

FOR SALE OR LEASE

Clairemont Office/Retail

3560 Mt. Acadia Blvd. | San Diego, CA 92111

\$1.10/SF/Month NNN



Property Features

- ± 22,500 SF Retail/Office Building
- Ideal Retail/Showroom Office, Medical, School, Grocery or any community services
- Large Parking Lot and Fenced Storage Area
- Zoning: CN-1-2 City of San Diego
- Retail and Community Supported Uses
- Easy Access to I-5, I-805, Hwy 52 and 163 Freeway
- **Sale \$2,000,000 (\$89/SF)**
- **Lease \$1.10/SF/MO NNN**

Demographics

	1 Mile	3 Mile	5 Mile
Population 2010	17,742	145,732	379,587
Median HH Inc.	\$58,163	\$57,752	\$56,936



COMMERCIAL REAL ESTATE SERVICES

Lee & Associates - San Diego, Inc. ,10509 Vista Sorrento Parkway, Suite 201, San Diego, CA 92121 • www.lee-associates.com

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

For More Information Please Contact:

RICHARD MURDOCK, CCIM, SIOR

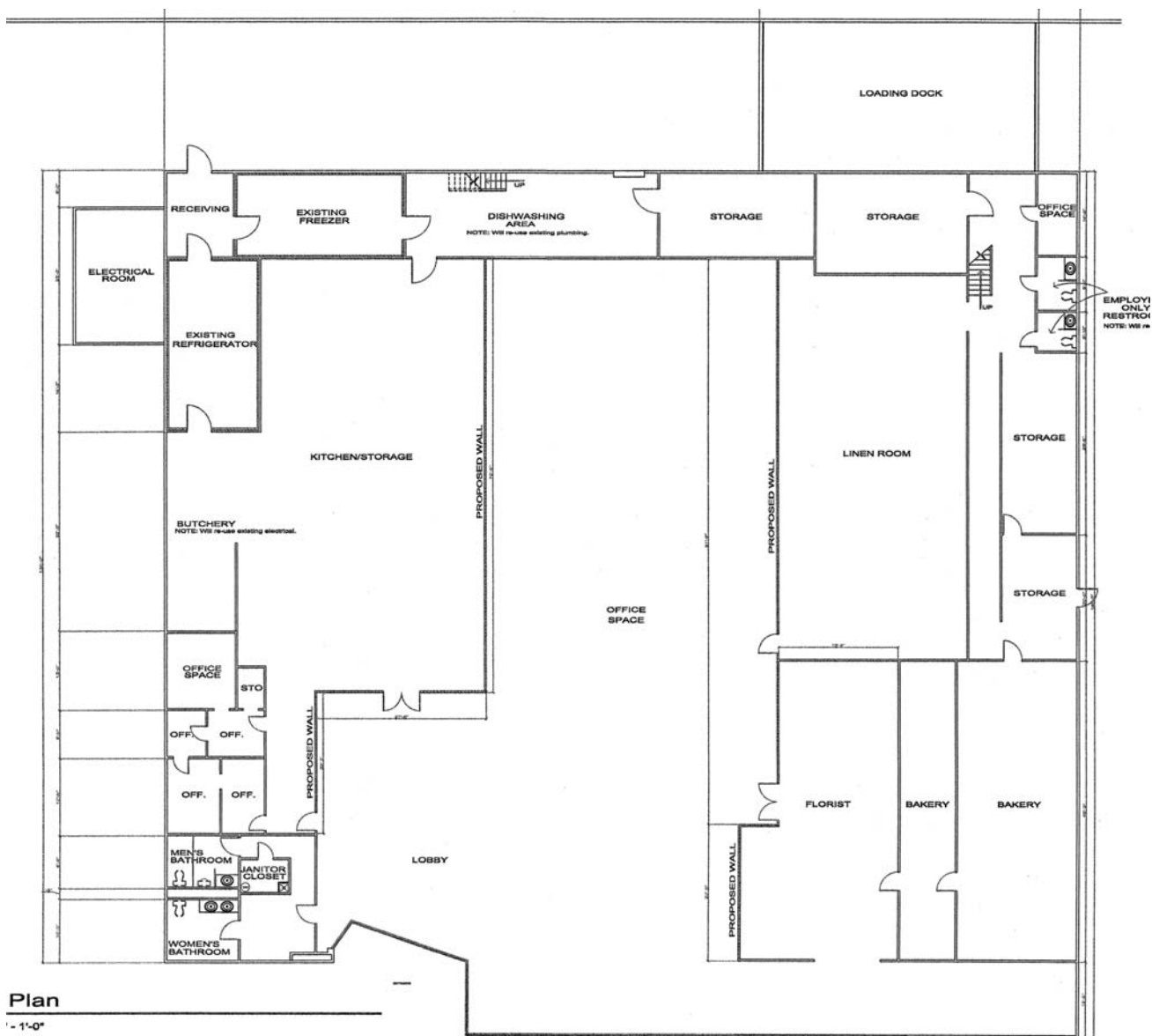
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Floorplan
+/- 22,500 SF



Property Description:

The subject property is a single tenant building located in a retail setting with an adjacent retail strip center (not a part) and freestanding corner office building (not a part). The building was a former grocery store and currently occupied by a catering company with large kitchen, laundry facilities, showroom and offices.



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Aerial View



Area Description:

The Clairemont Area of San Diego is centrally located with access to all major freeways, close proximity to the Downtown San Diego central business district and San Diego International Airport. Approved uses include retail, commercial business, offices, medical and healthcare services.



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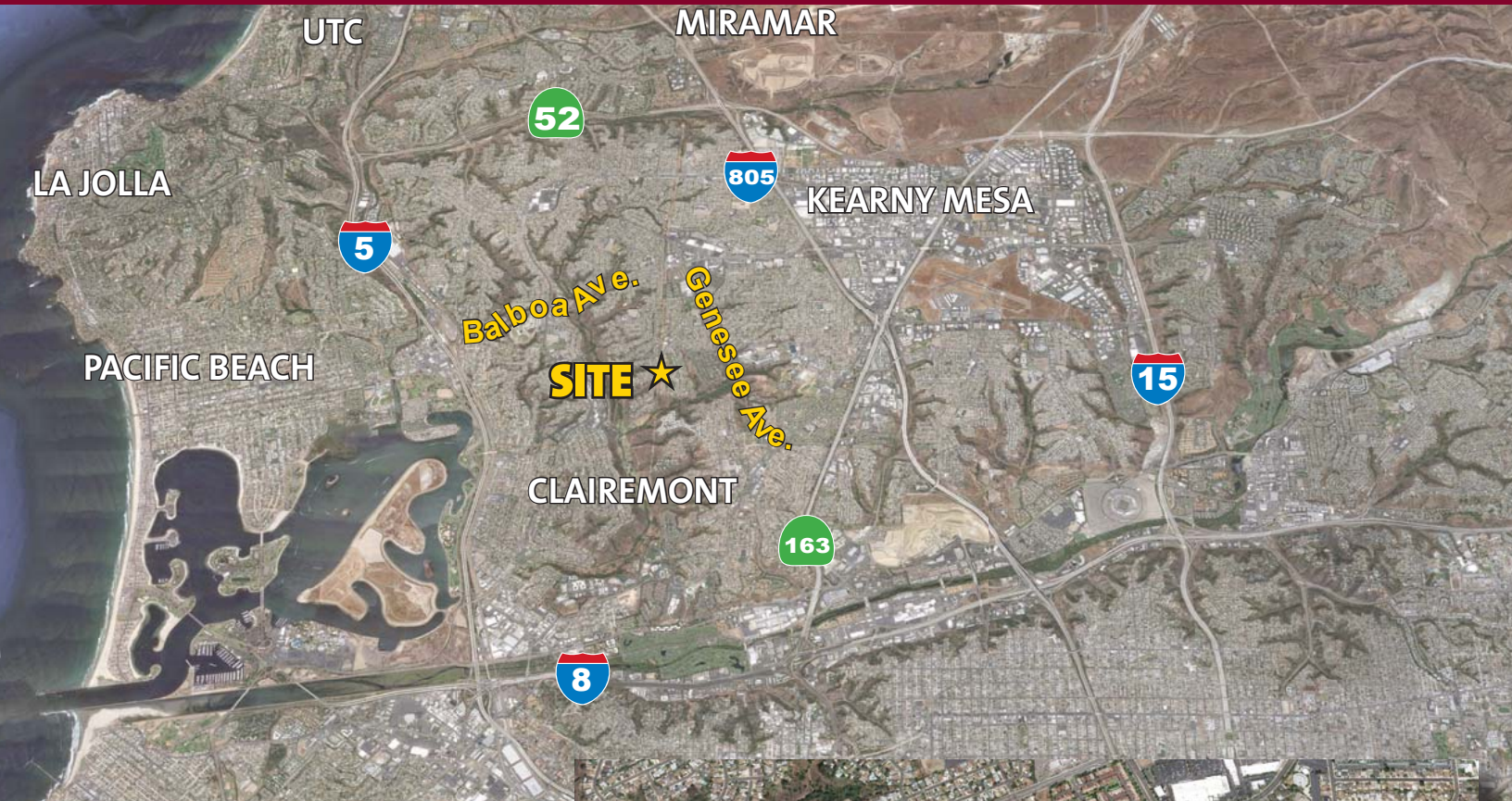
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Aerial Location



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