

3325 ADAMS AVENUE

Adams Avenue Theater

SAN DIEGO, CA 92116



AVAILABLE FOR LEASE
6,100 sq. ft. available
delivered in warm shell condition



STRATEGIC DEMOGRAPHICS

Population

1 Mile - 41,118
3 Miles - 225,54
5 Miles - 590,073



ACCESSIBLE

Less than 1 Mile from I-15
Less than 1 Mile from I-805



**VISIBLE
TRAFFIC**
(16,220 Cars per Day)

Project Highlights



Central Urbanized Planned District: CU-3-3
(CUPD-CU-3-3)



6,100 sq. ft. with ability to expand to
7,600 sq. ft.



Excellent marquee signage opportunity

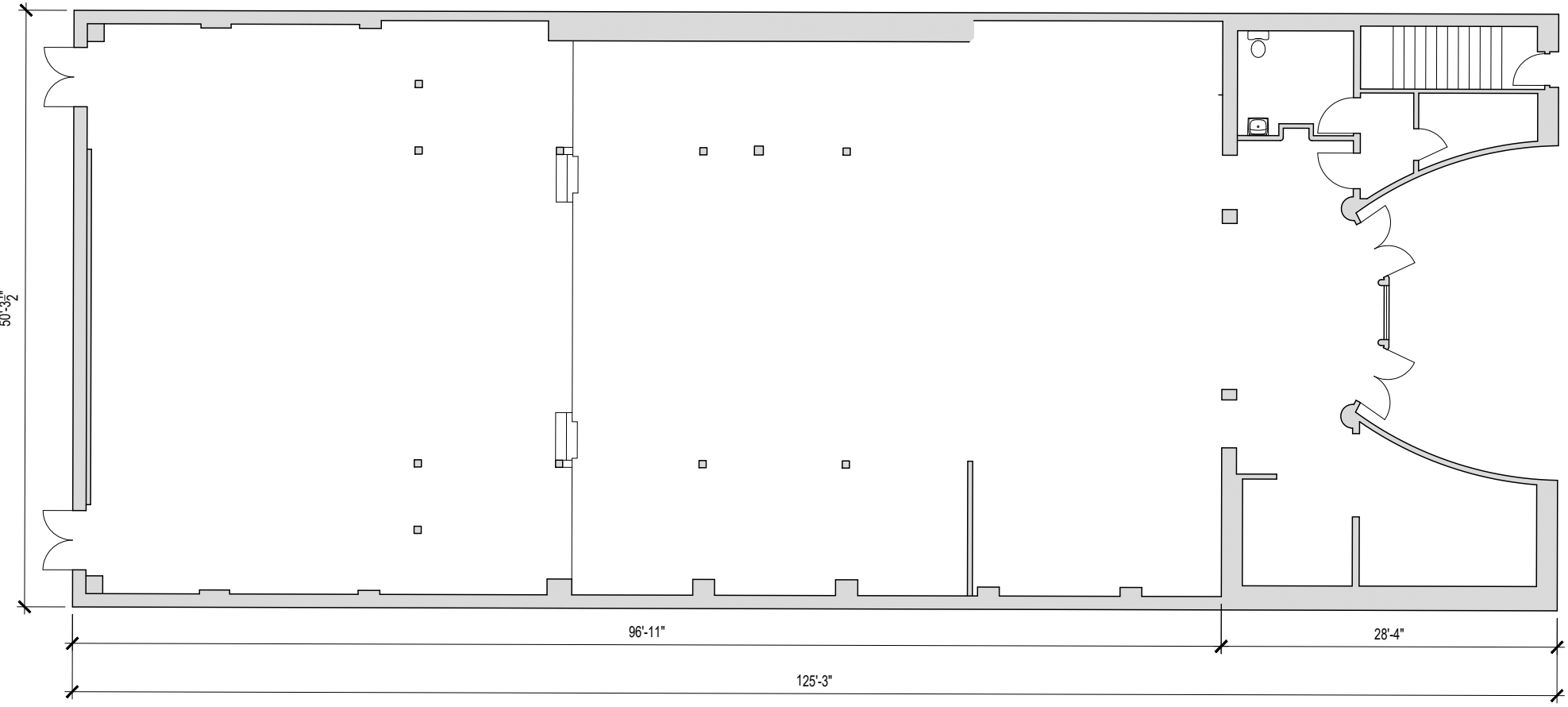


High street visibility

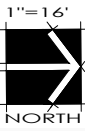
Adams Avenue overlooks Mission Valley and is easily accessible from both Adams Avenue exits on I-15 and I-805. It is bordered by craftsman communities like Kensington, North Park and University Heights. Together it combines the best of San Diego's past and future with a thriving, modern, and hip scene spreading along a two and a half mile corridor.



Floor Plan



ADAMS AVENUE

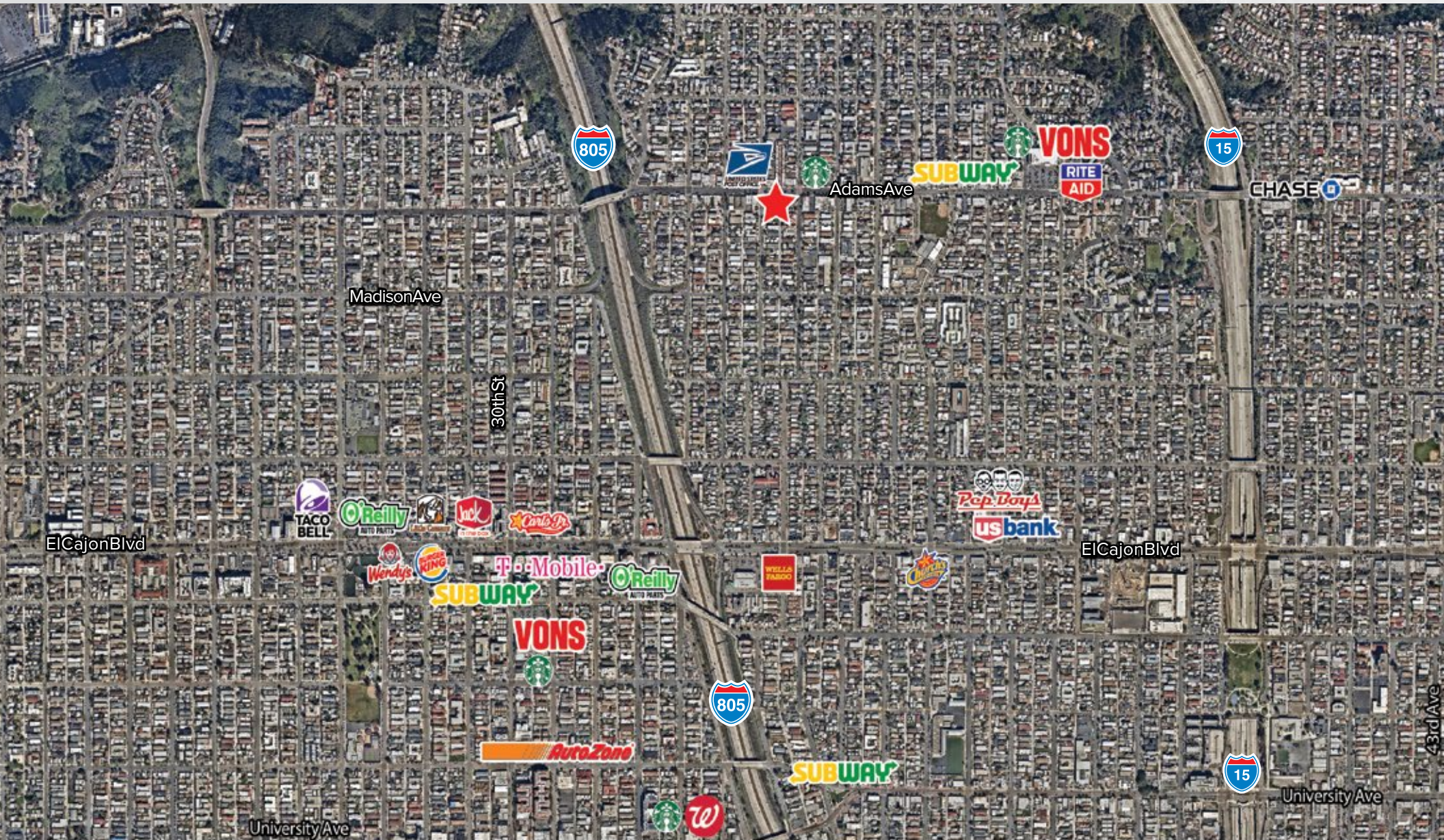




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Tenants in the Area





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