

FOR LEASE >



# ±4,085 SF Coastal Retail

4705 POINT LOMA AVENUE, SAN DIEGO, CA 92107



## Property Features:

- > Serves both Ocean Beach & Point Loma
- > Corner location with alley access
- > Great visibility
- > Excellent demographics
- > Very low NNN's (\$0.04/SF)
- > Fantastic potential and just 1½ blocks to the ocean
- > Rear roll-up doors

## Ideal For:

- > Grocery/Health Food Store
- > Restaurant
- > Creative Office or Retail Shop
- > Medical, Dental or Veterinary Practice

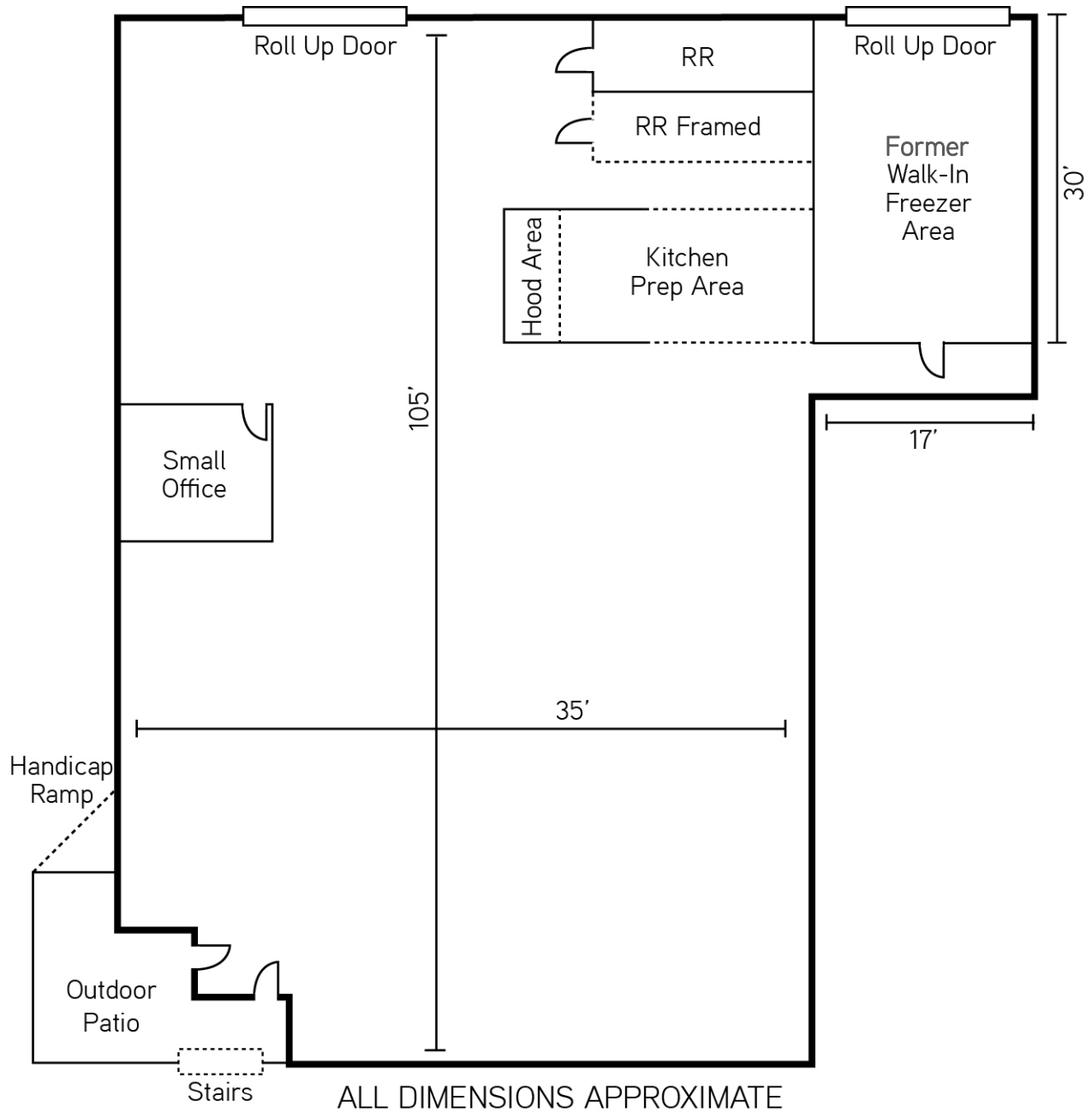
LEASE RATE: \$.99/SF NNN (\$.04/SF)

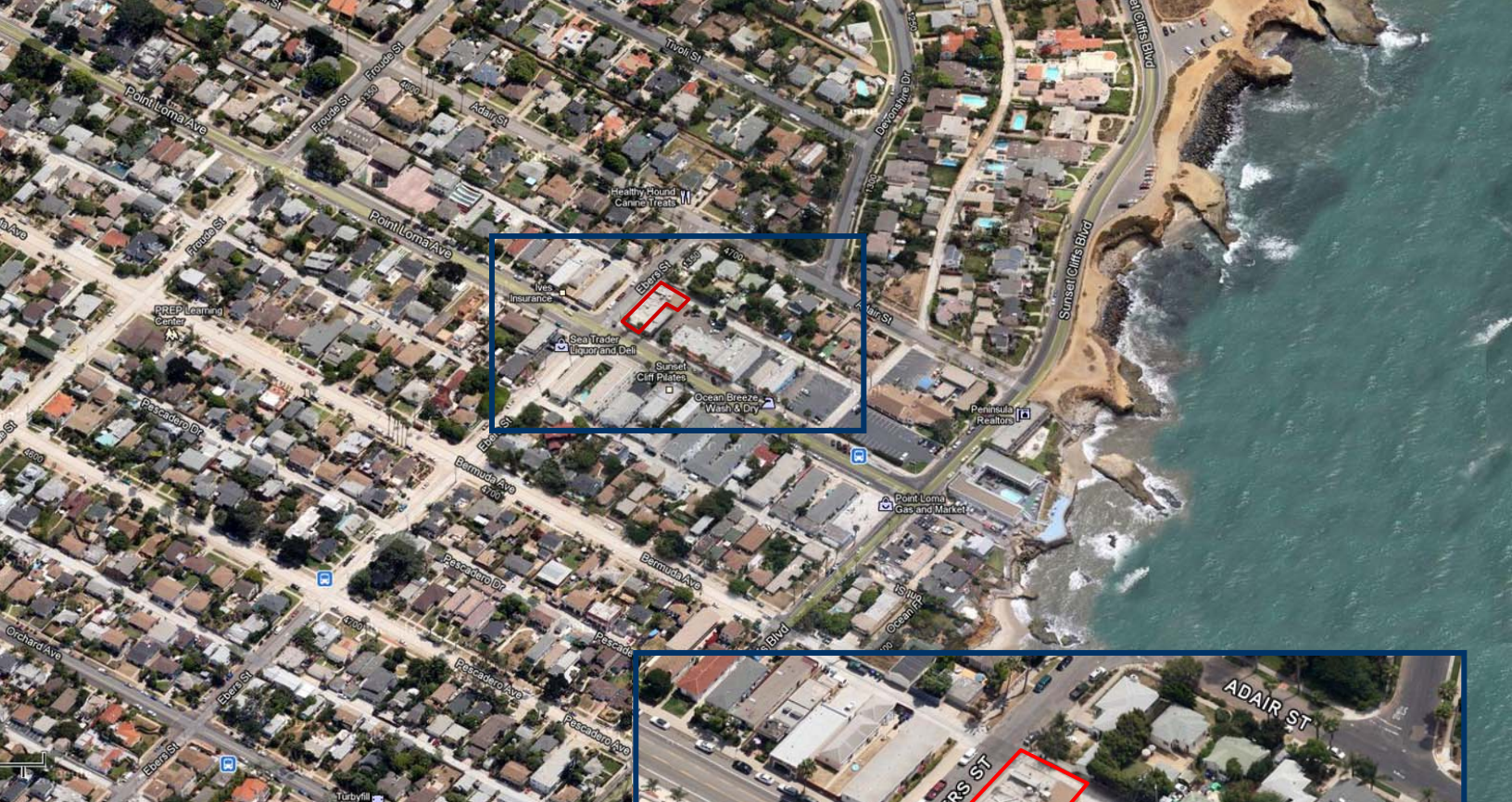


ERIK FAUCETT  
760 930 7920  
CARLSBAD, CA  
erik.faucett@colliers.com  
Lic# 01754632

STEVE WILLMORE  
760 930 7950  
CARLSBAD, CA  
steve.willmore@colliers.com  
Lic# 01148260

COLLIERS INTERNATIONAL  
5901 Priestly Drive, Suite 100  
Carlsbad, CA 92008  
www.colliers.com/carlsbad





## TRAFFIC COUNTS

Point Loma Ave & Sunset Cliffs Blvd - 5,400 ADT (SANDAG 2010)

## Demographics / Traffic

2010 Estimate	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	14,055	61,354	140,725
Avg HH Income	\$82,700	\$77,477	\$76,916

## Contact Us

ERIK FAUCETT  
 760 930 7920  
 CARLSBAD, CA  
[erik.faucett@colliers.com](mailto:erik.faucett@colliers.com)  
 Lic# 01754632

STEVE WILLMORE  
 760 930 7950  
 CARLSBAD, CA  
[steve.willmore@colliers.com](mailto:steve.willmore@colliers.com)  
 Lic# 01148260

COLLIERS INTERNATIONAL  
 5901 Priestly Drive, Suite 100  
 Carlsbad, CA 92008  
[www.colliers.com/carlsbad](http://www.colliers.com/carlsbad)

