

# FOR LEASE

# Balboa Village

4411 Mercury Street, San Diego, California 92111  
**±1,020 SF - ±3,888 SF Retail/Office**

## Features

- Great Freeway Visibility
- Traffic Count:
  - 144,000 Cars/Day - 163 Freeway
  - 7,300 Cars/Day - Mercury Street
- Building and Pole Signage
- Central San Diego Location

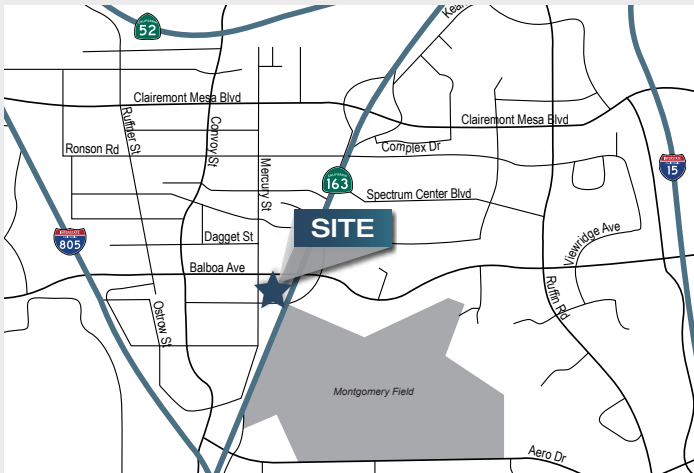
## Availabilities

Suite No.	Size	Lease Rate
105A	1,324 SF*	\$1.35/SF + NNN
106	2,564 SF*	\$1.35/SF + NNN
*105A-106 (combined)	3,888 SF	\$1.35/SF + NNN
206	1,020 SF	\$1.15/SF + NNN

## Current Tenants

- Cataline Spas
- Boot Barn
- Insurance
- Bikram Yoga
- Army Career Center
- Salon Reiki
- Tajima Sushi

**NNN's are approximately \$0.50**



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**Site Plan / Floorplans**

**1<sup>ST</sup> FLOOR**



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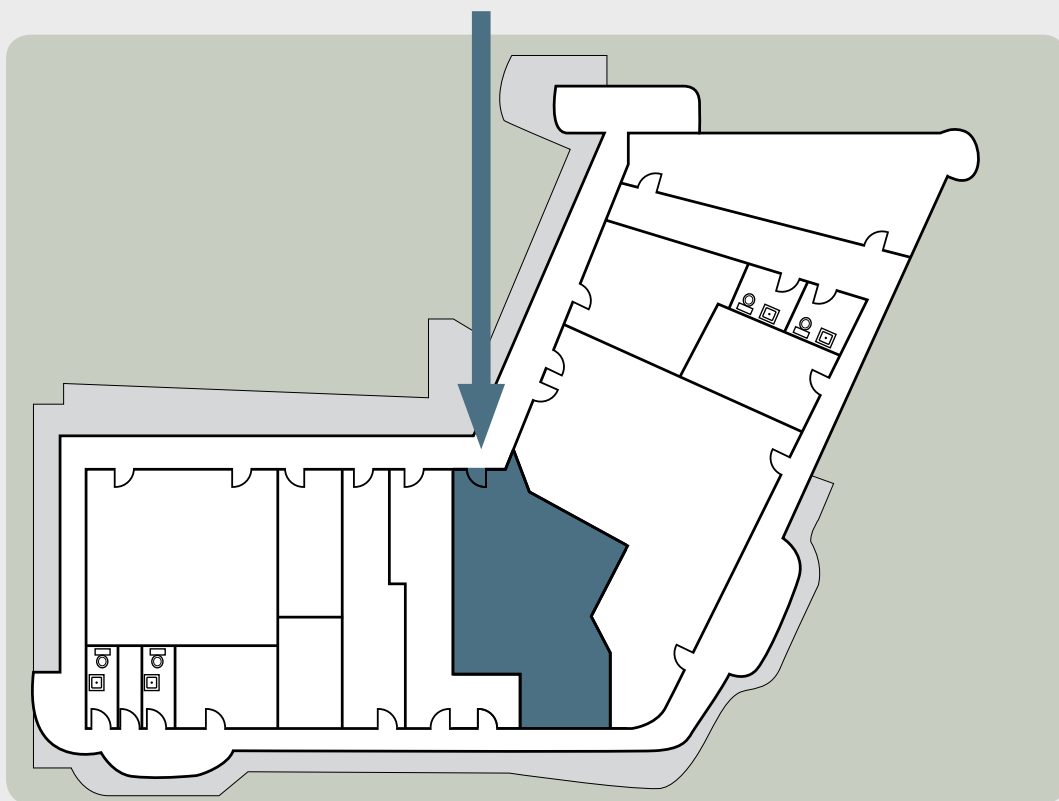
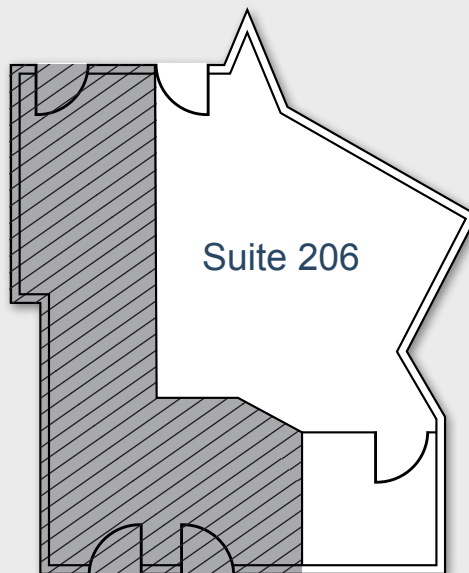
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### Site Plan / Floorplans

#### 2<sup>ND</sup> FLOOR



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