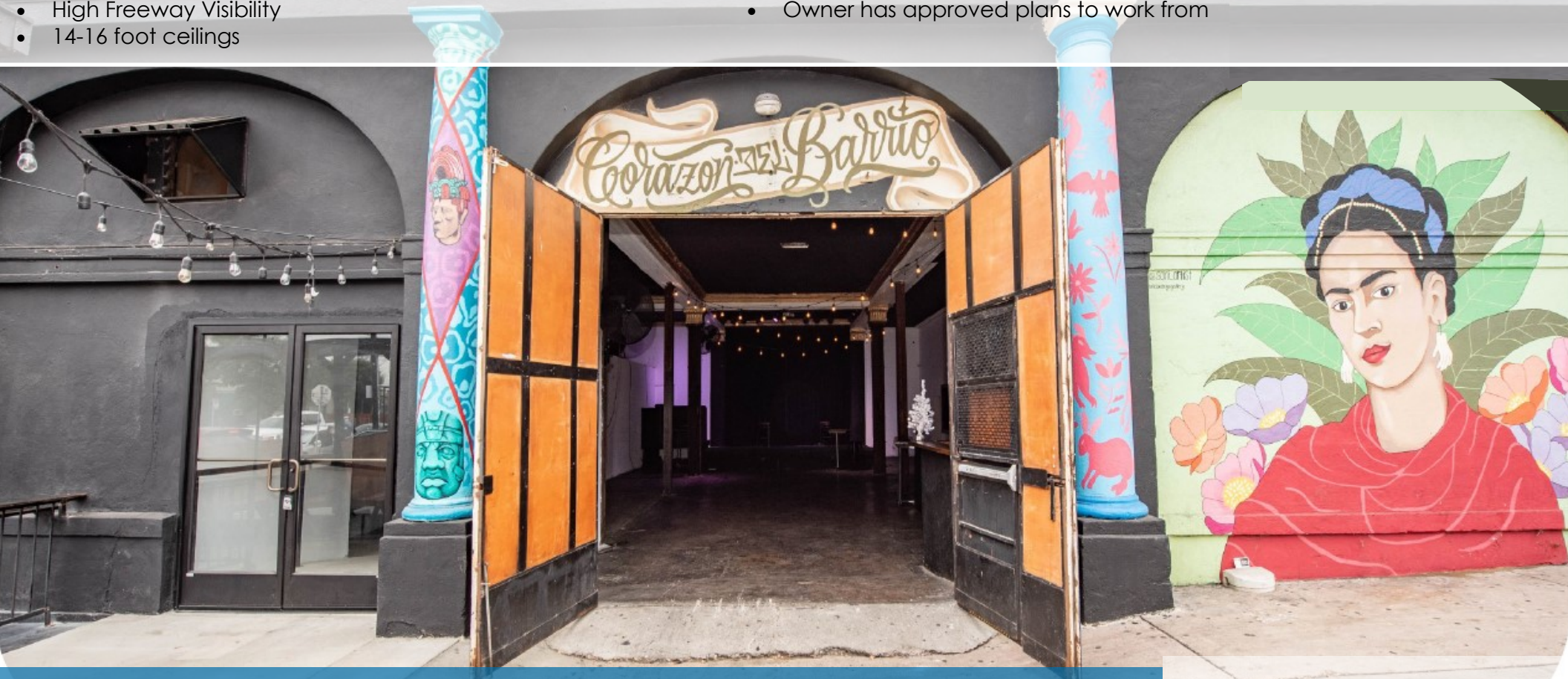


For Lease—± 5,850 SF Retail Space in Barrio Logan

863 Sampson Street, San Diego, CA 92113

- Lease Rate: \$2.25 + NNN
- Approx. 5,850 SF
- Sidewalk patio dining potentially available
- Parklet area potentially available
- Ideal Use: Brewery, Sports Bar, Entertainment Venue, Restaurant
- Includes vintage "Bank Vault" for cold beverage storage
- High Freeway Visibility
- 14-16 foot ceilings
- Next door to one of the most successful taco shops in San Diego - "Salud"
- Walking distance to downtown San Diego
- Surrounded by dozens of Art Galleries
- Cafe & Parklet Permit Approved!
- CUP for Liquor & Entertainment Approved!
- Space currently used for entertainment with Alcohol
- Owner has approved plans to work from



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About the Area

863 Sampson Street, San Diego, CA 92113

±5,850 SF Retail Space in Barrio Logan

Welcome to "El Corazon Del Barrio" (The Heart of the Neighborhood)! Join a powerful renaissance centered around culture, art, love and food! This is the only place in San Diego where you're Instantly swept into a whirlwind of awe via all five of your senses from the amazing visuals of portraits located on every inch of this block to the delicious tasting tacos, to the feeling of neighborhood comradery. Open any neighborhood centric business and it will thrive!

This beautiful building, formerly the Bank of Italy, is arguably the most storied property in Barrio Logan History. Both newer and older generations of local residents use it as the main landmark when making plans to meet or give directions. The open concept space flows from the ground floor to the second level effortlessly. Laced with beautiful red brick from Rose Canyon 1917 and mature wood columns it is an artistic business owner's dream come true.



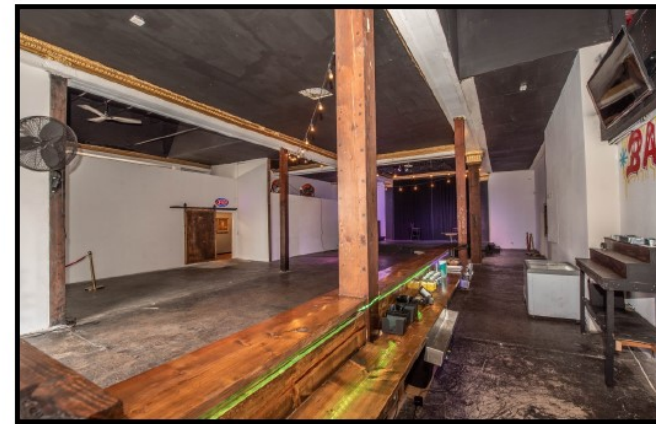
Interior Photos

863 Sampson Street, San Diego, CA 92113

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Enjoy an open floor plan with endless opportunities to make it your own! This 5,600 square foot, retired early 1900's bank, also comes with a vault for extra storage! Easy access entry points to the building make it convenient to bring large crowds in or even a vehicle to unload merchandise! Enjoy space for outdoor seating and an upstairs "VIP" room with two offices, to go along with the already approved Liquor & Entertainment permits! Not to mention the beautiful brick walls to solidify the rich Barrio Logan history!

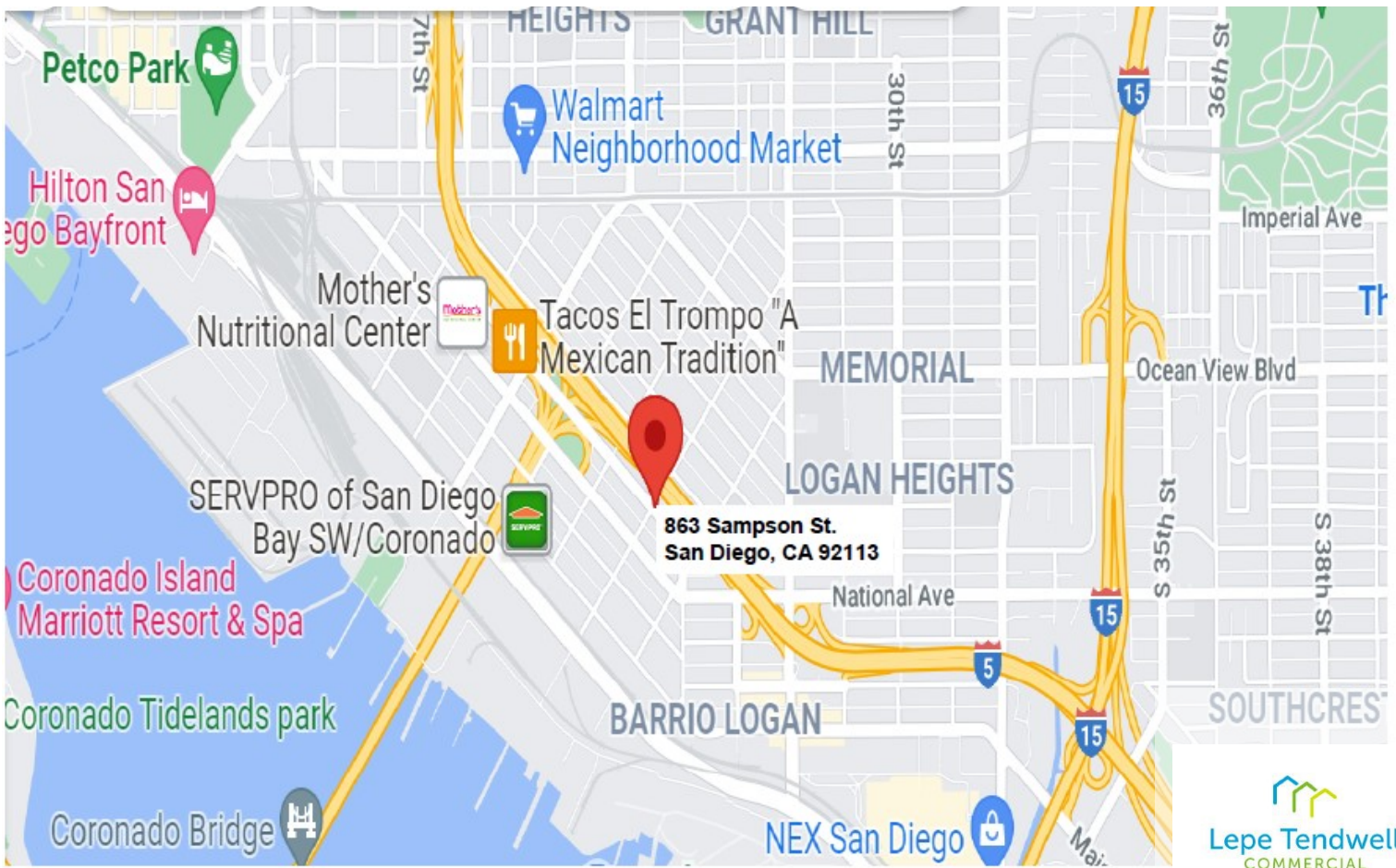
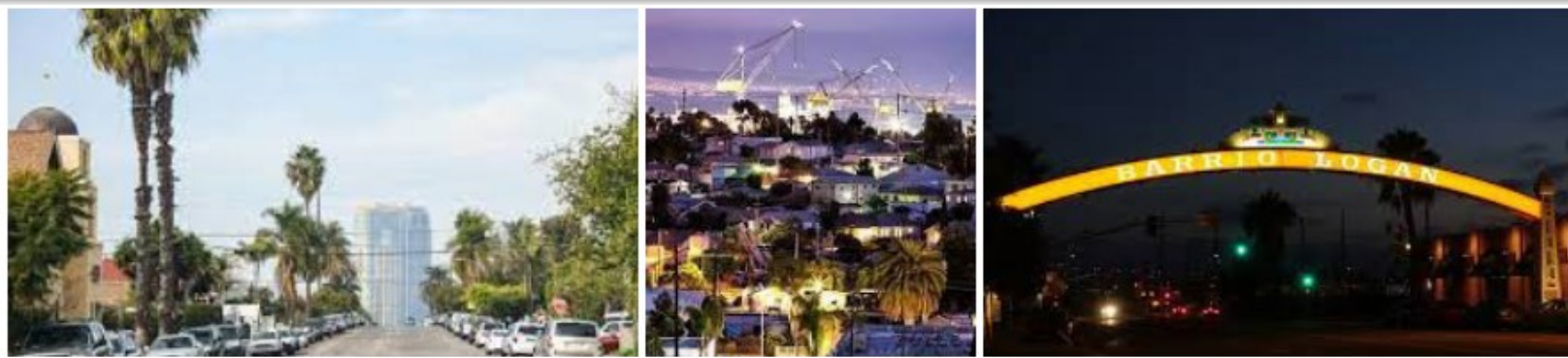
(La Bodega, ground unit with stage)



Neighborhood Map

863 Sampson Street, San Diego, CA 92113

±5,850 SF Retail Space in Barrio Logan



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The Community

863 Sampson Street, San Diego, CA 92113

±5,850 SF Retail Space in Barrio Logan

Southeastern San Diego is a vibrant, diverse community located just east of Downtown San Diego. The western portion of the area was settled early in the city's history and was directly connected to the city center by streets and the railroad. The community was home to both large estates, where San Diego's elite lived, and modest cottages, where many working families lived. After World War II, with large tracts of rural land available in the eastern portion of the community, Southeastern San Diego experienced major physical and population growth. It was one of the few communities in San Diego with housing available to working class families. In the postwar period, freeways were also constructed around and through the neighborhood, bringing great changes to the neighborhood. Today, Southeastern San Diego is one of the most culturally diverse and inclusive neighborhoods in San Diego. The community's distinct history and culture, legacy of diversity, and well-connected location have shaped its past and will continue to inform its future.



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Contact

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