

3237-42

ADAMS AVENUE, SAN DIEGO, CA 92116



APPROX. 450-875 SF RETAIL/OFFICE FOR LEASE ON ADAMS AVE (NORMAL HEIGHTS)

HANNAH CHEADLE
Sales & Leasing Associate
Cell (619) 940-4811
Hannah@PacificCoastCommercial.com
Lic. 01956233

PACIFIC COAST COMMERCIAL
(619) 469-3600
10721 Trenea Street, Suite 200, San Diego, CA 92131
www.PacificCoastCommercial.com
Lic. 01209930


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Lease Rate: Contact Agent

PROPERTY FEATURES



± 2,226 SF Available
 #3239 (Front Corner) ± 875 SF
 #3241 (Back Retail) ± 450 SF
 Not Contiguous Spaces



Suite #3239 sits on the coveted front corner of Adams Ave and Bancroft St, offering premium visibility and signage exposure to both street and foot traffic.

Suite #3241 is a back retail space ideal for a business that wants Adams Ave address recognition without the corner-level price point. Previously home to an acupuncture and integrative health center, the space is well-suited for general retail, chiropractic or other health-related uses, or a professional service office.



Located on a ± 34,848 SF (0.8 AC) Lot



Positioned in the heart of the Adams Avenue corridor — one of San Diego's most walkable and character-rich commercial strips.

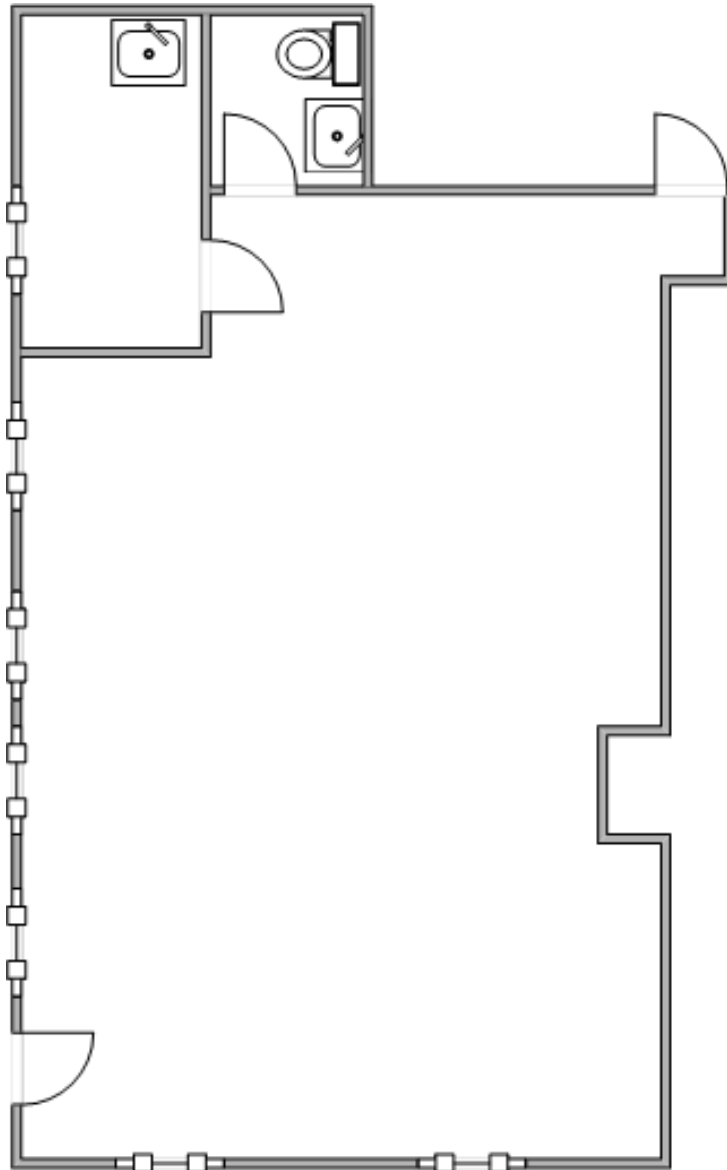


Traffic counts of ± 17,324 VPD on Adams Ave. Heavy pedestrian foot traffic along the corridor.

FLOOR PLAN

#3239 (Front Corner) ± 875 SF

Open floorplan, has back office / break area with sink in it, in-suite bathroom, lots of natural light, and corner location for high visibility. Drop ceiling and A/C.

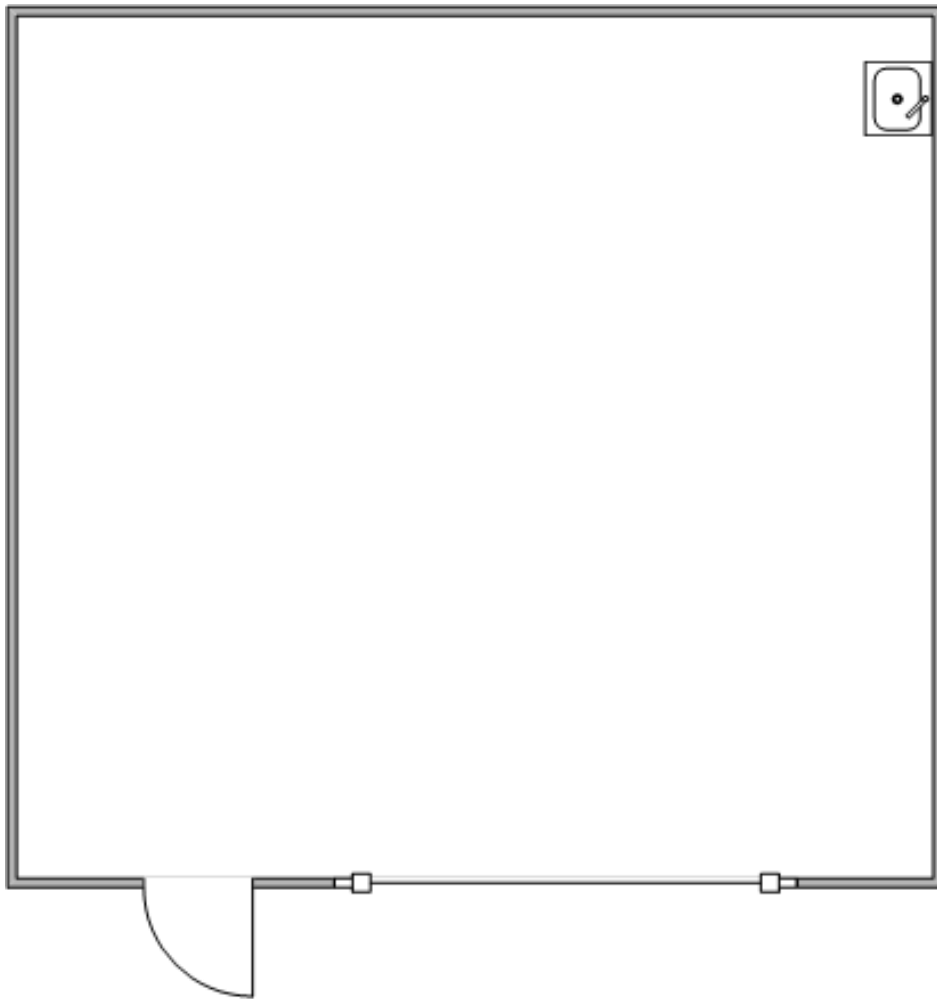


FLOOR PLAN IS NOT TO SCALE; FOR REFERENCE PURPOSES ONLY.

FLOOR PLAN

#3241 (Back Retail) ± 450 SF

Space is open floorplan, natural light and has a sink in it. No bathroom.
Drop ceiling and A/C.



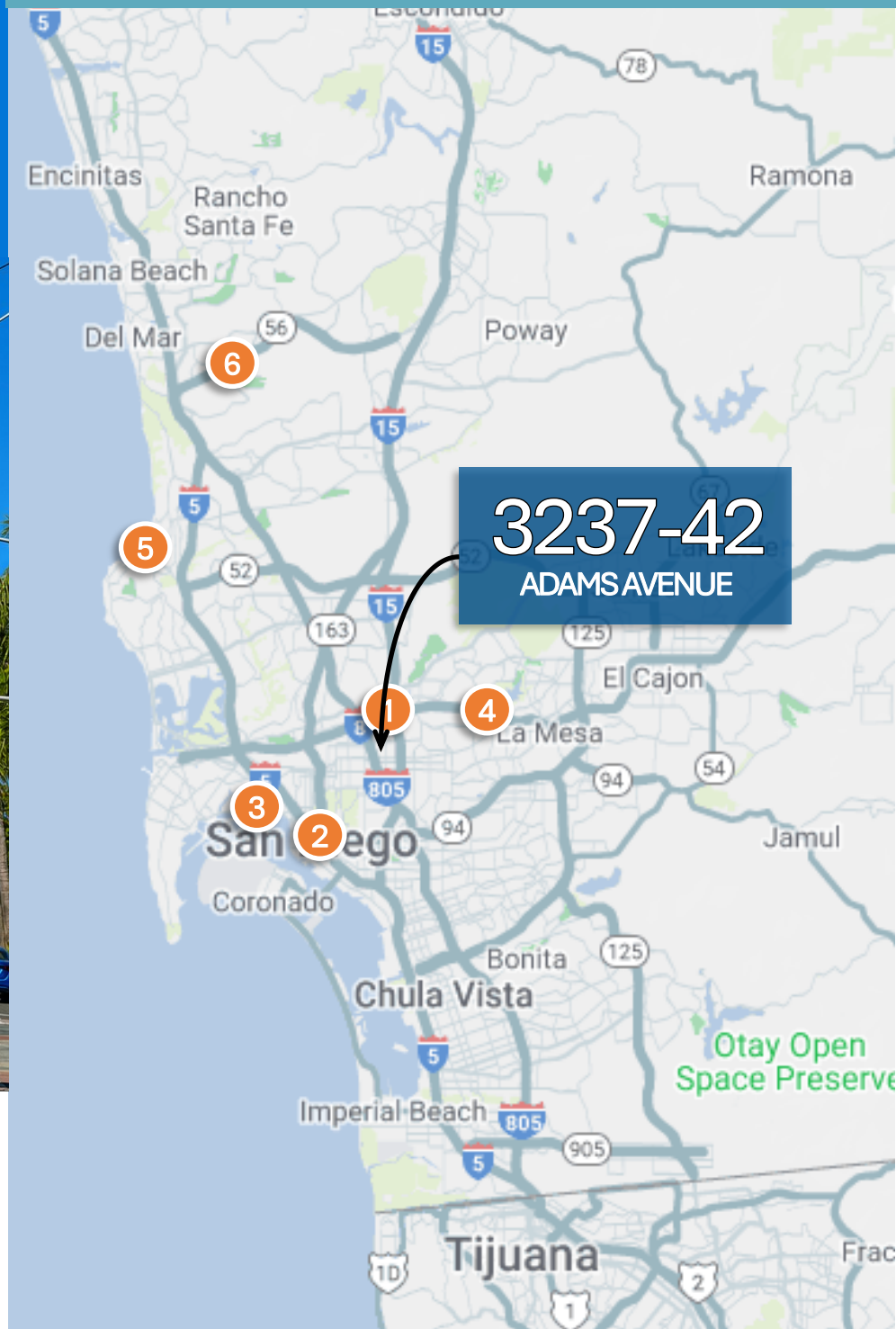
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- 1
5 MIN
MISSION VALLEY MALL
- 2
10 MIN
DOWNTOWN
- 3
12 MIN
SAN DIEGO INTL AIRPORT
- 4
13 MIN
SAN DIEGO STATE
UNIVERSITY
- 5
18 MIN
LA JOLLA
- 6
30 MIN
NORTH COUNTY



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EASY ACCESS TO THE I-805 (3 BLOCKS)



CONTACT INFORMATION

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