

FOR LEASE > OLD TOWN — 1,267 SF
PREVIOUS RESTAURANT SPACE
2415 SAN DIEGO AVENUE, SAN DIEGO, CA 92110



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► Potential plan to add communal courtyard seating and potential for sidewalk Tenant directory signage.



Project Features:

- Charming courtyard setting with patio seating
- Abundant onsite parking
- Excellent signage opportunity on San Diego Avenue

Trade Area Highlights:

- Old Town is a heavily trafficked tourist destination
- Surrounding Tenants include Miguel's Cocina, Café Coyote, San Diego Trading Company, Craze Burger, Cold Stone Creamery, Old Town Mexican Café, Fred's Mexican Café, El Agave, Amore Leather, Old Town Model Railroad Depot and many more!
- Great central location, minutes to San Diego International Airport, Downtown, Interstate 5 and Interstate 8

Lease Rate \$3.35 PSF, NNN

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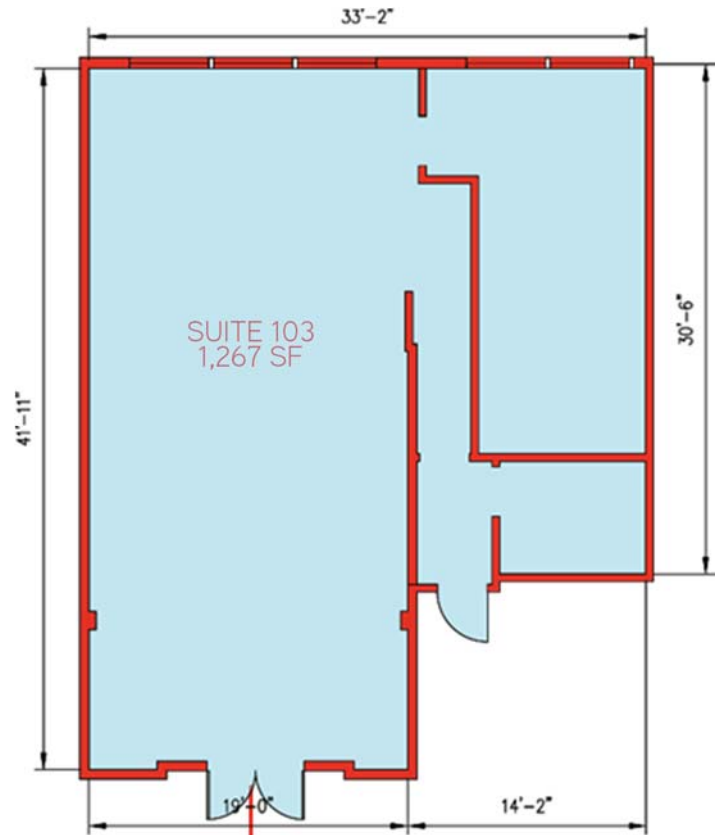
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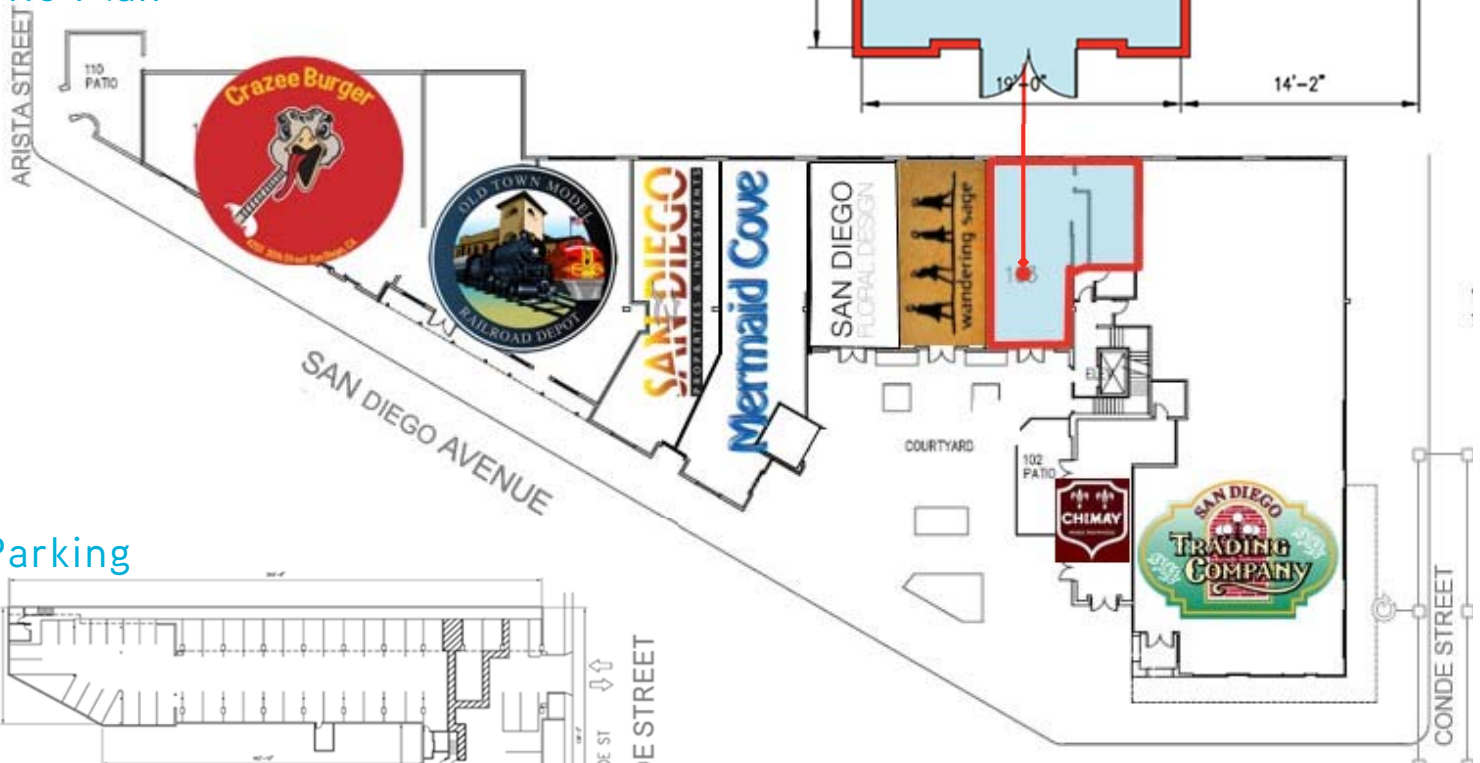
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PROPERTY DETAILS

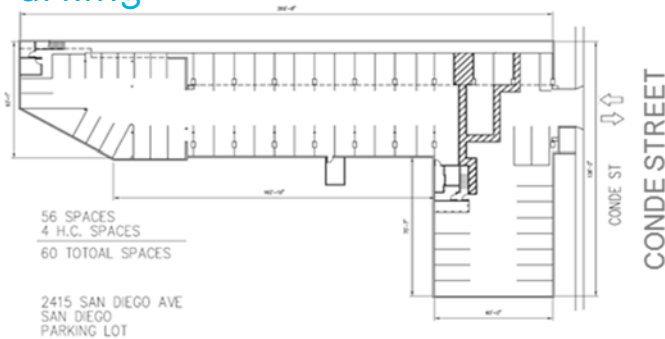
AVAILABILITY	Suite 103 1,267 SF plus patio courtyard seating
TIMING	Immediate
PARKING	On-site Parking
CONDITION	Previous café space



► Site Plan



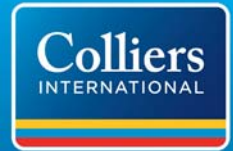
► Parking



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DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
2014 Total Population:	9,521	137,635	426,423
2019 Population:	10,093	145,447	449,661
Pop Growth 2014-2019:	6.01%	5.68%	5.45%
Average Age:	39.30	38.70	37.30
TRAFFIC COUNTS			
SAN DIEGO AVENUE: 14,588 cars per day (AT OLD TOWN AVE.)			

OLD TOWN by the numbers!

- **SHOPPING:** More than 100 boutiques and retail shops in the Old Town Village
- **ARTS:** 10 unique art galleries, Old Theatre & Old Town Saturday Market (San Diego's largest artisan market)
- **RESTAURANTS:** 24 full service restaurants to dine from
- **PARKS:** Home to Presidio Park, Heritage Park & Old Town San Diego Historic Park and nearly 30 historic buildings
- **HOTELS:** Nine Hotels in the immediate vicinity

► OLD TOWN | Directory Map

San Diego's Best Trading Co. (23)

Bazaar Del Mundo Shops (31)

Berta's Latin Restaurant (19)

Cafe Coyote Restaurant (22)

Casa de Machado-Stewart (13)

Casa de Reyes (3)

Casa Guadalajara Restaurant (31)

Cosmopolitan Hotel & Restaurant (6)

Court House (11)

Cousin's Candy Shop (14)

Covered Wagon (21)

Del Sol Shop (27)

El Campo Santo Cemetery (25)

Fred's Mexican Cafe (27)

Four Winds Trading Post (27)

Jack & Giulio's Italian Restaurant (24)

Jolly Boy Saloon & Restaurant (5)

San Diego Sheriff's Museum (25)

Junipero Serra Museum (32)

Available (24)

La Casa de Estudillo (8)

La Piñata Restaurant (30)

Mason Street School (12)

Miguels Cocina

McCoy House (1)

Old Town Gift Emporium (29)

Old Town Market (17)

Old Town Mexican Cafe (22)

Old Town Plaza (9)

Old Town San Diego State

Historic Park Visitor Center (1)

Old Town Transit Center (2)

Old Town Trolley Tours (17)

Pizza Bella Italian Restaurant (20)

Plaza del Pasado (4)

Robinson-Rose Building (1)

Robinson-Rose Building (1)

Stables (7)

Tinsmith (18)

Toby's Candle Company (16)

U.S. Apothecary & Soap Shop (10)

Whaley House (28)



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