

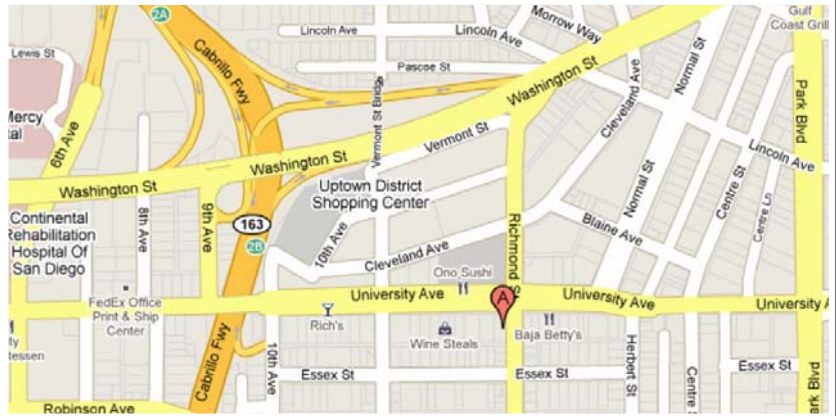
FOR LEASE

1295 University
RETAIL OR RESTAURANT – Suite B
HILLCREST, SAN DIEGO

SIZE: +/- 2,026 SF
PRICE: \$1.75/SF + NNN



- Corner building at signalized intersection with @23,100 cars per day on University Ave.
- Recently renovated storefront
- Open Floor Plan
- Off-street parking included
- ADA restroom
- Sliding glass storefront opens to sidewalk, great potential for sidewalk seating!
- Small storage space included
- Convenient Freeway Access



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

PLEASE CONTACT
NATE BENEDETTO
NATE@STROMCOMMERCIAL.COM
FOR MORE INFORMATION



STROM | COMMERCIAL

(p) 619-243-1244 | (f) 619-243-1246