



1601 ROSECRANS

**1601 Rosecrans Street
San Diego, CA 92106**

Rare freestanding opportunity on Rosecrans with dedicated parking, large pole signage, and no center restrictions. The approximately 0.5 acre site offers potential drive thru opportunity and added flexibility due to the owner's control of neighboring parcels. Positioned along a high exposure corridor with approximately 31,000 vehicles per day, the property is supported by average household income of approximately \$147,000 within one mile and nearly 39,570 daytime employees within two miles.



LEASE

Call for Rate

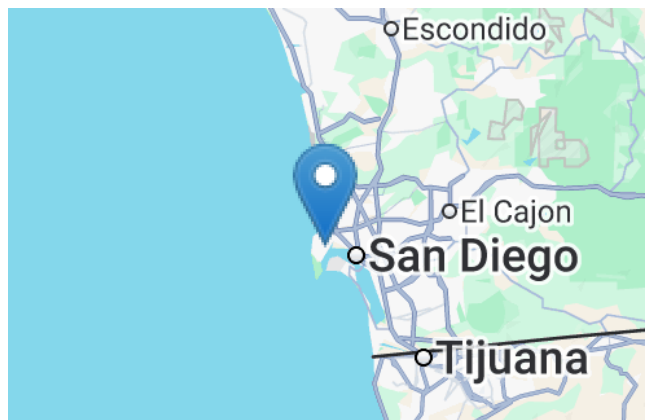
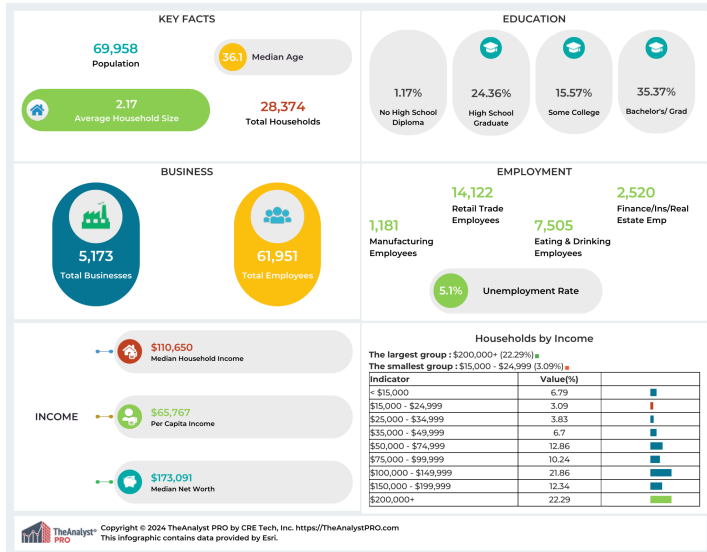
Rental Area: 3,500 Sq. Ft.

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SPACE FOR LEASE

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