

# SHELTER ISLAND

## GROUND FLOOR SUITE FOR LEASE



# 2725-2727

## SHELTER ISLAND DRIVE

San Diego, CA 92106



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# PROPERTY HIGHLIGHTS



Prime frontage along Shelter Island Drive, the gateway to San Diego Harbor



Ground-floor retail/commercial suites with individual exterior entrances



Adjacent public parking with **80+ free spaces** plus Port Authority metered parking



Elevator-served, two-story configuration



Prominent signage and strong street presence



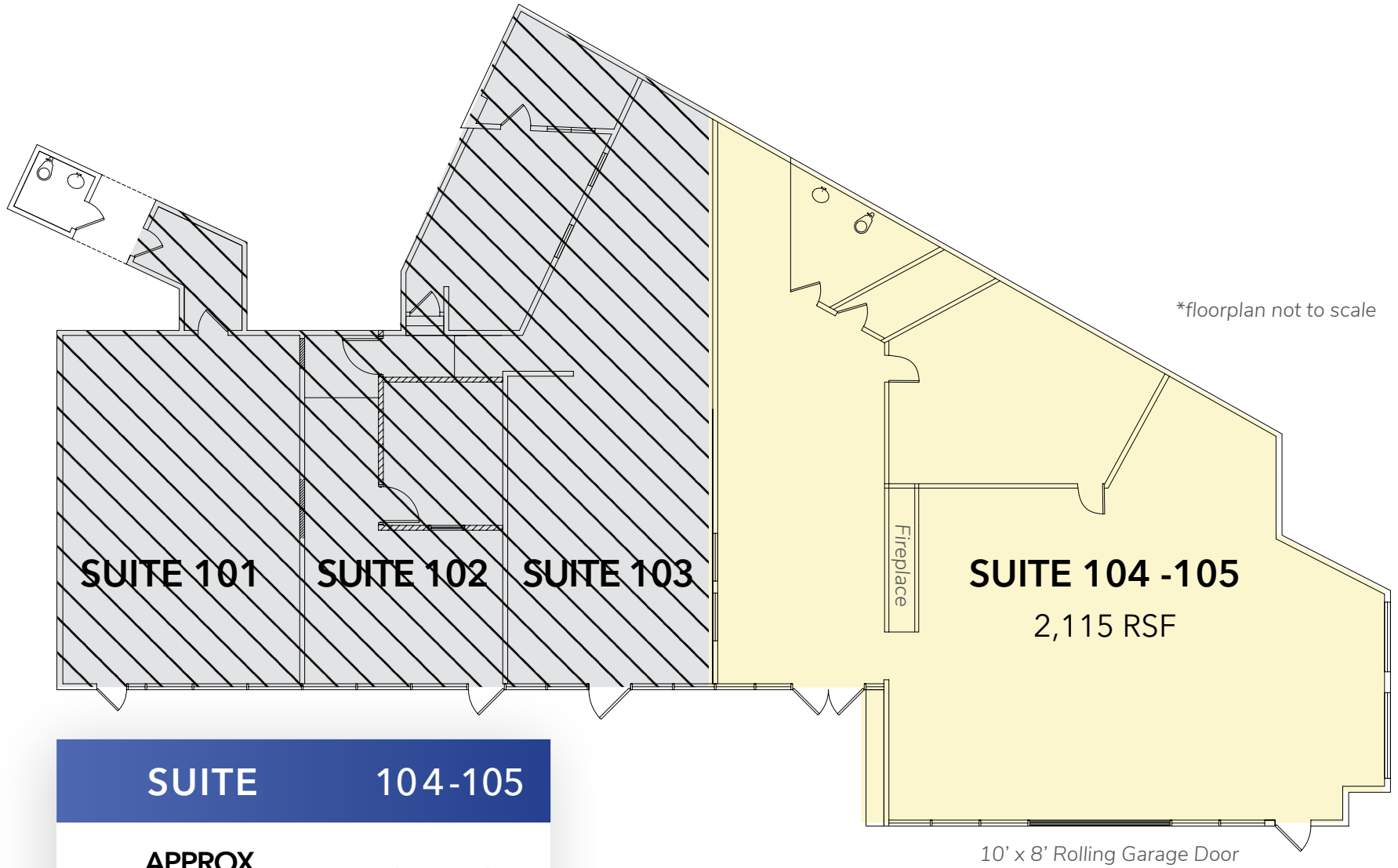
Walkable to marinas, yacht clubs, hotels, restaurants, and waterfront amenities



Flexible **CV-1-2 Commercial Visitor** zoning

**LEASE RATE: \$3.75/RSF NNN**

# AVAILABILITY



<b>SUITE</b>	<b>104-105</b>
<b>APPROX. RENTABLE SQ. FT.</b>	<b>2,115 RSF</b>

# PROPERTY OVERVIEW

Shelter Island, nestled on the Point Loma peninsula and facing the majestic Coronado Island, serves as a welcoming beacon at the entrance to the San Diego harbor. This vibrant locale is not only home to the prestigious San Diego Yacht Club and the luxurious Kona Kai Resort & Marina, but it has also played host to the America's Cup, the pinnacle of yacht racing on a global scale. The island's strategic position and its storied nautical history make it a coveted destination for maritime enthusiasts and a prestigious address for businesses alike.

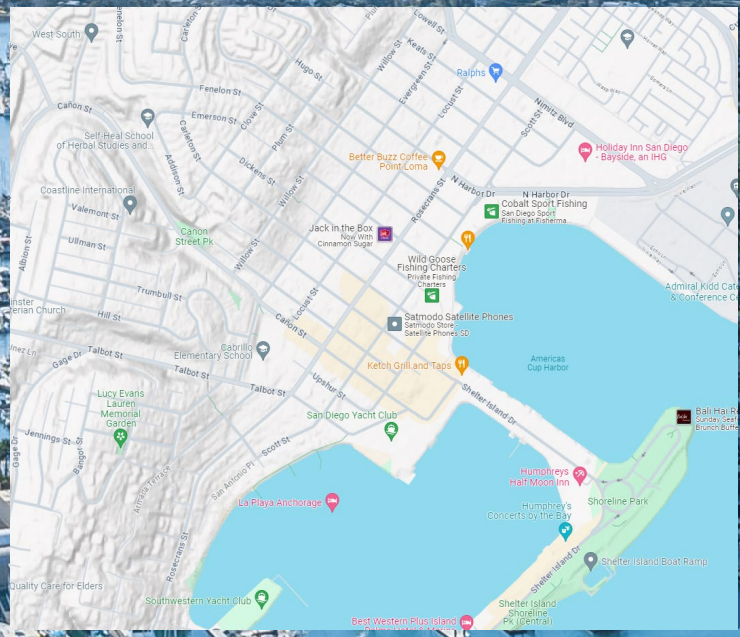
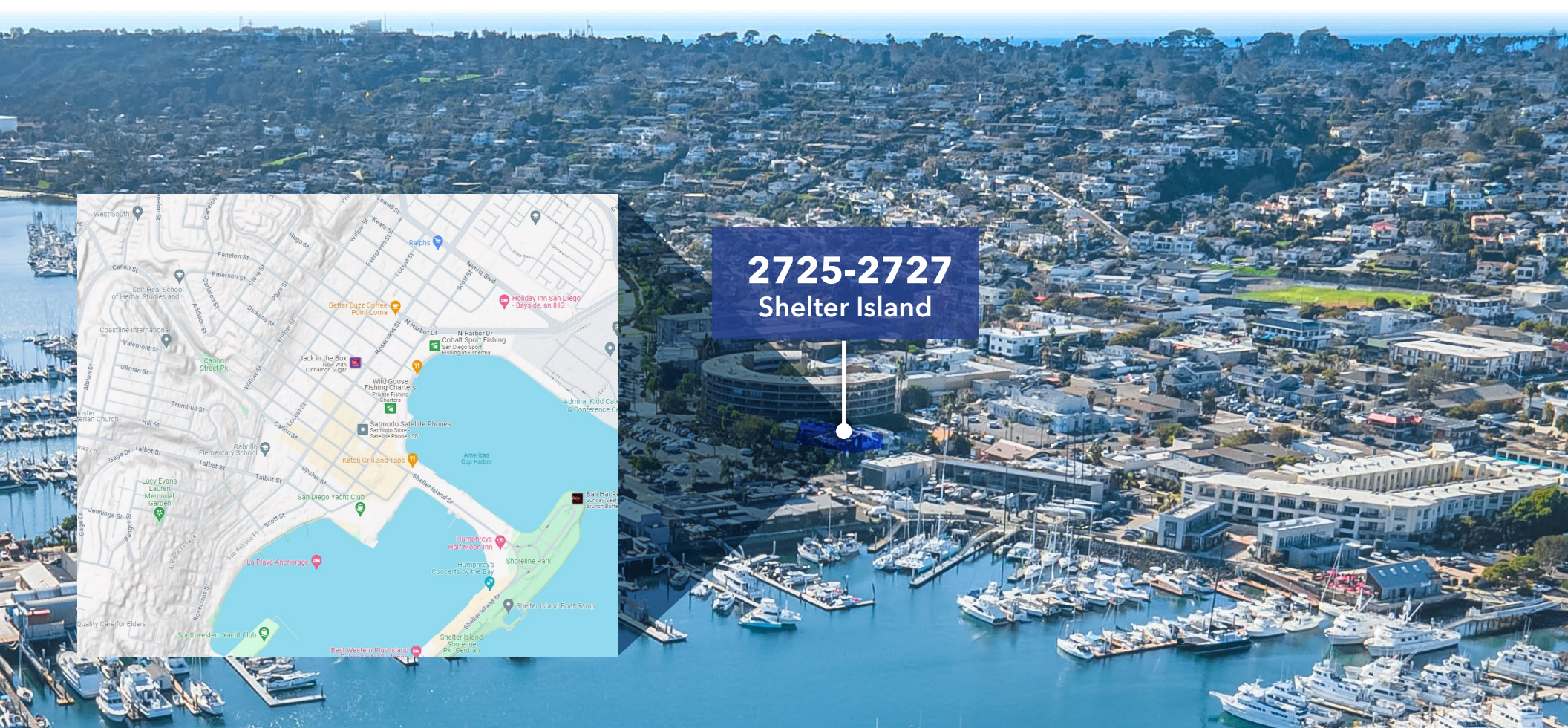
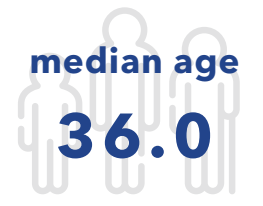
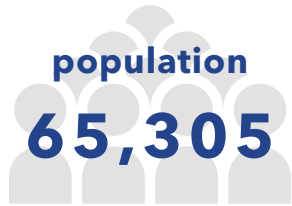
The focal point of this summary is the property located at 2725-2727 Shelter Island Drive, a retail center boasting approximately 10,858 square feet of leasable space within the bustling Shelter Island Marina. This architecturally appealing two-story edifice commands attention with its panoramic views of the ocean and marina, which serve as a significant draw for tenants and their clientele. The building's distinctive canopies and piling accents bestow a nautical charm that complements its waterfront setting.

The property benefits from an adjacent public parking area, ensuring ample space for visitors. The southern boundary of the property is under the stewardship of the San Diego Port Authority, ensuring a well-maintained and regulated environment. The surrounding properties, primarily to the west and north, are predominantly held under long-term ground leases, a testament to the area's stability and desirability as a commercial hub.





# DEMOGRAPHICS | LOCATION MAP



**2725-2727**  
**Shelter Island**

# SHELTER ISLAND BUILDING FOR LEASE

# 2725-2727

## SHELTER ISLAND DRIVE

San Diego, CA 92106

BRIGHTLINE  
COURTESY OF THE BAY  
OPEN FOR LUNCH  
MON - SAT AT 11AM - 2:30PM  
BRUNCH SUNDAY 10AM - 2:30PM

WS YACHT  
BROKERS

SAND & SEA INVESTMENTS  
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