

3659 INDIA STREET
SAN DIEGO, CA 92103

FOR LEASE
OFFICE/RETAIL SPACE



LEV MIZAN

Managing Broker

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 INFINITY
INVESTMENT PROPERTIES



THE OPPORTUNITY

Infinity Investment Properties, Inc. is pleased to offer **3659 India Street, Suite 200-201 FOR LEASE**—an exceptional retail/office opportunity in the heart of San Diego's vibrant Midtown neighborhood. This ±3,667 SF second-floor suite is available immediately and **may be leased as a single unit or demised into two separate suites**. The space features 8 foot ceiling heights, **abundant natural light through large windows, multiple private offices, an in-suite kitchenette, private restrooms, HVAC, water access, and an in place security system**. Additional highlights include excellent street frontage with signage opportunities, reserved parking spaces, customer parking, and **prominent visibility in a high-traffic location**. Conveniently positioned along India Street with easy access to Downtown San Diego, Mission Hills, Little Italy, San Diego Airport and major freeways, this property presents an outstanding **opportunity for professional office or retail users seeking a flexible and highly visible location**.

PROPERTY DESCRIPTION

\$2.15/ SF + Utilities
Lease Rate

± 1,357 - 3,667 SF
SF Available

Office/Retail
Space Use

2nd Floor - Suite 200+201
Availability (Divisible)

8 FT
Ceiling Height

4
Parking Spaces

CC-3-6
Zoning Code

Chalmers St
(8,201 VPD)

FLOORPLAN



Option 1: Suite 200 - 1,357 SF (1 Restroom)
Option 2: Suite 201 - 2,310 SF (2 Restrooms)
Option 3: Both - 3,667 SF

PHOTOS



DEMOGRAPHICS

1 MILE

POPULATION
17,354

AVERAGE HH INCOME
\$149,675

HOUSEHOLDS
8,584

3 MILE

POPULATION
181,327

AVREAGE HH INCOME
\$126,986

HOUSEHOLDS
88,669



NEARBY AMENITIES



	#1
	#2
	#3
	#4
	#5
	#6
	#7
	#8
	#9
	#10
	#11
	#12
	#13
	#14
	#15



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