

± 320 - 1,020 SF SHELTER ISLAND OFFICE SPACE  
SECOND FLOOR OPTIONS



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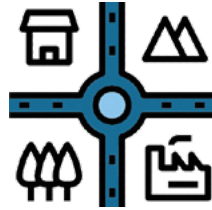
# KEY HIGHLIGHTS . . .



## NEARBY DEVELOPMENT



## FLEXIBLE ZONING



## BAY VIEWS



## POPULAR POINT LOMA LOCATION



## HIGH VISIBILITY HEAVY DAILY TRAFFIC ON ROSECRANS ST. & NIMITZ BLVD.



## MINUTES FROM DOWNTOWN SAN DIEGO



## PRIME COMMERCIAL SPACE IN POINT LOMA

Positioned in the heart of Point Loma, 2731-2733 Shelter Island Dr. offers an exceptional commercial leasing opportunity in one of San Diego's most vibrant coastal communities. Located just blocks from the waterfront and major regional attractions, this prime space benefits from high visibility, strong foot traffic, and proximity to affluent residential neighborhoods.

- **Strategic Location** – Situated in the dynamic Point Loma market with easy access to downtown San Diego, Liberty Station, and Shelter Island.
- **High-Traffic Area** – Surrounded by popular dining, retail, and entertainment destinations, with steady consumer demand from both locals and visitors.
- **Ideal for Retail, Office, or Service Businesses** – Available to accommodate a variety of commercial uses.

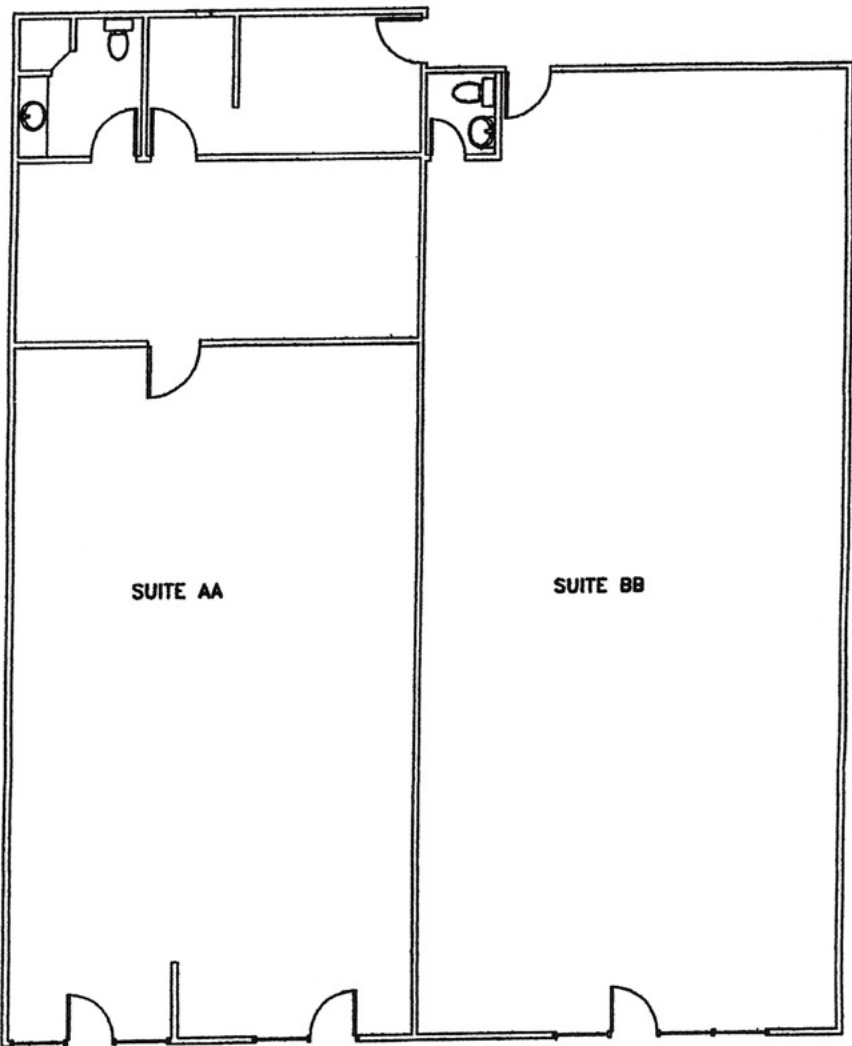
With Point Loma's thriving community and ongoing development, 2731-2733 Shelter Island Dr. is an excellent opportunity to establish or expand your business in a premier San Diego location. Contact us today for leasing details!



# SITE PLAN

AVAILABLE FOR LEASE

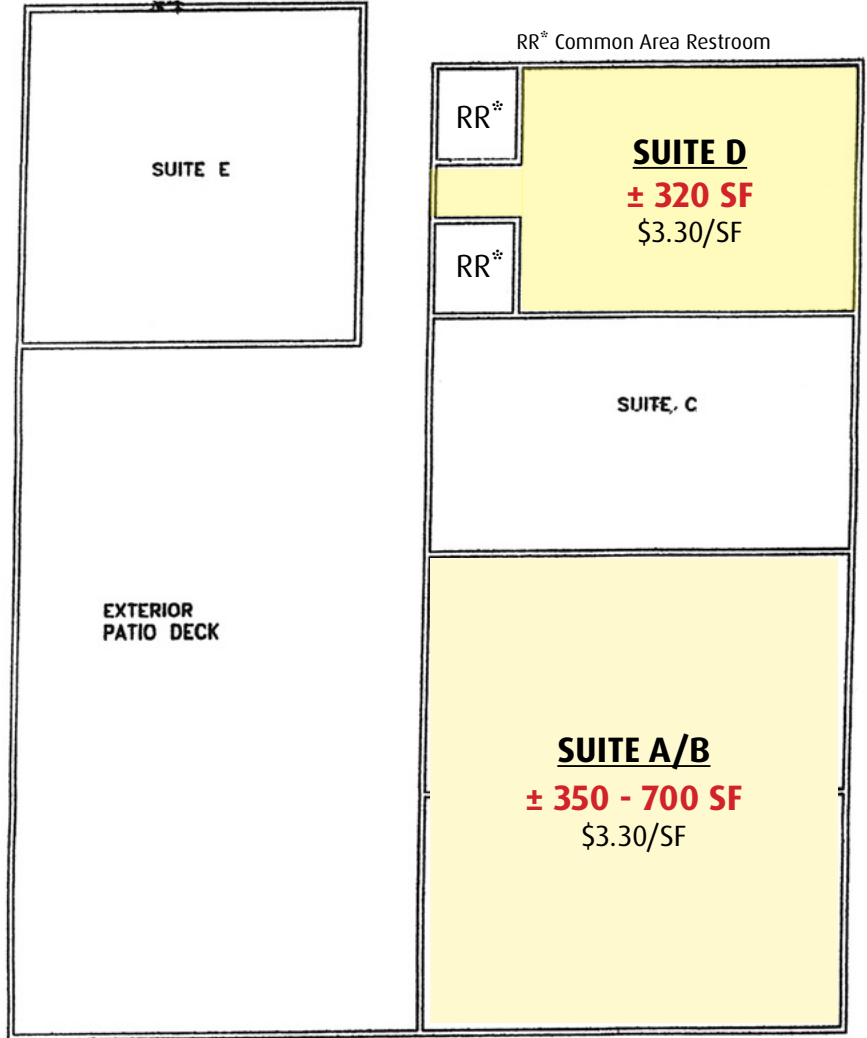
## FIRST FLOOR



2731

2733

## SECOND FLOOR



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