

WALK-UP FOOD SERVICE / BREWERY TASTING ROOM
Leasing Opportunity

1,254 SF Suite



**Intrepid
Landing**

2817 Dickens Street ♦ San Diego, California 92106

**1,254 SF Potential Walk-up Food Service /
Brewery Tasting Room with ABC Patio**



**Newmark Grubb
Knight Frank**
Retail

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Property Description

- ◆ Outstanding walk-up food service / brewery tasting room leasing opportunity consisting of 1,254 square feet with additional ABC patio area.
- ◆ Located at Intrepid Landing Marina on America's Cup Harbor on Shelter Island; minutes from downtown and San Diego International Airport.
- ◆ Intrepid Landing includes a state-of-the-art marina and a public promenade. Recently completed (4th Quarter 2015), Intrepid Landing includes commercial and office space, and boat storage facilities.
- ◆ Shelter Island is one of San Diego's principal boating centers and offers marinas, resort hotels, restaurants, and bayside parks.
- ◆ Intrepid Landing provides storefront signage and ample onsite parking.
- ◆ Located adjacent to the property is the local favorite Point Loma Seafoods.
- ◆ Average household income within 5 minute radii of the site is \$118,728.
- ◆ Intrepid Landing is designed by the world renowned architectural firm, Miller | Hull. Based out of Seattle, with offices in San Diego, Miller | Hull is known for building legacy projects and believe in socially responsible and humane public architecture. Their reputation is based on simple,



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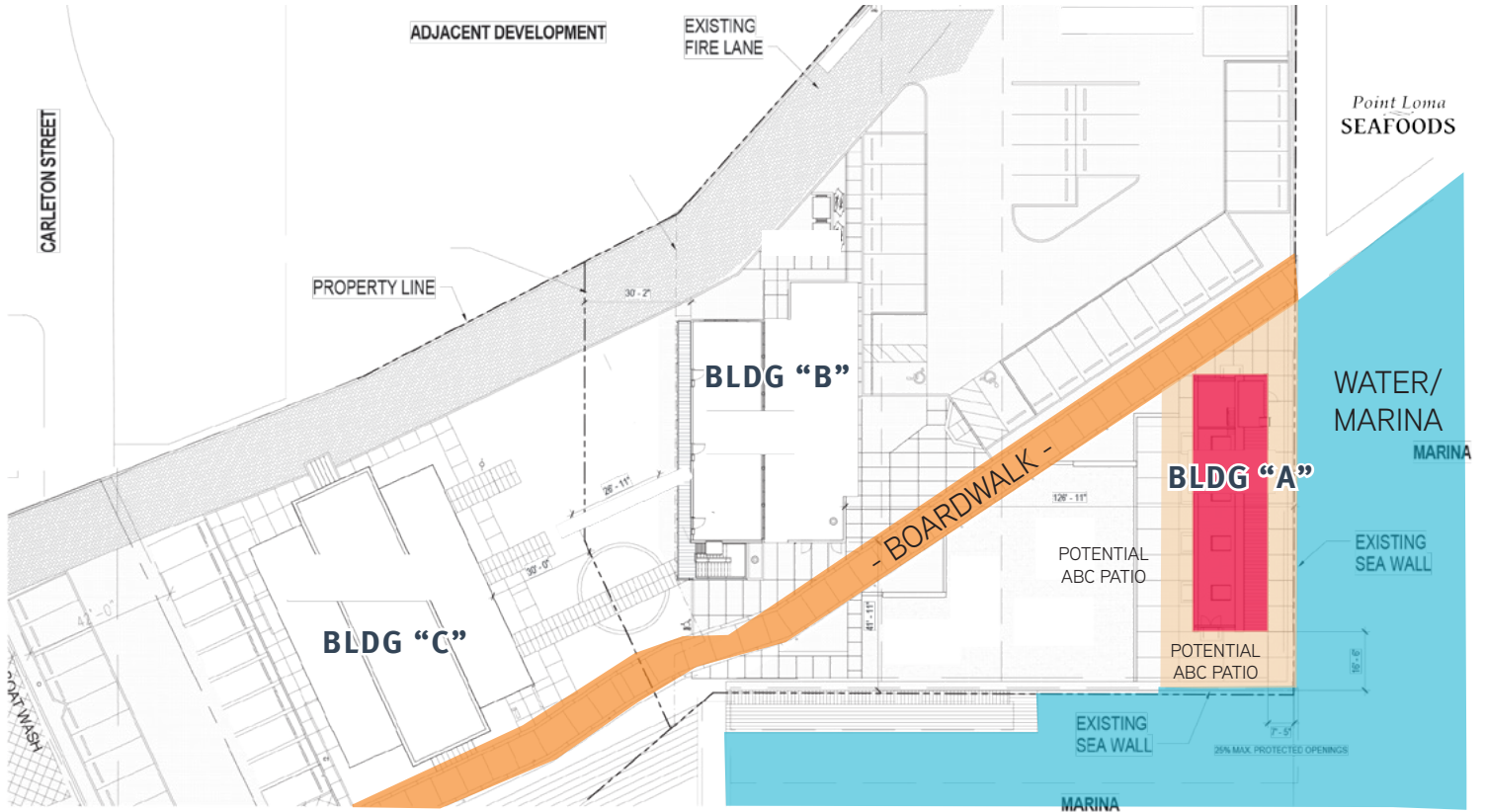
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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.



Overall Site Plan



Building A - Construction Complete

Suite	Tenant	Sq. Ft.	Asking Rent
A101	Available	1,254	\$6.00 +CAM *Plus port rent



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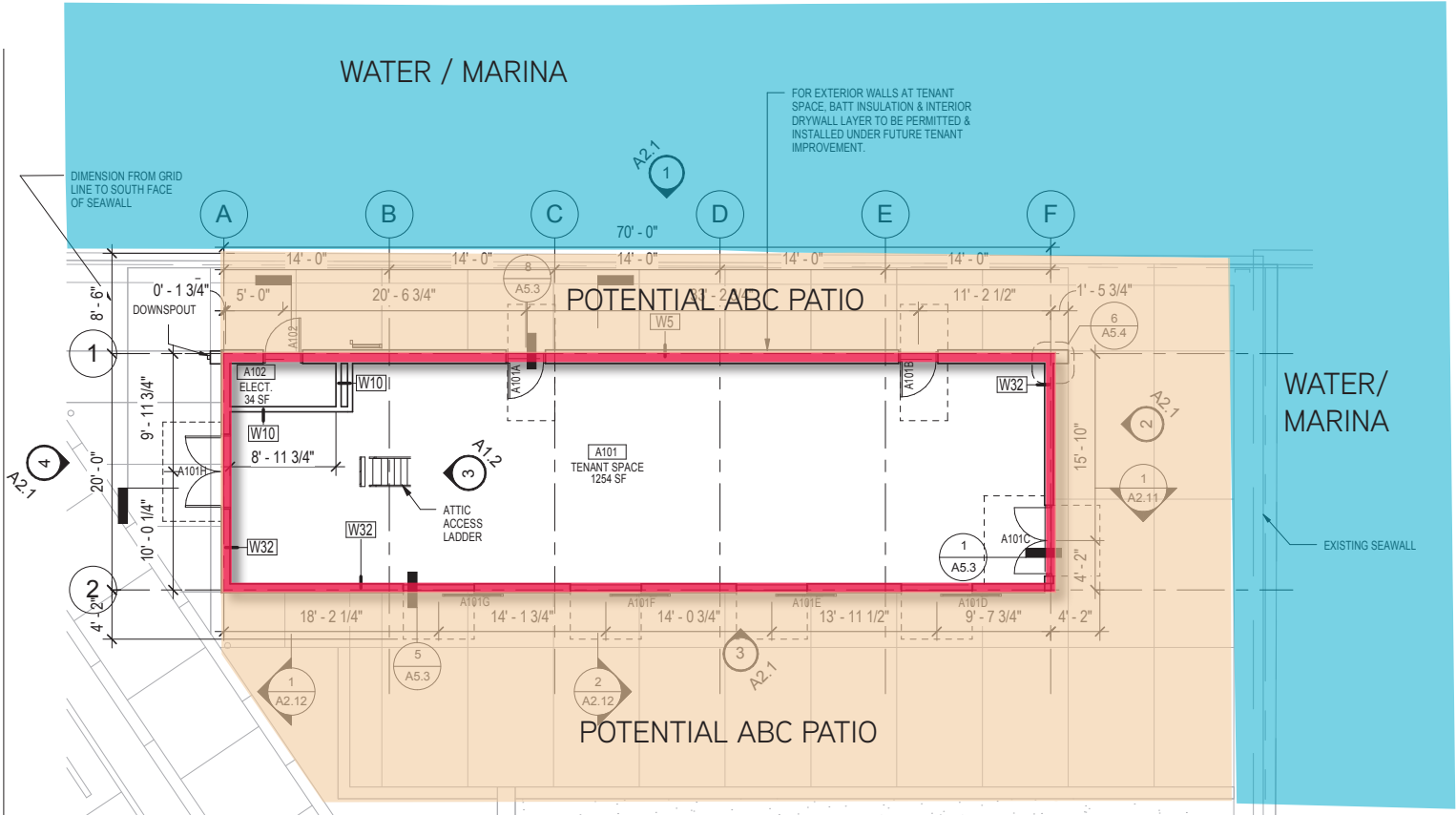
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Building A - Floor Plan



Building A - Construction Complete

Suite	Tenant	Sq. Ft.	Asking Rent
A101	Available	1,254	\$6.00 +CAM*

*Plus port rent



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Amenities Map

PACIFIC OCEAN



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Demographics & Traffic Counts

Demographics



183,246

2016 Estimated Total Population
(15 Minute Drive Time)



211,895

2016 Estimated Total Employee
(15 Minute Drive Time)



\$118,728

2016 Average Household Income
(5 Minute Drive Time)

	5 Minutes	10 Minutes	15 Minutes
2016 Estimated Population	16,745	62,081	183,246
2021 Forecast Population	17,432	64,369	193,182
2016 Estimated Total Employees	11,643	52,637	211,895
2016 Average Household Income	\$118,728	\$97,196	\$89,015

Traffic Counts



14,200 ADT

along Shelter Island Drive

24,500 ADT

along Rosecrans Street



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