

Coffee Shop For Lease

+/- 1,103 SF / \$3.25 NNN

San Diego



2040 Imperial Avenue

San Diego, CA 92102

Janet Avitia
CA-RES / Associate
619.483.8431
javitiarealestate@gmail.com
CA DRE #02109234

Steven Berman
Vice President
818.815.2412
sberman@naicapital.com
CA DRE #00967188

Premises	+/- 1,103 SF
Lease Rate: (Monthly)	\$3.25 PSF
NNN: (Monthly)	\$1.20 PSF
Building Size	+/- 5,063 SF
Year Built / Renovated	1900 / 2017
Parking (Parking Attendant)	8 Spaces
Zoning	SESDPD-CSR-2-R-3000

2040 Imperial Avenue presents a prime retail leasing opportunity within a well-positioned neighborhood strip center in San Diego. The ±1,103 square foot space features high ceilings and an operable roll-up door, making it ideal for restaurant or flexible retail use. Anchored by an Amazon Hub and complemented by strong co-tenancy including nearby national retailers such as AutoZone, Dollar Tree, and Family Dollar, the property benefits from consistent daily traffic and excellent visibility along Imperial Avenue. The center was renovated in 2017 and offers convenient on-site parking, while its location directly across from a planned ±45,800 square foot grocery development further enhances long-term foot traffic and growth potential. Offered at \$3.25/SF/month (NNN), this space represents a compelling opportunity for tenants seeking a high-exposure location in a densely populated trade area.



Steven Berman

Vice President

818.815.2412

sberman@naicapital.com

CA DRE #00967188

Janet Avitia

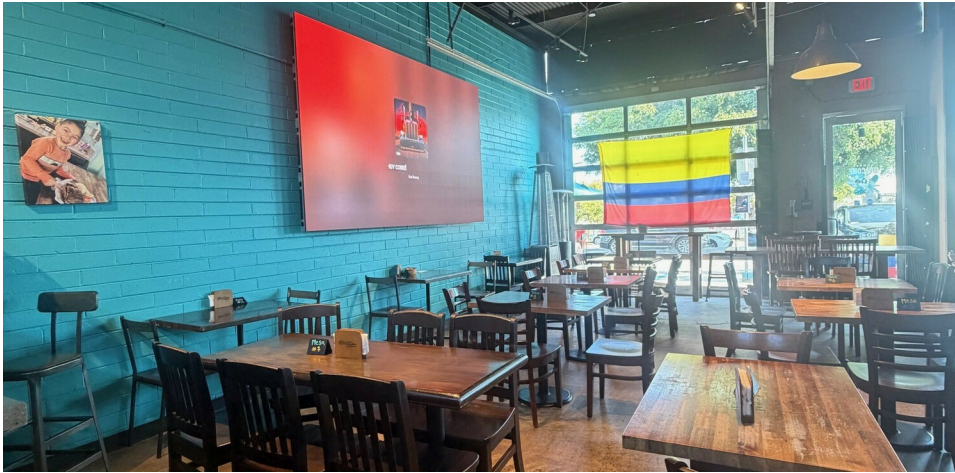
CA-RES / Associate

619.483.8431

javitia@realestate@gmail.com

CA DRE #02109234

©NAI Capital Commercial, Inc. Content in this document may include AI generated or altered text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474



Steven Berman

Vice President

818.815.2412

sberman@naicapital.com

CA DRE #00967188

Janet Avitia

CA-RES / Associate

619.483.8431

javitia realestate@gmail.com

CA DRE #02109234

©NAI Capital Commercial, Inc. Content in this document may include AI generated or altered text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474



Steven Berman

Vice President

818.815.2412

sberman@naicapital.com

CA DRE #00967188

Janet Avitia

CA-RES / Associate

619.483.8431

javitia realestate@gmail.com

CA DRE #02109234

©NAI Capital Commercial, Inc. Content in this document may include AI generated or altered text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474



Steven Berman

Vice President

818.815.2412

sberman@naicapital.com

CA DRE #00967188

Janet Avitia

CA-RES / Associate

619.483.8431

javitia realestate@gmail.com

CA DRE #02109234

©NAI Capital Commercial, Inc. Content in this document may include AI generated or altered text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474



Steven Berman

Vice President

818.815.2412

sberman@naicapital.com

CA DRE #00967188

Janet Avitia

CA-RES / Associate

619.483.8431

javitia@realestate@gmail.com

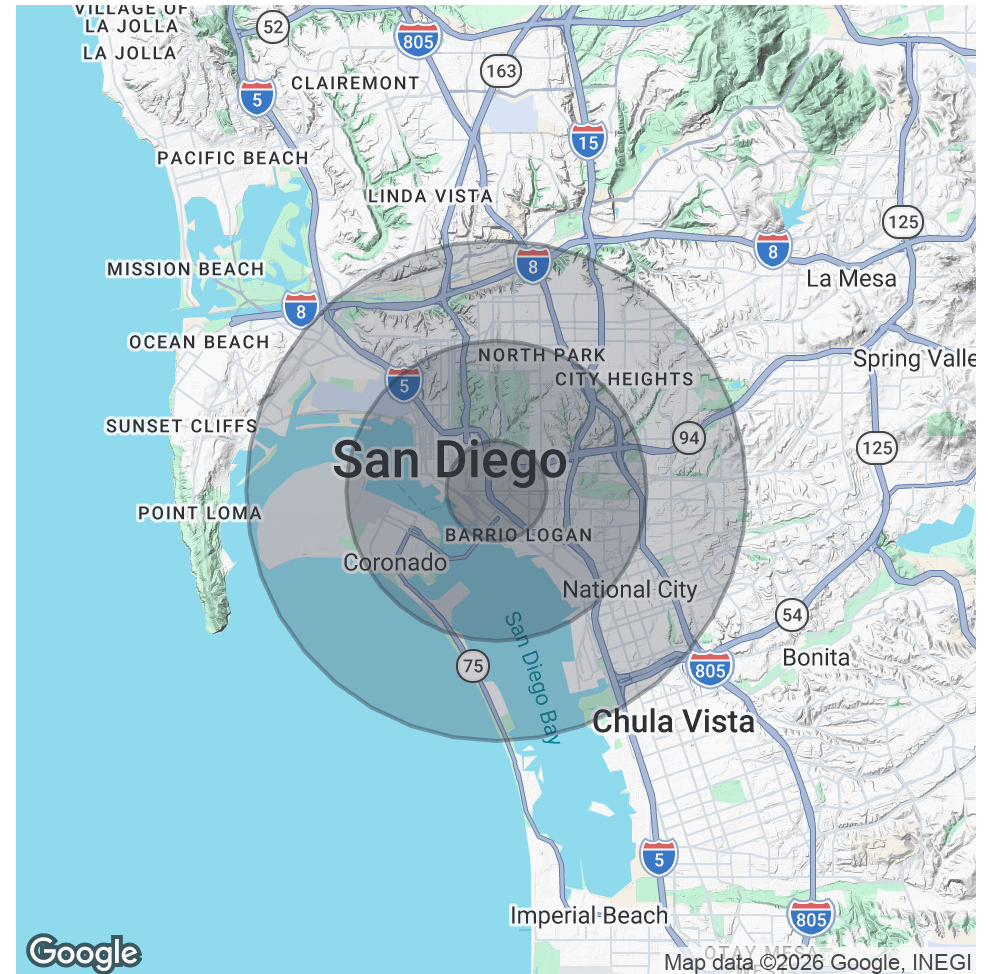
CA DRE #02109234

©NAI Capital Commercial, Inc. Content in this document may include AI generated or altered text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	43,125	197,898	477,036
Average Age	35.0	36.7	36.2
Average Age (Male)	35.5	36.8	36.1
Average Age (Female)	36.2	37.5	37.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	20,649	83,434	189,847
# of Persons per HH	2.1	2.4	2.5
Average HH Income	\$95,981	\$117,709	\$109,134
Average House Value	\$644,982	\$954,913	\$822,376

2023 American Community Survey (ACS)



Steven Berman

Vice President

818.815.2412

sberman@naicapital.com

CA DRE #00967188

Janet Avitia

CA-RES / Associate

619.483.8431

javitia realestate@gmail.com

CA DRE #02109234

©NAI Capital Commercial, Inc. Content in this document may include AI generated or altered text, images and/or analysis. No warranty, express or implied, is made as to the accuracy of the information contained herein. This information is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and is subject to any special listing conditions imposed by our principals. Cooperating brokers, buyers, tenants and other parties who receive this document should not rely on it, but should use it as a starting point of analysis, and should independently confirm the accuracy of the information contained herein through a due diligence review of the books, records, files and documents that constitute reliable sources of the information described herein. Unedited images viewable at naicapital.com | Cal DRE Lic #02130474