

FOR LEASE

4735 Point Loma Ave. San Diego, CA 92107



HIGHLIGHTS:

- Available: 5,300 SF (4,000 SF Ground Floor & 1,300 SF Mezzanine)
- Closest Commercial Street to Sunset Cliffs
- Rare Large Space Availability
- High ceilings with attractive truss supports
- Onsite Parking
- High Household Incomes: \$97,519

For more information about this property, please contact:

Austin Dias, MSRE
(619) 269-6077
Austin@DuhsCommercial.com
CA License: 01888482

Craig Duhs
(619) 491-0612
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COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT



No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com

DESTINATION SAN DIEGO



For more information about this property, please contact:

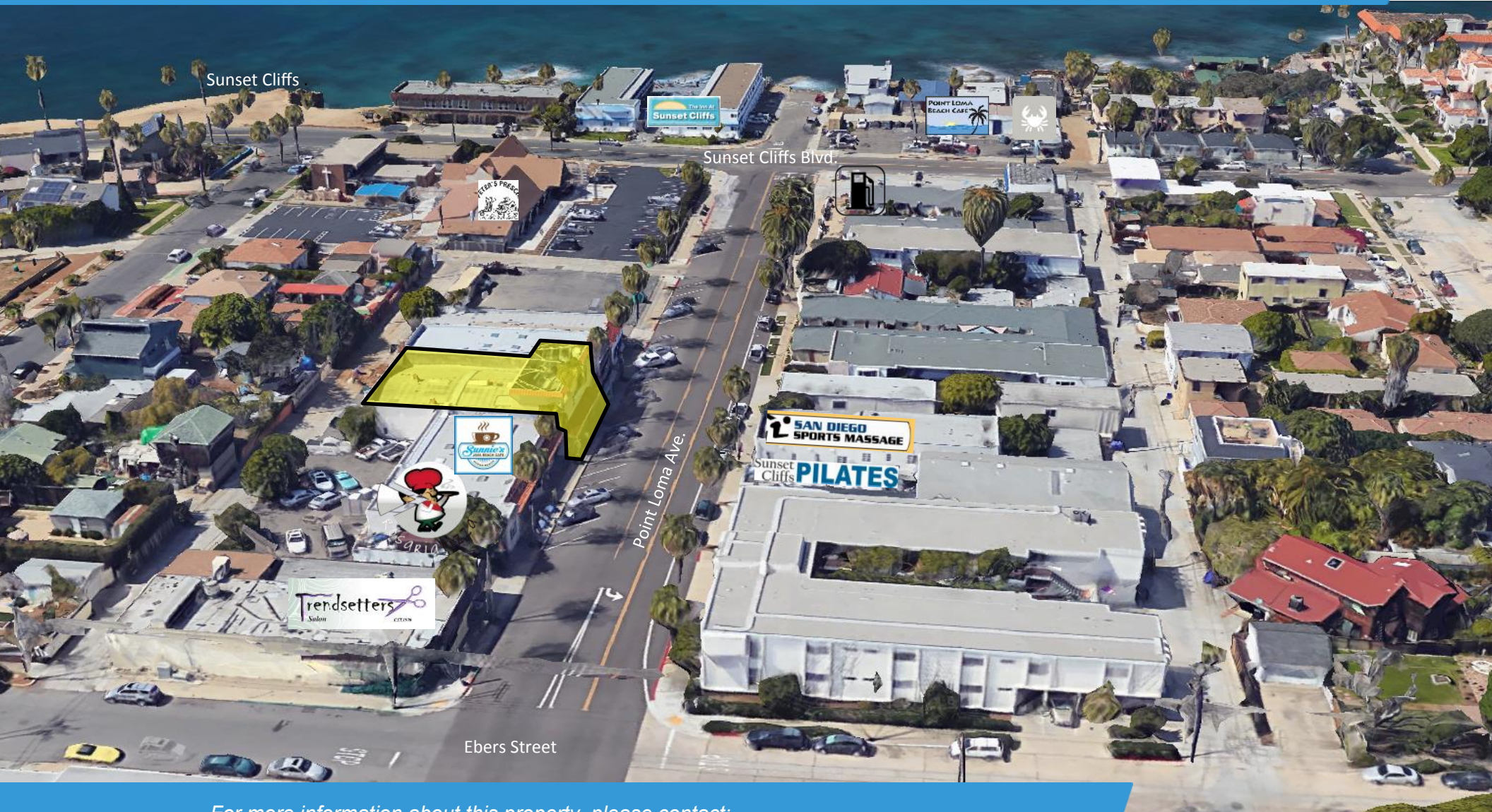
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CLOSEST COMMERCIAL STREET TO SUNSET CLIFFS



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DESTINATION SUNSET CLIFFS

Trillist.com ranked Sunset Cliffs as the #1 place in San Diego you should visit before you die

Trip Advisor ranked the Cabrillo National Monument #8, Sunset Cliffs #9, Fort Rosecrans #10, and Point Loma as #11 (Top things to do in San Diego)

Usnews.com ranked Sunset Cliffs as the #9 best thing to do in San Diego

<u>DEMOGRAPHICS:</u>	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
<i>Total 2015 Population:</i>	15,443	47,498	62,185
<i>Average 2015 HH Income:</i>	\$97,519	\$94,885	\$90,338

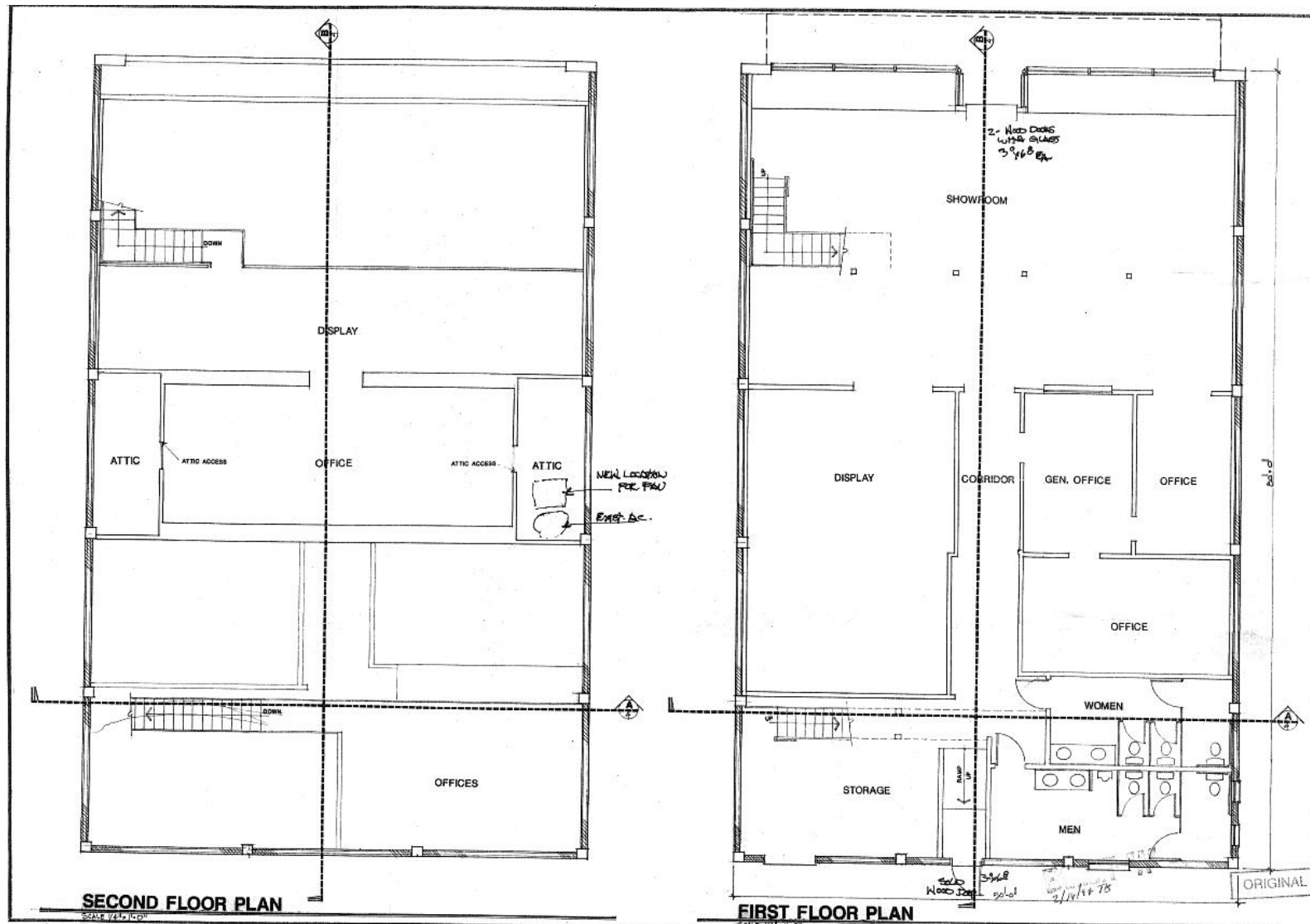
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FLOOR PLAN



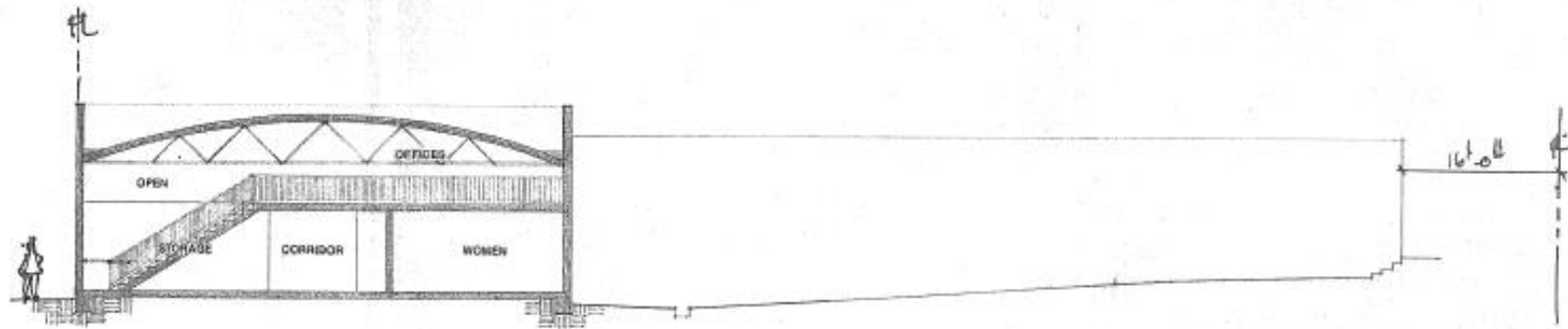
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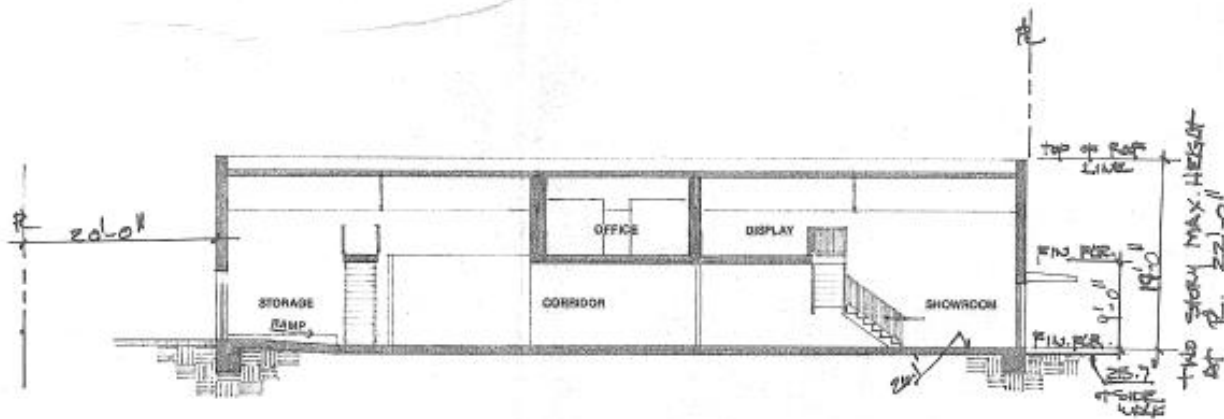
FLOOR PLAN



SECTION

SCALE 1/8" = 1'-0"

A
4



SECTION

SCALE 1/8" = 1'-0"

B
4

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