



Normal Heights Retail For Lease

3502 Adams Ave, San Diego, CA 92116



Highlights / Details

Prime Adams Avenue Corner

Prominent corner location along the Adams Avenue retail corridor in Normal Heights.

Versatile Open Layout

Flexible floor plan, suitable for a wide range of uses, including retail, wellness, boutique fitness, creative office, and other neighborhood-serving concepts.

Excellent Visibility & Signage

Corner frontage provides strong street presence with opportunities for exterior building signage.

Upgraded Electrical Capacity

Available 400+ amps of 3-phase power provides substantial electrical capacity for specialty users and businesses with higher power requirements.

Address: 3502 Adams, San Diego, CA 92116

Size: +/- 1500 SF

Lease Rate: \$3.33 + NNN

Term: Negotiable

Walk Score: 90 - Exceptionally friendly

Ceiling Height: 11'

Upgraded Electrical Panel: 400+ Amps 3 Phase

Timing: Available Now!



3502 Adams Ave

Conceptual Renderings*

This document has been prepared by Next Wave Commercial Real Estate, Inc. for advertising and general information only. The information included has been obtained from sources believed to be reliable, and while we do not doubt its accuracy, we have not verified it and make no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Any interested party with their advisor(s) should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for their needs.

*For illustrative purposes only

Retail

Creative Office

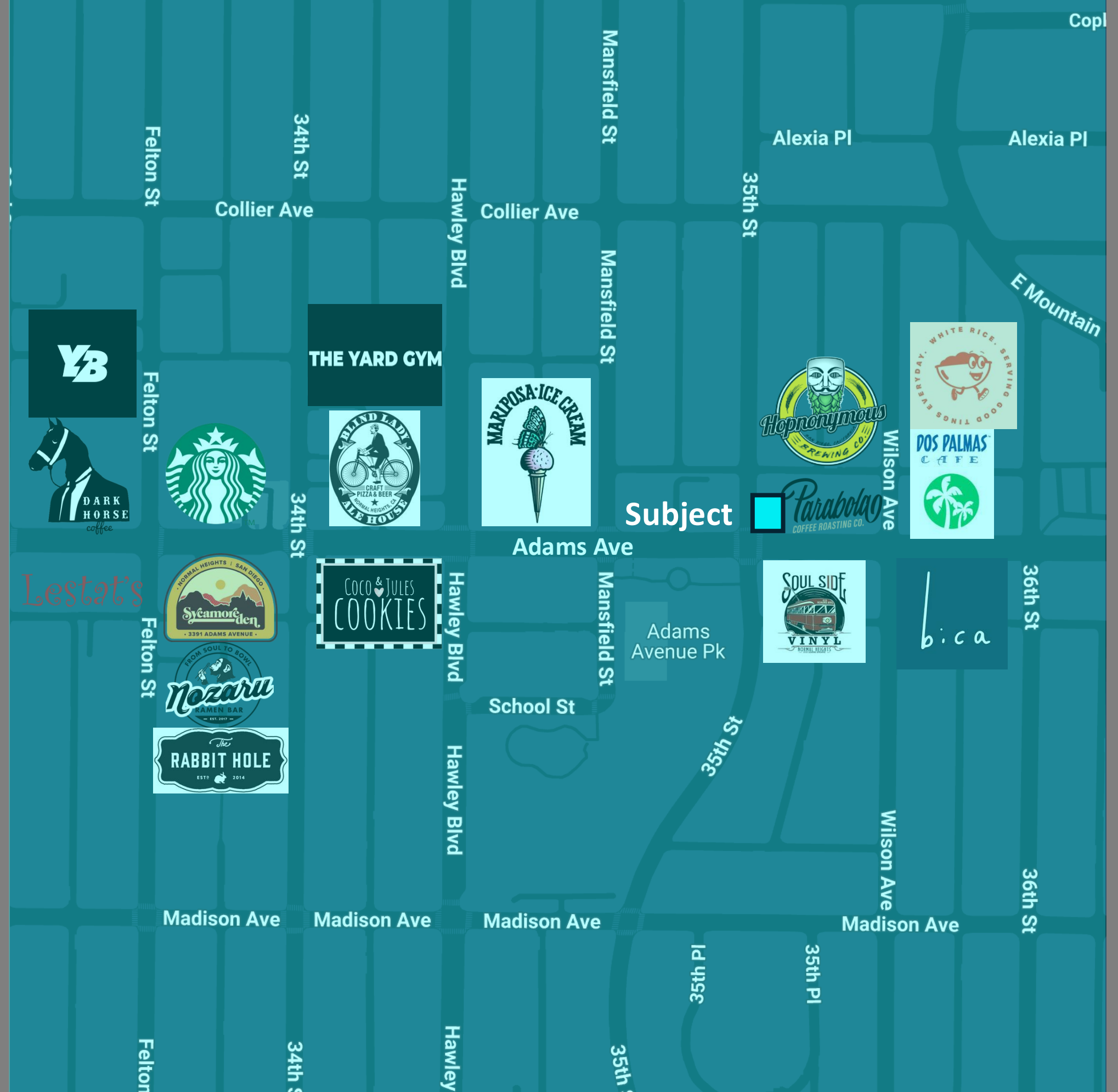
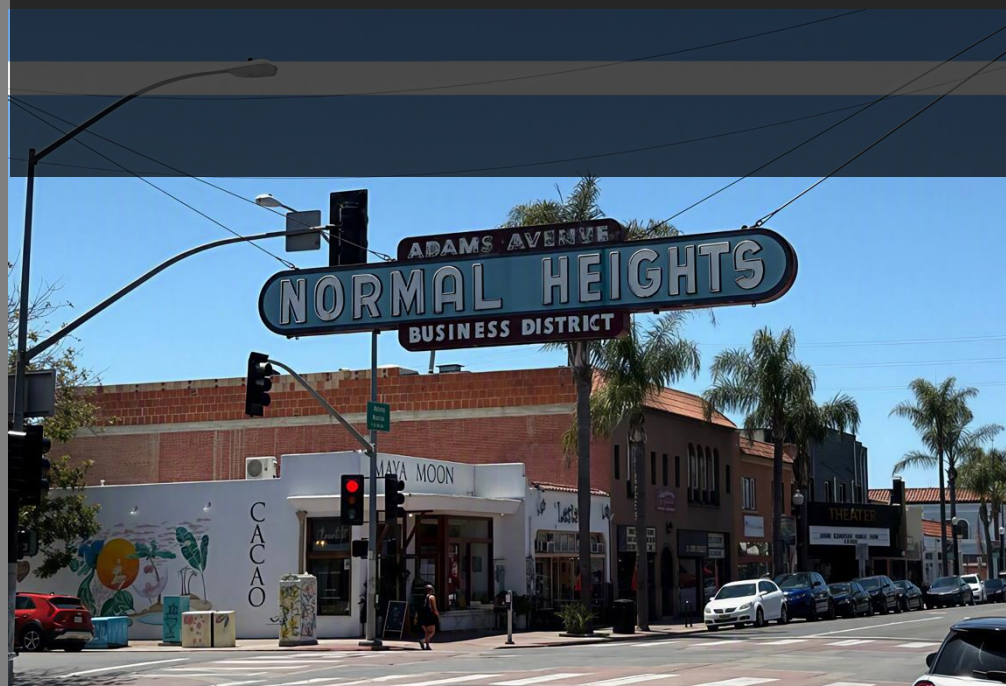
Fitness

The Neighborhood

Normal Heights is one of San Diego's most eclectic and walkable neighborhoods, celebrated for its vibrant culture and historic charm.

Its iconic Adams Avenue corridor is home to a mix of locally owned restaurants, coffee shops, boutiques, monthly vintage markets, and an annual street fair drawing consistent foot traffic and a community that values creativity and authenticity.

Ideally situated at the corner of 35th & Adams Ave, the property sits in the heart of Normal Heights, just steps from neighborhood favorites like Parabola Coffee, Hopnonymous Brewing, Bica, Blind Lady Ale House, and the renovated Adams Avenue Theater.





Contact

Josh DeSoto

josh@nextwavecommercial.com

CA Lic. #02083589

www.nextwavecommercial.com

Next Wave Commercial 6830 La Jolla Blvd. # 201, La Jolla, CA 92037 CA Lic. #02010077

619.326.4400

