



ALVARADO
RESEARCH &
PROFESSIONAL
CENTER

**EXCELLENT CAFÉ/RESTAURANT OPPORTUNITY AT ALVARADO RESEARCH
& PROFESSIONAL CENTER**

6475 ALVARADO ROAD, SAN DIEGO, CA 92120



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SDSU

Research
Foundation

Voit

REAL ESTATE SERVICES

RESTAURANT / CAFÉ SPACE AVAILABLE AT ALVARADO RESEARCH & PROFESSIONAL CENTER

6475 ALVARADO ROAD

Voit
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FOR MORE INFORMATION,
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SUITE

101

SIZE

1,079 SF

LEASE RATE

\$2.05/SF NNN

FEATURES

- » Rare first floor Restaurant / Cafe space available including immediate access to building lobby and outdoor patio seating.
- » Located within the San Diego State University Research Foundation's Alvarado Research and Professional Center, adjacent to Alvarado Medical Center, MTS Trolley Station and numerous sprawling apartment complexes.
- » Adjacent to the San Diego State University Campus.
- » Excellent parking and clientele throughout the property.
- » Outdoor patio seating available and undergoing capital renovation.
- » Essential Restaurant fixtures and equipment to be provided. Including:
 - » One (1) kitchen exhaust hood
 - » Multiple floor drains throughout
 - » Multiple plumbing, electrical, etc. plug-ins available
 - » One (1) Dishwashing Sink
 - » Two (2) Handwashing Sinks
 - » Grease Trap
 - » Prep counters with lower casework (L-shape)

