

UNIT B – 12889 RANCHO PEÑASQUITOS BOULEVARD



FOR LEASE

RETAIL OPPORTUNITY ADJACENT TO STARBUCKS®



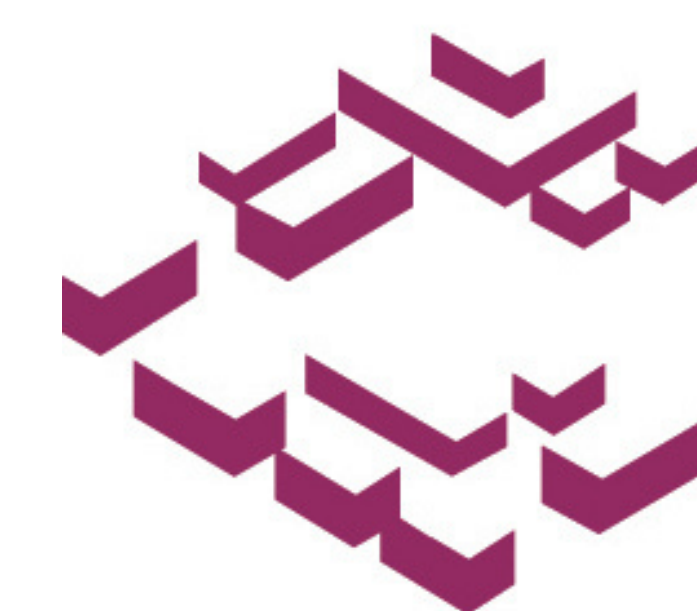
TODD LAW

Senior Vice President

858.728.9305

tlaw@cgpinc.com

CA DRE 01309241 – WA DOL 27587



**CAPITAL GROWTH
PROPERTIES, INC.**

Please do not disturb the tenants, owner, employees and patrons. Please contact the broker only.

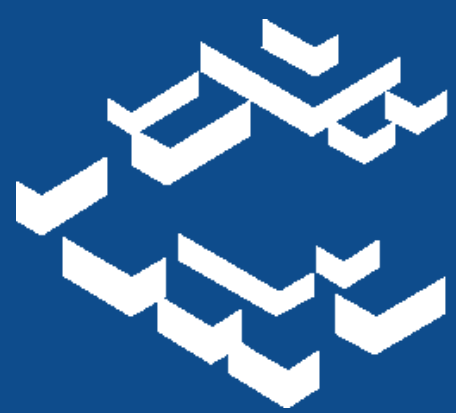
PROPERTY OVERVIEW



AVAILABLE SPACE FOR LEASE

RETAIL USE	
SF	RATE
APPROX. 1,600 SF	APPROX. \$3.50 + NNN (\$0.85)

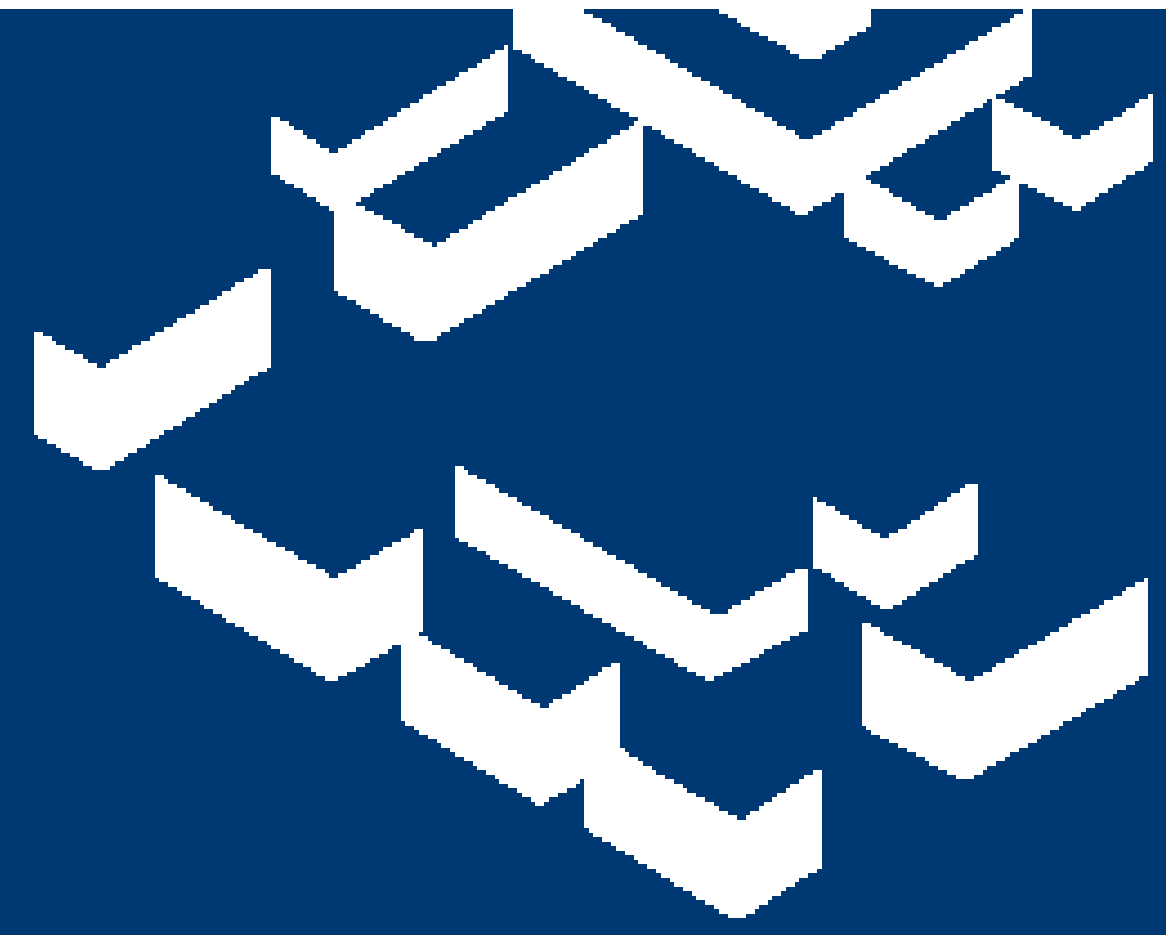
- Inline retail strip center totaling approximately 3,311 SF
- 108 feet of frontage along Rancho Peñasquitos Boulevard
- Prominent building and monument signage opportunities
- Excellent visibility and exposure
- 7.5:1,000 parking ratio with 25 total surface parking spaces



CAPITAL GROWTH
PROPERTIES, INC.

UNIT B – 12889 Rancho Peñasquitos Blvd, San Diego, CA 92129

PROPERTY HIGHLIGHTS



- Immediate access from Rancho Peñasquitos Boulevard
- Approximately 50 feet of floor-to-ceiling storefront glass
- Prominent building signage above the premises
- Two monument signs for additional visibility
- Excellent visibility from the Starbucks drive-thru queue
- Washer/dryer hook-up
- 220V power available
- HVAC and heating installed
- Existing wash sink
- Two separate access doors
- Two plumbing hook-ups for salon bowls

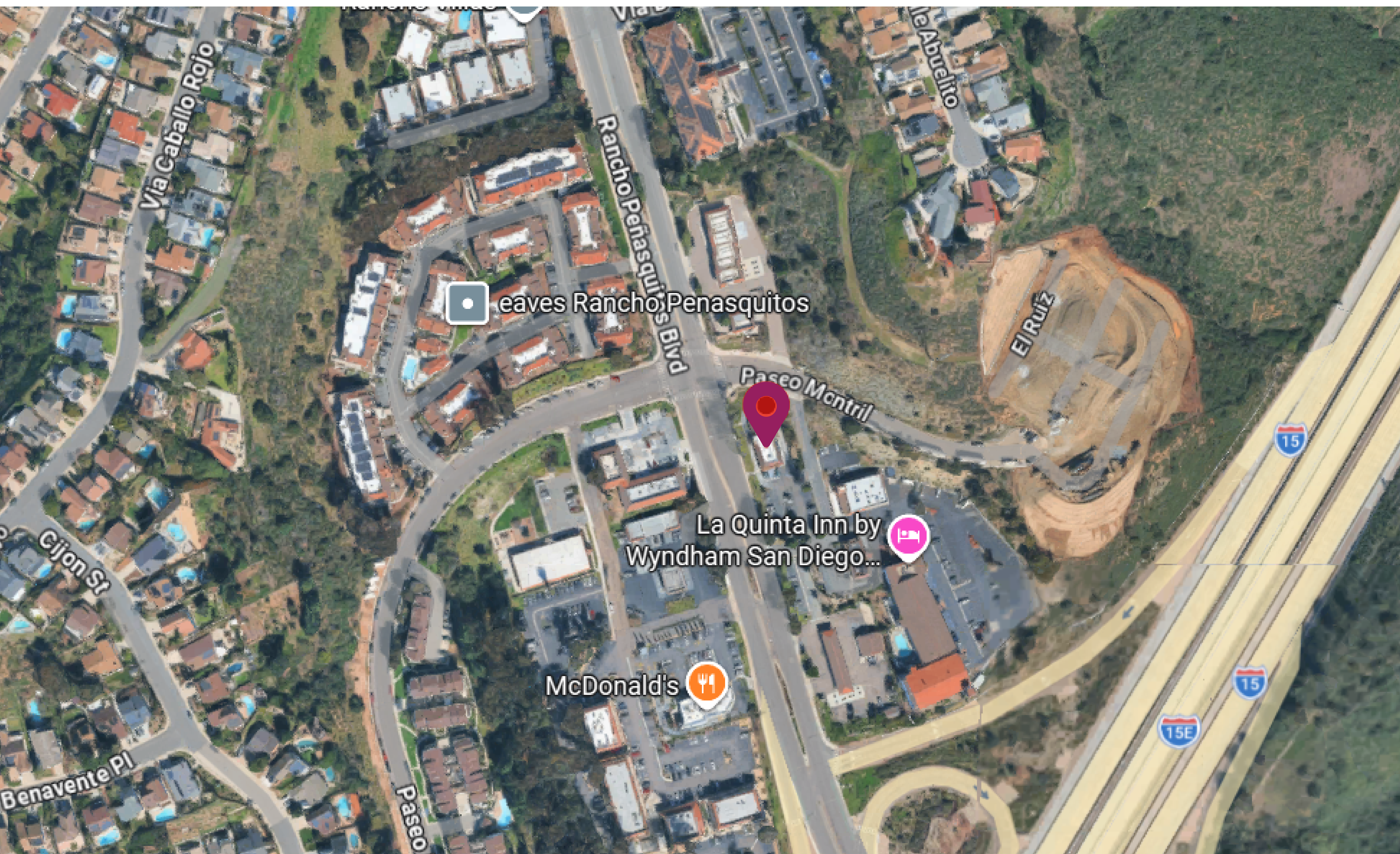


UNIT B – 12889 Rancho Peñasquitos Blvd, San Diego, CA 92129

PHOTOS



A truly unique investment opportunity featuring exceptional lot size, multi-unit potential, and prime commuter convenience in North County.



UNIT B – 12889 Rancho Peñasquitos Blvd, San Diego, CA 92129



TODD LAW
Senior Vice President
858.728.9305
tlaw@cgpinc.com
CA DRE 01309241 – WA DOL 27587

Capital Growth Properties, Inc.

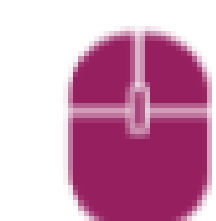


1120 Silverado Street, Suite 200

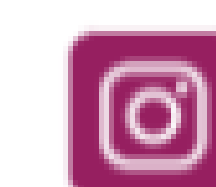
La Jolla CA 92037



858.729.9300



www.cgpinc.com



@cgpinc