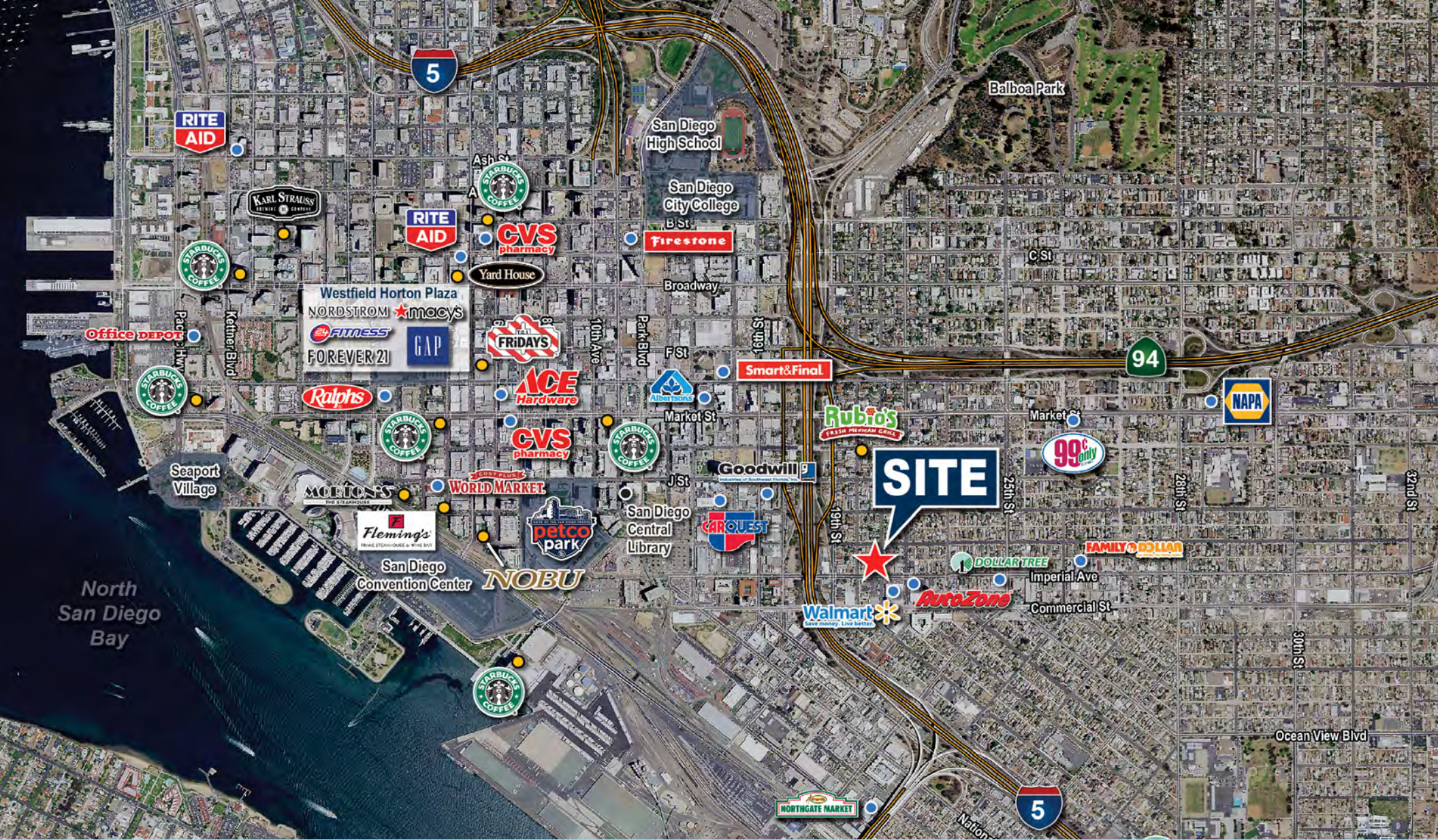
36.20

median age



28,255

number of businesses



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