

PORTICO

1425-1445 India Street



Retail/Office Ground Floor Suites For Lease



Property Highlights



- » **Highly visible storefront with excellent signage exposure along India Street and West Ash Street**
- » **Prime shell condition corner space offering multiple demising options**
- » **Located in Little Italy, downtown's most sought-after neighborhood, renowned for its exceptional restaurants**
- » **Strong co-tenancy with Choice Juicery, Vinarius Wine Bar, Starbucks, and Fisher's Seafood**
- » **Steps from popular dining destinations including Queenstown, Born & Raised, King & Queen Cantina, Extraordinary Desserts, Bird Rock Coffee Roasters, Morning Glory, Little Italy Food Hall, and many more**
- » **Immediate proximity to I-5, Santa Fe Depot, the Core Business District, Waterfront Park, and thousands of residential units**



1405 India Street

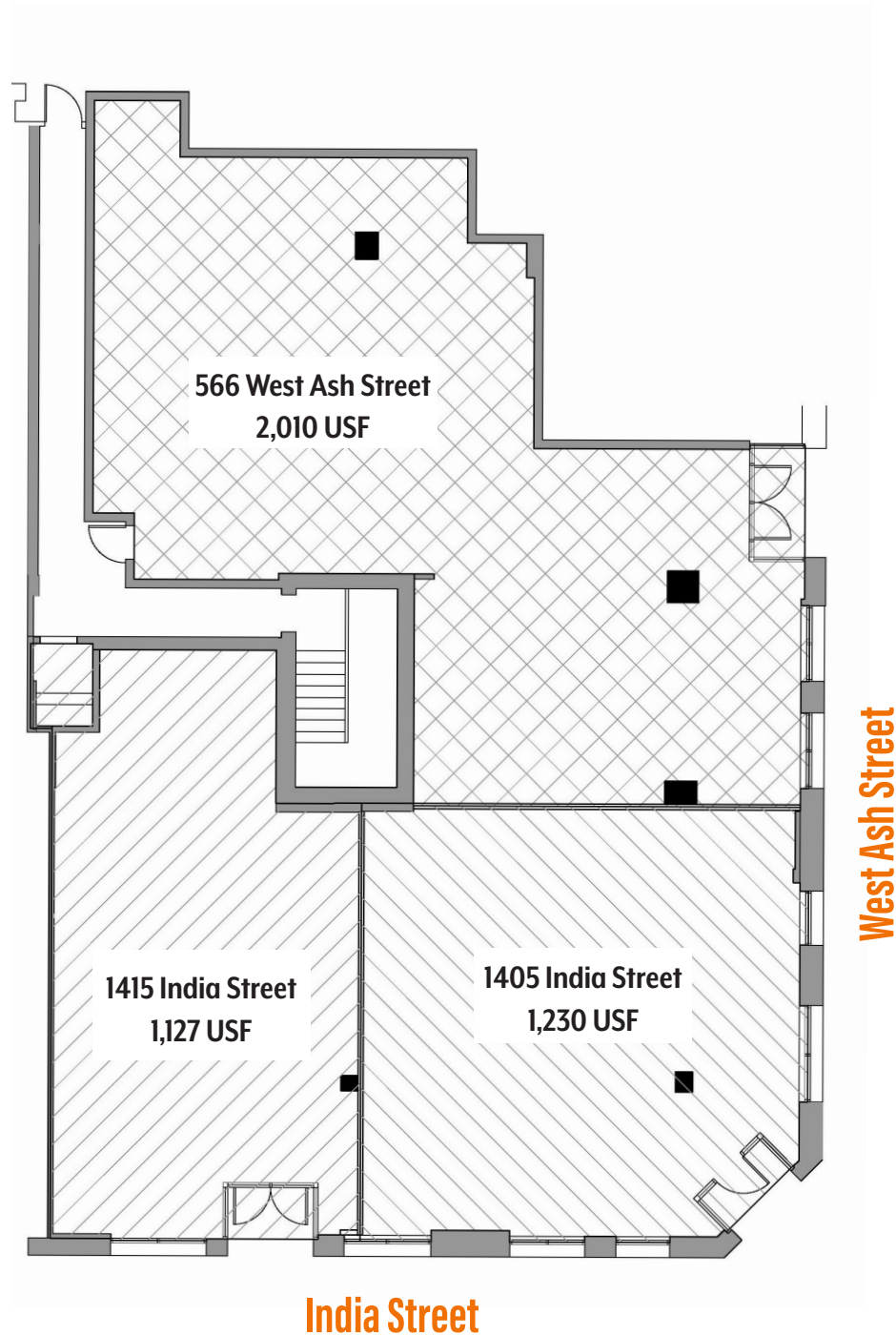
- Size: ± 1,230 RSF
- Lease Rate: \$4.50 NNN
- Excellent corner visibility

1415 India Street

- Size: ± 1,127 RSF
- Lease Rate: \$4.50 NNN
- Street level entrance off of India Street

566 West Ash Street

- Size: ± 2,010 RSF
- Lease Rate: \$3.50 NNN
- Street level entrance off of West Ash Street



Nearby Amenities



Walking distance to numerous
restaurants & retail



Excellent Freeway Access to
Interstate 5 & Highway 163

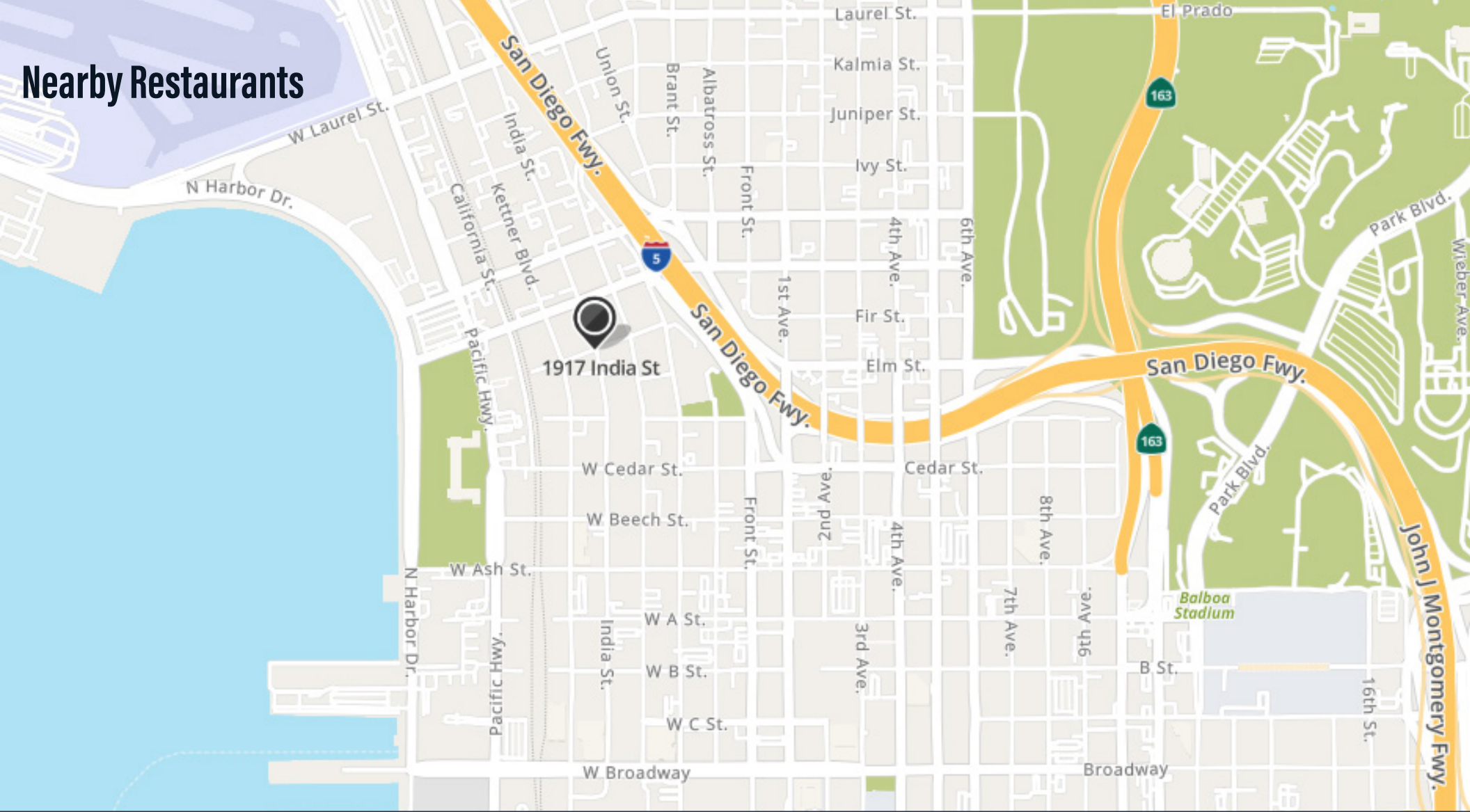


Near Public Transportation



Walk Score 99

Nearby Restaurants



For More Information

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