



FOR LEASE | 1,000 - 5,163 SF RETAIL SPACE AVAILABLE

**FULL LIQUOR LICENSE WITH SPACE!*

Voit

REAL ESTATE SERVICES

2040 IMPERIAL AVENUE

SAN DIEGO, CALIFORNIA, 92102



property highlights

BUILDING SIZE & SF AVAILABLE

5,200 SF with approximately 1,000 SF - 5,163 SF Available

PARKING LOT

12 Surface spaces are available on site with abundant non-metered street parking

LIQUOR LICENSE

Full liquor license comes with the space

NEARBY TENANTS

Walmart, AutoZone, Smart & Final, Albertsons

NEWLY REDEVELOPED PROPERTY

Ownership is open to creative uses

EXCELLENT FREEWAY ACCESS

6 minute drivetime to Petco Park & 5 freeway



HIGHLY VISIBLE

Retail freestanding building with excellent signage opportunities

LEASE RATE: \$3.00/SF NNN

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SITE PLAN

-  SUITE 1: 1,002 SF
-  SUITE 2: 1,103 SF
-  SUITE 3: 1,599 SF
-  SUITE 4: 1,458 SF



AERIAL



20TH STREET

IMPERIAL AVENUE

21ST STREET



3 MILE RADIUS



**TRAFFIC
COUNT**

6,500

Imperial Ave & 22nd St



201,903

population



\$639,201

median home value



\$60,770

average hh income



79,608

households



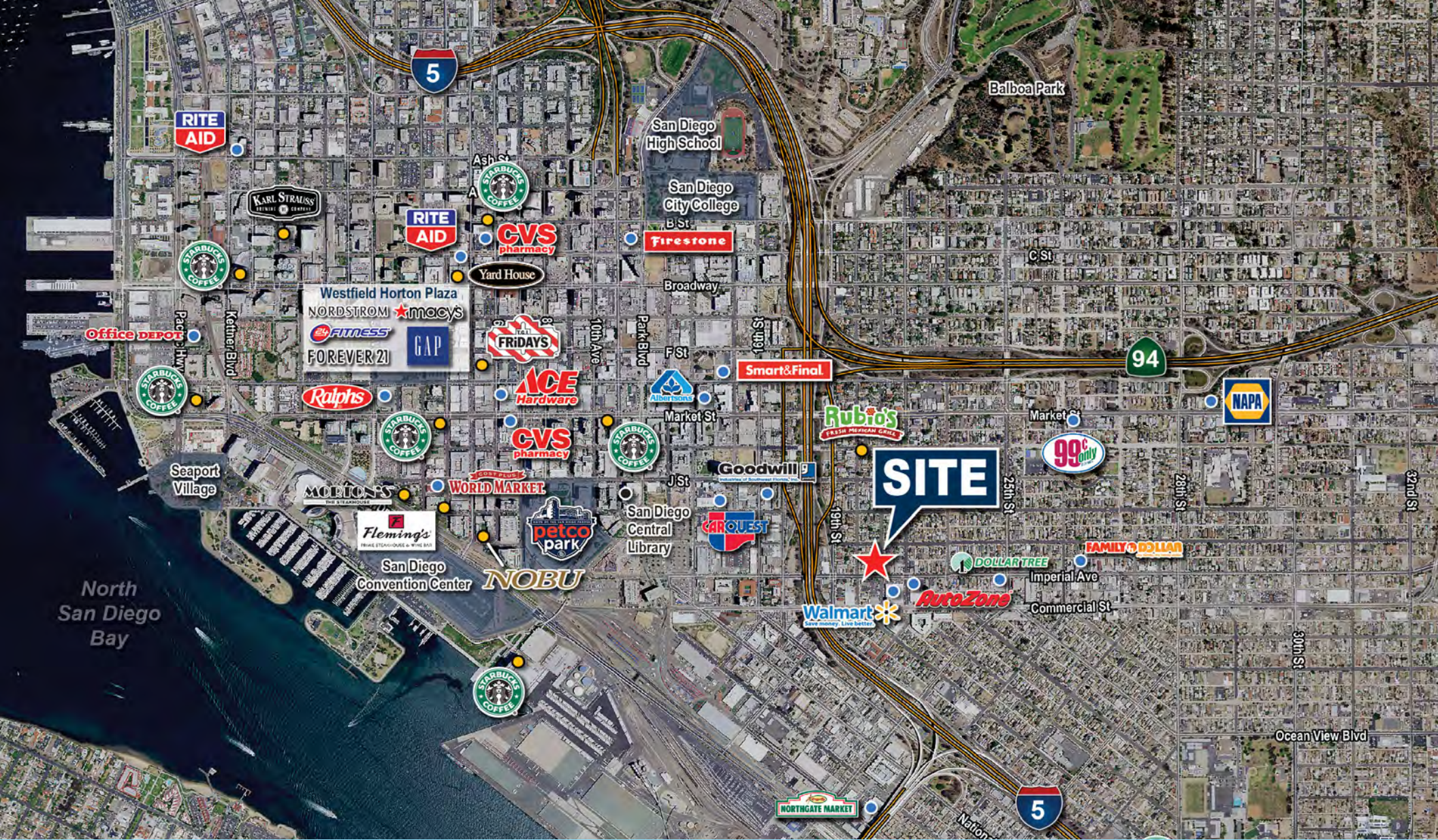
36.20

median age



28,255

number of businesses



KIPP GSTETTENBAUER, CCIM
 Senior Vice President | Lic. #01405420
 858.458.3345 | kipp@voitco.com

RYAN KING, CCIM
 Vice President | Lic. #01885401
 858.458.3322 | rking@voitco.com

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 REAL ESTATE SERVICES

4180 La Jolla Village Drive, Suite 100 • La Jolla, CA 92037 | 858.453.0505 | F 858.408.3976 | www.voitco.com

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