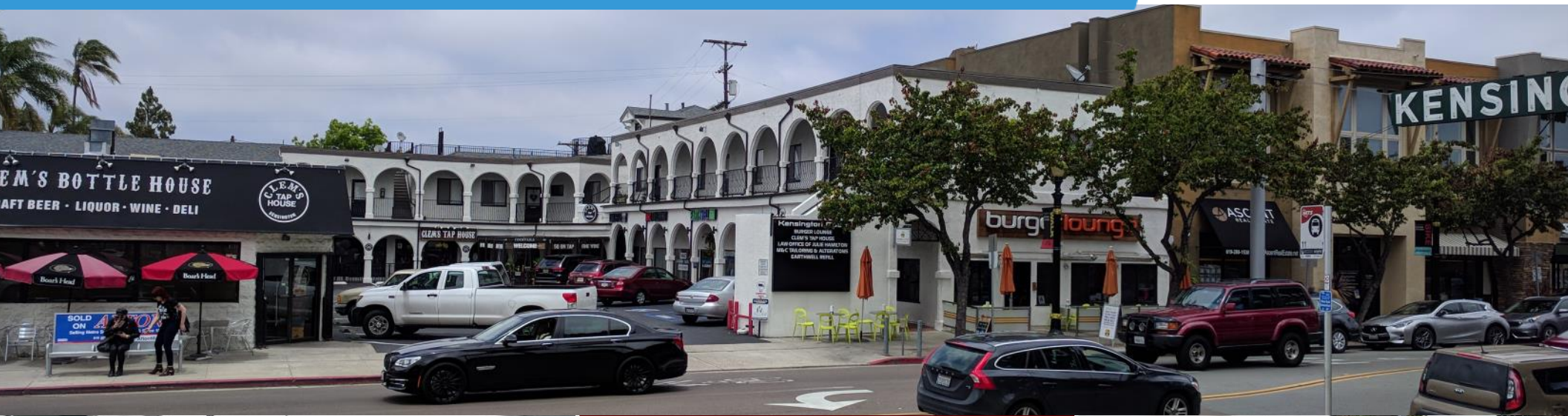


FOR LEASE

800 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
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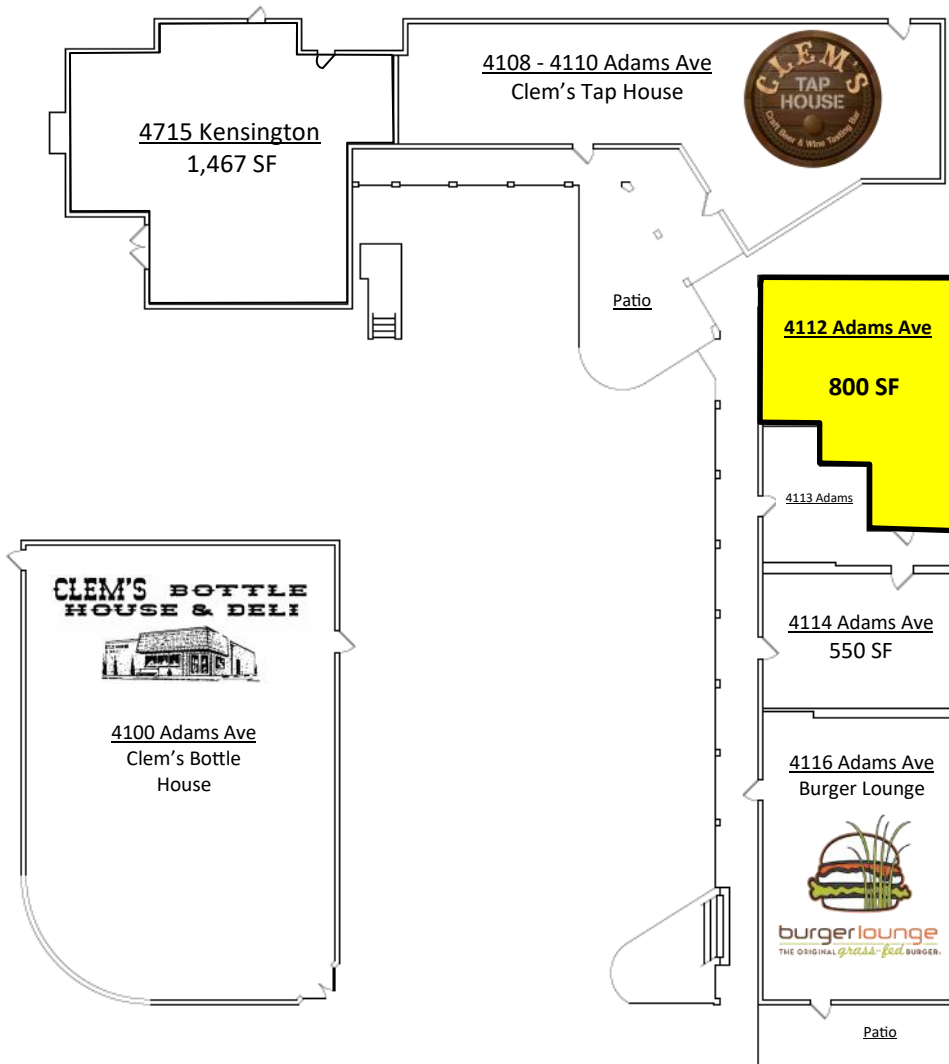
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3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com



SITE PLAN

800 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

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PHOTOS

800 SF
4100-4116 Adams Ave, San Diego CA 92115



Newly Remodeled



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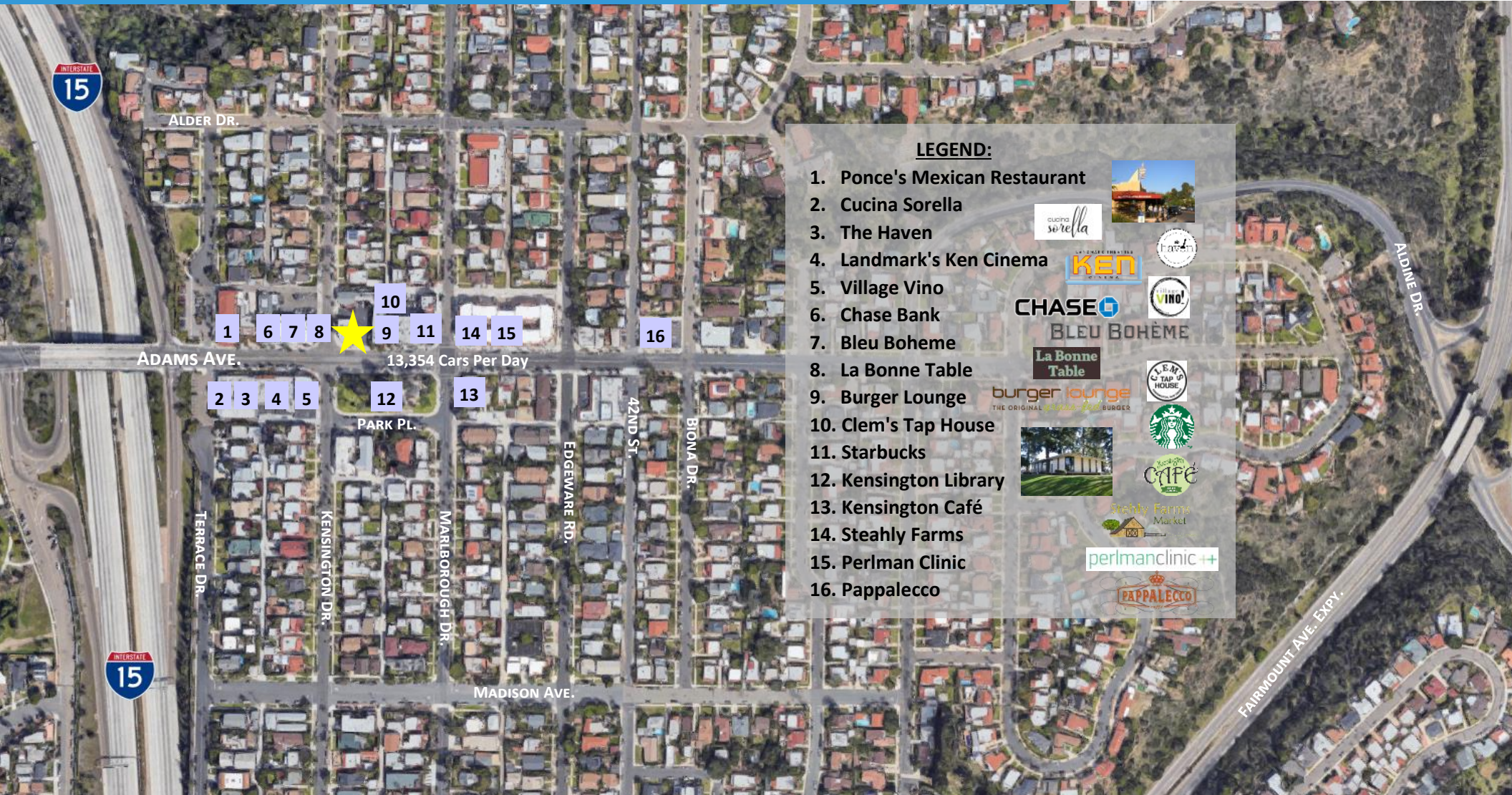
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AERIAL

800 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



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