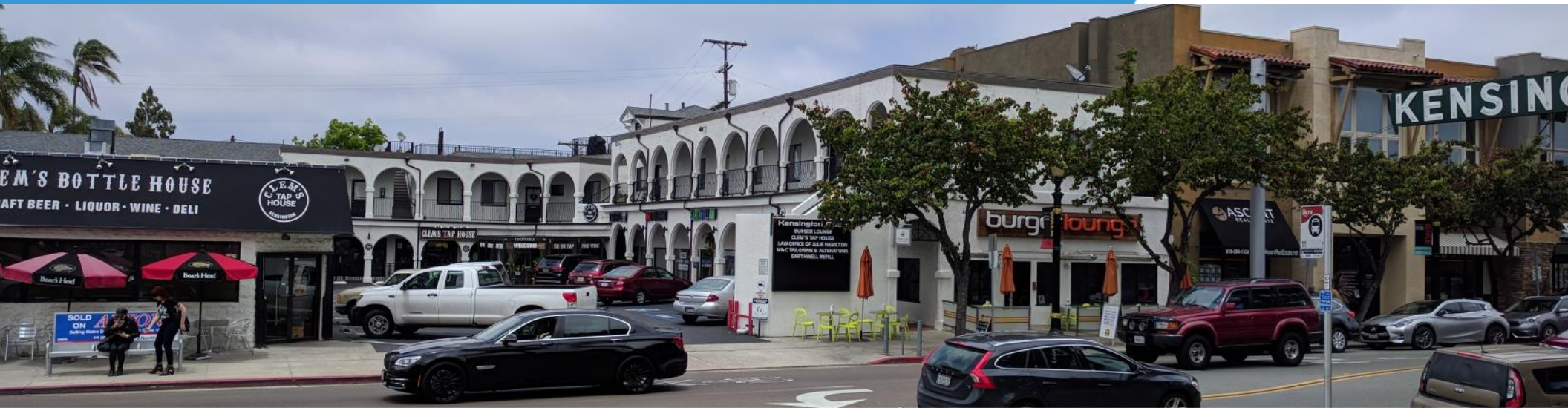


# FOR LEASE

**350 SF RETAIL/OFFICE**  
4112.5 Adams Ave, San Diego CA 92115



**\*Please don't disturb the tenant**

**HIGHLIGHTS:**

- Heart of Kensington
- Rare Onsite Parking
- Join: Burger Lounge & Clem's Tap House
- Close to 15 FWY



*For more information about this property, please contact:*

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

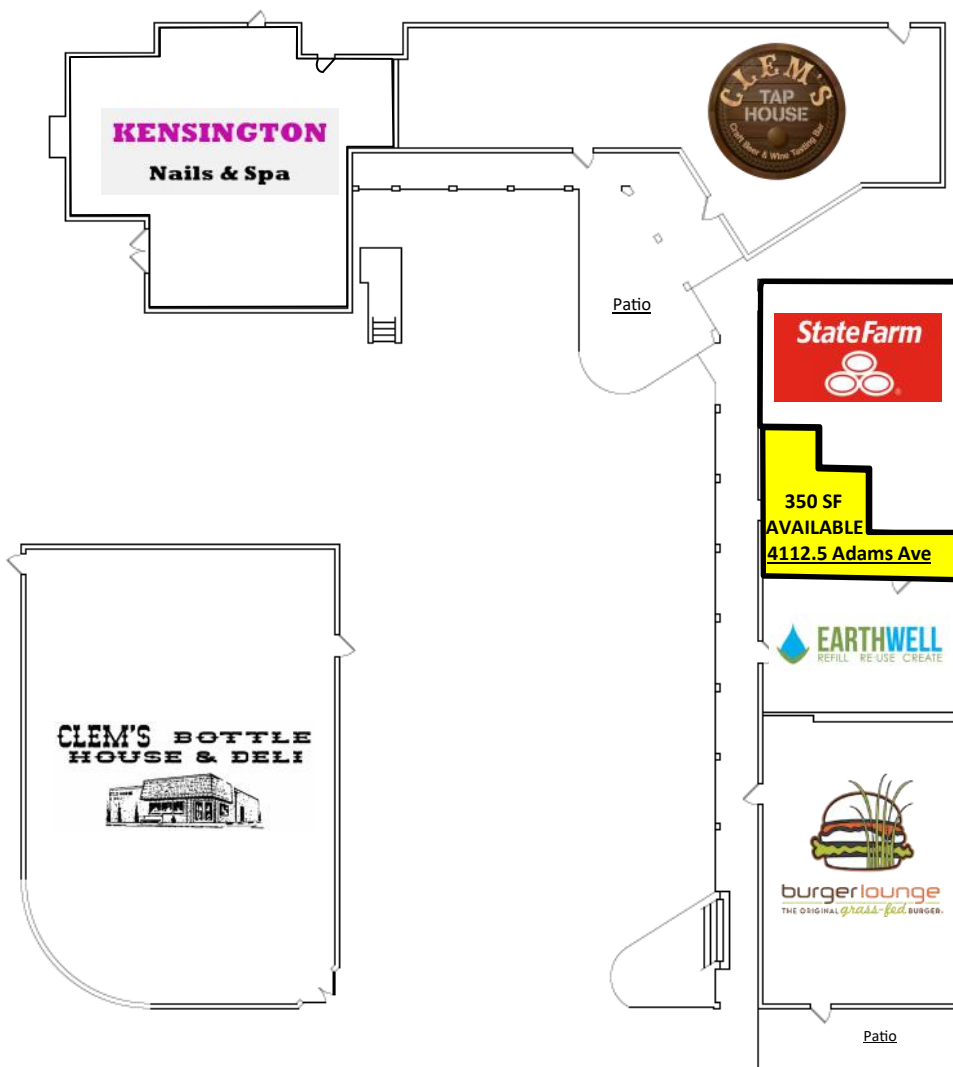
**Anthony Acosta**  
(619) 491-0048  
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# SITE PLAN

350 SF AVAILABLE

4112.5 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:

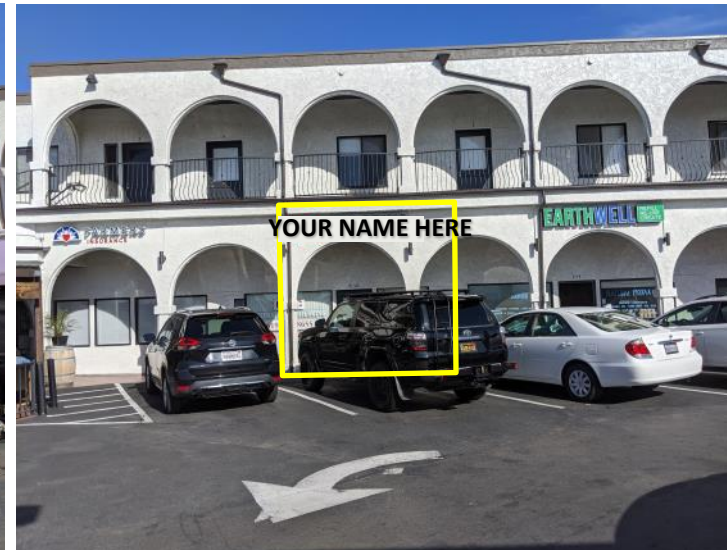
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# PHOTOS

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# AERIAL

## 350 SF AVAILABLE

4112.5 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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