



FOR LEASE

Desirable space across from the Trolley Building and within a few minutes walk to Weidner Field



29 E MORENO

SPACE: 1,152 RSF

RATE: \$2,950/MO + NNN/utilities

PARKING: 6 Dedicated spaces

NNN: \$5.38 psf estimated 2026

PRIME RETAIL DOWNTOWN

- Outdoor patio seating
- Small above-ground grease trap
- 3-compartment sink



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DOWNTOWN RETAIL LEASE

This phenomenal retail storefront is practically turnkey for many retail concepts. Ideal for a juice bar, smoothie shop, bagel place - you name it.

In the trendy and popular New South End, the location enjoys excellent foot traffic. It's next door to high-end apartments, across from the popular Trolley Building, and within a couple minutes of Weidner Stadium on foot.

There is a small above-ground grease trap, and a lovely outdoor seating area.

SHARED BATHROOMS
NOT FOR PUBLIC USE

HALL
31'5" x 6'2"

ROOM
7'2" x 6'10"

HALL
5'7" x 6'10"

COUNTER
15'9" x 15'5"

SERVING AREA
31'5" x 29'4"

LEASE RATE

BASE: \$2,500/ mo

PARKING: \$450/mo for 6 spaces

NNN: \$5.38 psf = \$516.50/mo

UTILITIES: Prorated, billed per mo

