

# Prime East Village Location

743 9<sup>TH</sup> Ave., San Diego, California

Approx. 3,639 sq. ft. of Creative Office, Retail or Flex Commercial Space



## FEATURES:

- \* Great Signage ! Located in High Density East Village , with 1000's of residential units within walking distance of Premise.
- \* Blocks from PETCO Ballpark, abundant parking close by & good drive by and foot traffic.
- \* Unique 30' High Bay Ceilings in part of Premises, Huge Sky Lights, Operable Windows
- \* 2 Stories of space with 1<sup>st</sup> Floor approximately 2,272 sq. ft. and 2<sup>nd</sup> flr. loft area approx. 1,367 (3,669 total). Bathroom on both floors, kitchen on 2<sup>nd</sup> floor
- \* Most existing wall on 1<sup>st</sup> floor are not bearing so can possibly be removed
- \* Possible ideal uses include: Creative Office space, Art Studio, Photo Studio, Tech space, Architectural offices, Restaurant, convenience store, clothing, showroom/manufacturing,
- \* Lease Rate: \$1.96 per square foot lease, base year gross lease (no NNN charges, approx. equivalent \$1.28 NNN p.s.f. rate +/- , i.e. operating expense of bldg. are included in base rate)!

*Exclusively Represented by:*

**Steve Salmons**

**(619)275-3900**

*steves@cpssd.com*



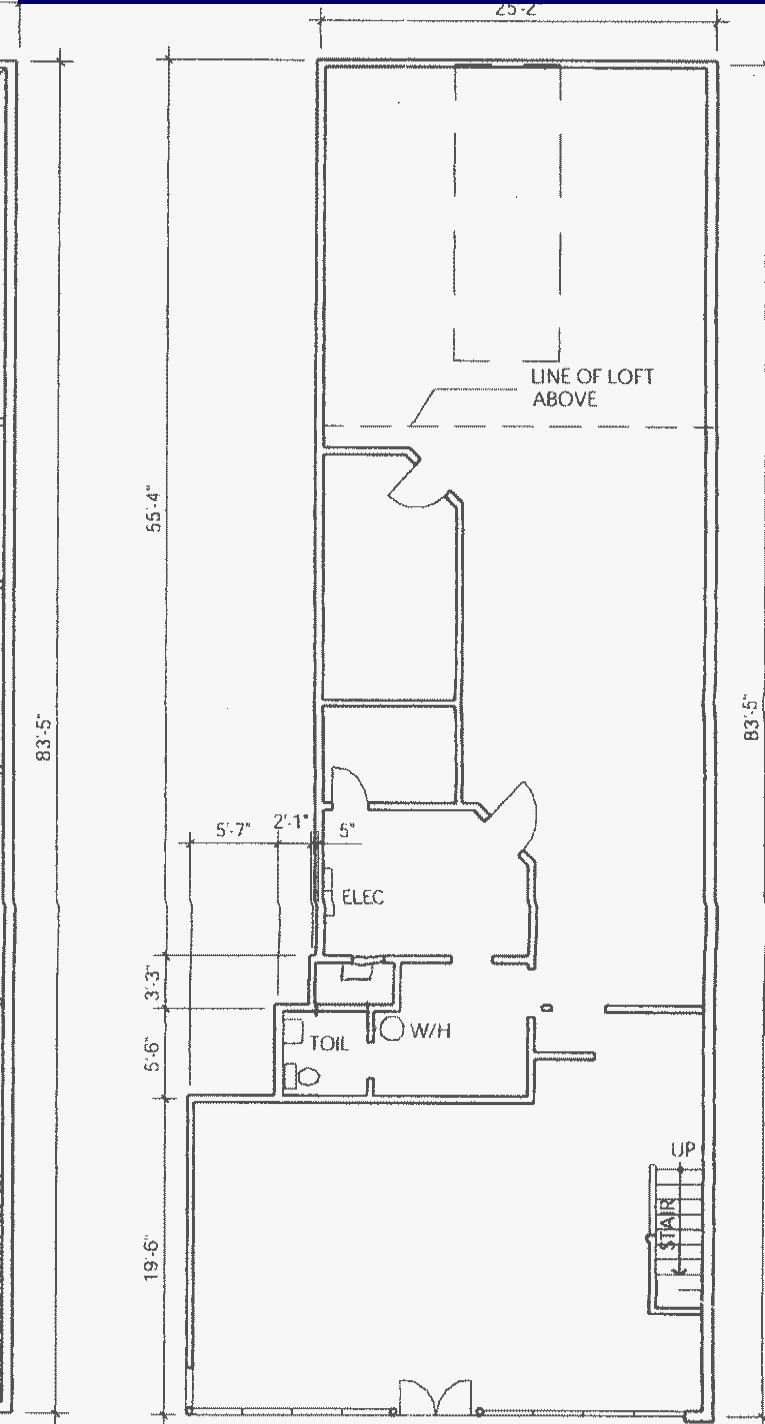
**Commercial Properties Services**

1761 Hotel Circle South #222, S.D. Ca. 92108

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy but we do not guarantee it.

Available Now!!!

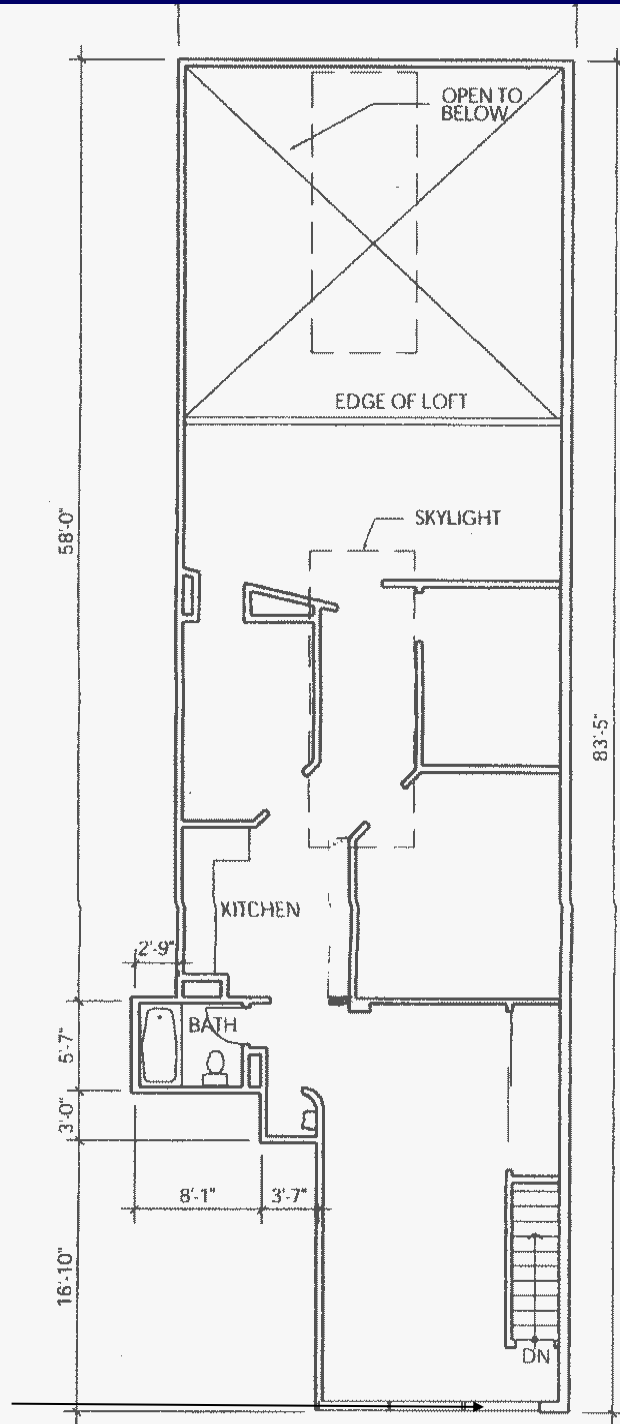
# 743 9<sup>th</sup> Ave. Approx. floor plan



FIRST FLOOR PLAN

1/8" = 1'-0"

2272 SF



SECOND FLOOR PLAN

1/8" = 1'-0"

1367 SF

*Information contained herein has been obtained from a 3<sup>rd</sup> party. While Owner and Broker believe it is a close approximation of the actual floorplan they do not guarantee or warrant its accuracy, Tenant is responsible to verify all measurements and square footages and determine if space meet its criteria for rent being paid for it..*

3639 SF

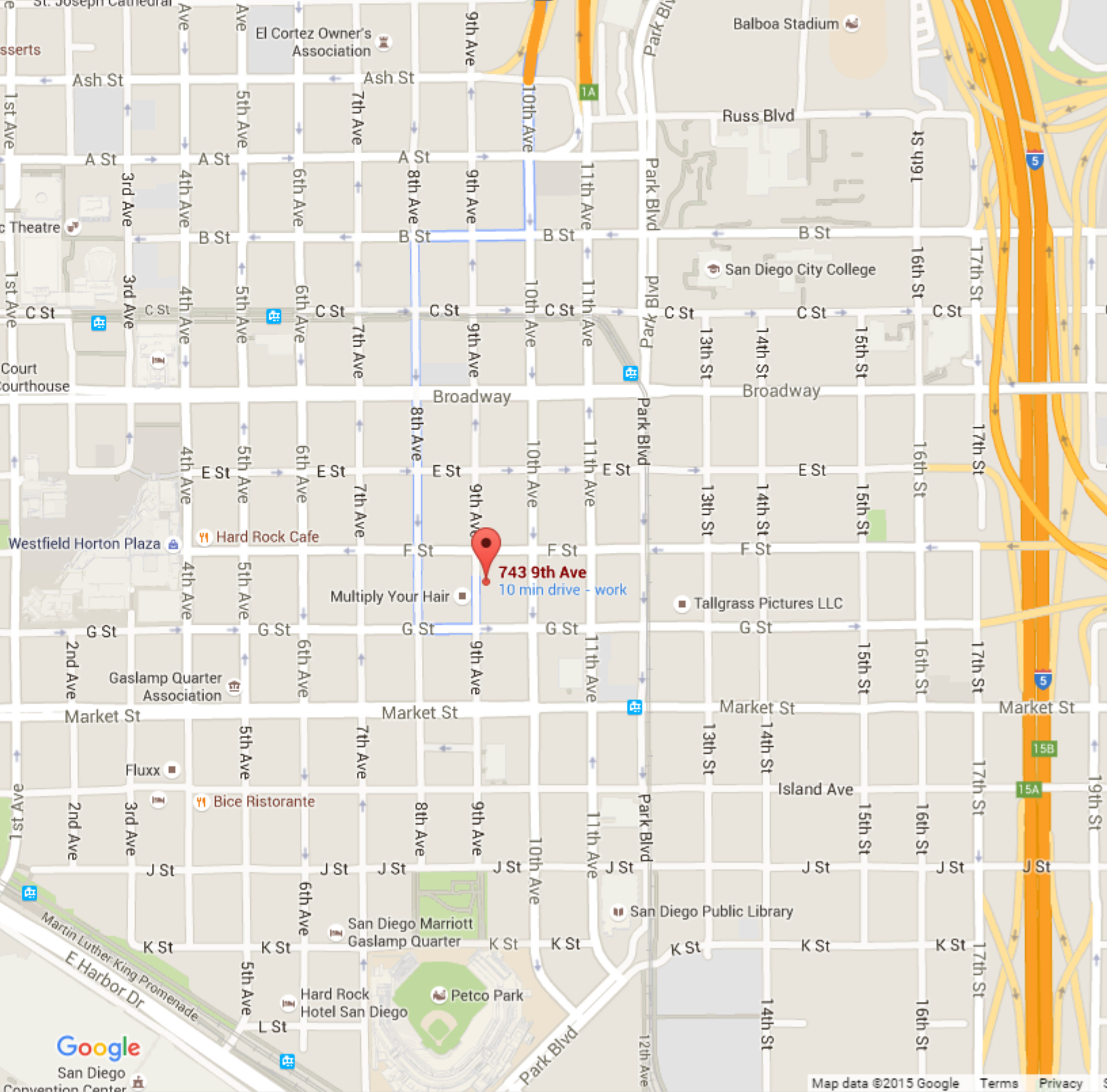
**A3**

**LEASE SPACE**

Floor

08.30.06

743 9th Avenue First and Second Floor



**743 9<sup>th</sup> Ave., San Diego CA 92101**