

# FOR LEASE

Single Tenant Retail/Restaurant/Bar

## AVAILABILITY

Building: ±5,462 SF | Lot: ±20,328 SF



## 4263 TAYLOR ST.

SAN DIEGO, CA 92110

**\*Owner is retiring.  
Please do not disturb current occupant.**

For More Information, Contact:

### LEV MIZAN

Managing Broker

Mobile: 619.888.5343

Office: 619.314.8181 ext. 101

Lev@InfinityInvestProp.com

Lic. #: 01998777

### SETH PITE

Senior Associate

Mobile: 858.997.5472

Office: 619.314.8181 ext. 102

Seth@InfinityInvestProp.com

Lic. #: 02108503





# 4263 TAYLOR ST.

## BUILDING HIGHLIGHTS

<b>Availability:</b>	90 day notice
<b>Size:</b>	Building: ±5,642 SF   Lot: ±20,328 SF
<b>Rate:</b>	Contact Agent
<b>Utilities:</b>	Electrical (3 Phase, 400 amp), Gas & Water
<b>Parking:</b>	~25 Spaces (Gated)
<b>Rollup Door:</b>	1 x (7'10" by 7'2") – Grade Level
<b>Patio:</b>	~310 SF
<b>Restrooms:</b>	2
<b>Ceiling Height:</b>	8'8"
<b>Other Features:</b>	Existing Grease Trap and Floor Drains
<b>Zoning:</b>	OTCC-2-2 ( <a href="#">Click here for more detail</a> )

- Single Tenant building
- Excellent location near the entrance of Old Town
- Corner lot located at a signalized intersection with a left turn lane and access from all directions of traffic
- Fenced parking lot
- Nearby Riverwalk Development







POPULATION



AVG. HH INCOME



# OF HOUSEHOLDS

1 Mile

10,221

\$107,189

4,555

3 Miles

131,547

\$113,259

60,550

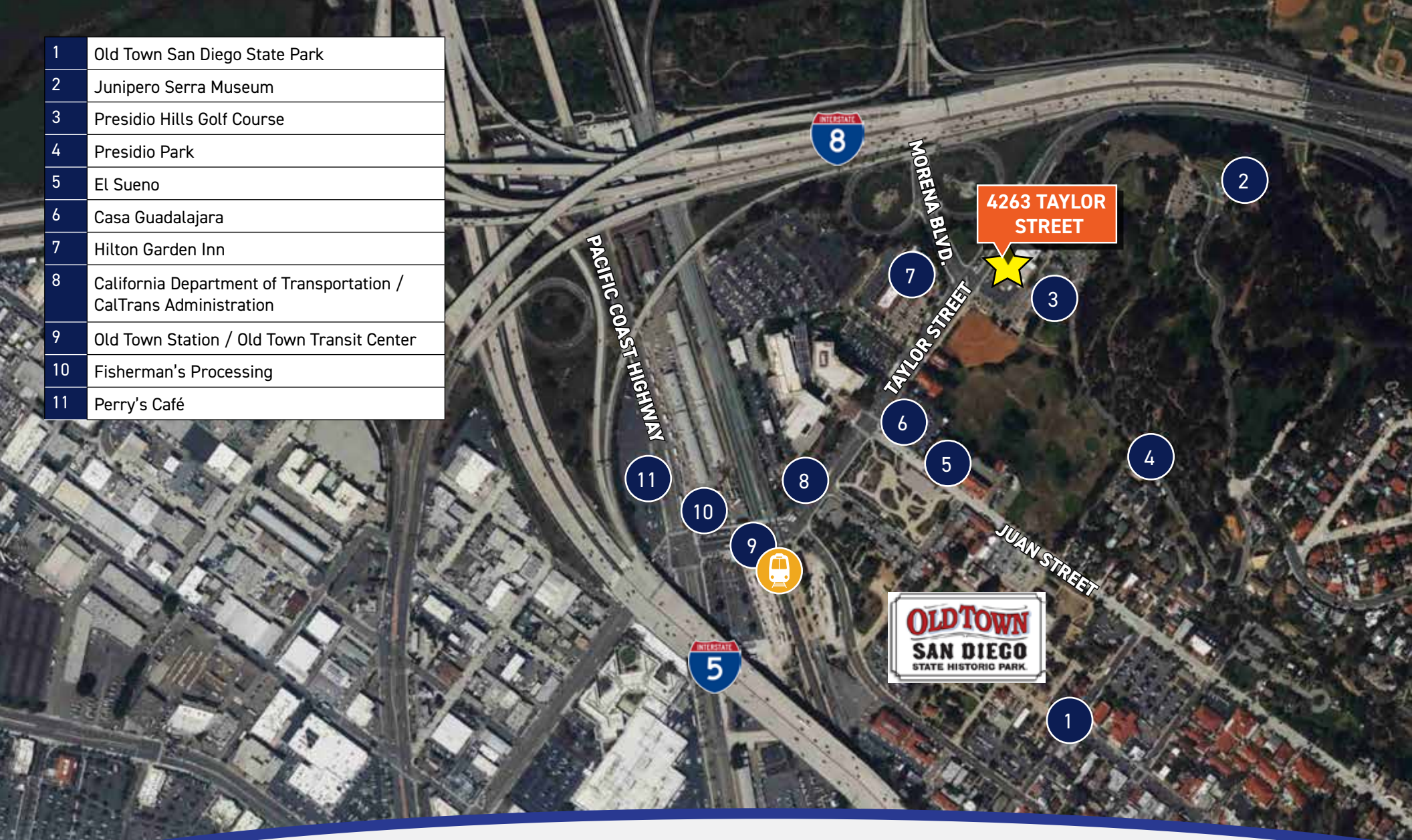


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**LOCAL  
DEMOGRAPHICS**



1	Old Town San Diego State Park
2	Junipero Serra Museum
3	Presidio Hills Golf Course
4	Presidio Park
5	El Sueno
6	Casa Guadalajara
7	Hilton Garden Inn
8	California Department of Transportation / CalTrans Administration
9	Old Town Station / Old Town Transit Center
10	Fisherman's Processing
11	Perry's Café







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