

FOR LEASE

550 SF and 1,467 SF
4100-4116 Adams Ave, San Diego CA 92115



HIGHLIGHTS:

- Heart of Kensington Across from Kensington Park & Library
- Rare onsite parking
- Join: Burger Lounge and Clem's Bottle House



For more information about this property, please contact:

Rick Wu
(619) 491-0826
Rick@DuhsCommercial.com
CA License: 01495421

Scott Duhs
(619) 491-0614
Scott@DuhsCommercial.com
CA License: 01048874



SITE PLAN

550 SF and 1,467 SF

4100-4116 Adams Ave, San Diego CA 92115



DEMOGRAPHICS: (2018)

	<u>1Mile</u>	<u>3Miles</u>	<u>5Miles</u>
Total Population:	38,289	263,099	623,841
Avg. HH Income:	\$72,034	\$76,587	\$80,957

TRAFFIC COUNT: (2017)

Adams Ave / Kensington Dr. 13,354 ADT

For more information about this property, please contact:

Rick Wu
(619) 491-0826
Rick@DuhsCommercial.com
CA License: 01495421

Scott Duhs
(619) 491-0614
Scott@DuhsCommercial.com
CA License: 01048874



RENDERING

550 SF and 1,467 SF

4100-4116 Adams Ave, San Diego CA 92115



Remodel Underway

For more information about this property, please contact:

Rick Wu
(619) 491-0826
Rick@DuhsCommercial.com
CA License: 01495421

Scott Duhs
(619) 491-0614
Scott@DuhsCommercial.com
CA License: 01048874



AERIAL

550 SF and 1,467 SF

4100-4116 Adams Ave, San Diego CA 92115



LEGEND:

1. Ponce's Mexican Restaurant
2. Cucina Sorella
3. The Haven
4. Landmark's Ken Cinema
5. Village Vino
6. Chase Bank
7. Bleu Boheme
8. La Bonne Table
9. Burger Lounge
10. Clem's Tap House
11. Starbucks
12. Kensington Library
13. Kensington Café
14. Steahly Farms
15. Perlman Clinic
16. Pappalecco



For more information about this property, please contact:

Rick Wu

(619) 491-0826

Rick@DuhsCommercial.com

CA License: 01495421

Scott Duhs

(619) 491-0614

Scott@DuhsCommercial.com

CA License: 01048874



COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT