

# 3536-3540 ADAMS AVENUE

SAN DIEGO, CALIFORNIA 92116



±1,050 SF AVAILABLE FOR LEASE ON ADAMS AVENUE

## SPENCER KERRIGAN

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# Voit

REAL ESTATE SERVICES



# PROPERTY INFORMATION

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PROPERTY ADDRESS: 3536-3540 Adams Avenue  
San Diego, California 92116

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AVAILABLE SPACE: ±1,050 SF

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BUILDING SIZE: 3,550 SF

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LOT SIZE: ±0.15 AC

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NUMBER OF UNITS: Three (3)

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PARKING: Nine (9) Unreserved Spaces

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ZONING: CUPD-CU-3-3

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AVAILABILITY DATE: July 1, 2026

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LEASE RATE: \$3.25 NNN

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\*Please do not disturb tenant.

# DEMOGRAPHICS



## TRAFFIC COUNT

CROSS ROADS	ADT
ADAMS AVENUE & 36TH STREET	15,116
ADAMS AVENUE & CHEROKEE AVENUE	20,293
ADAMS AVENUE & HAWLEY BOULEVARD	14,439



POPULATION



HOUSEHOLD INCOME



HOME VALUE



# OF EMPLOYEES



# OF BUSINESSES

	POPULATION	HOUSEHOLD INCOME	HOME VALUE	# OF EMPLOYEES	# OF BUSINESSES
1 MILE	36,250	\$108,703	\$950,607	17,725	2,342
3 MILES	255,381	\$116,707	\$833,288	138,160	19,837
5 MILES	605,301	\$117,067	\$810,635	379,559	50,013



## NORMAL HEIGHTS OVERVIEW

Located just northeast of downtown San Diego, Normal Heights offers a diverse and lively atmosphere that attracts residents from all walks of life. The neighborhood is known for its tree-lined streets, charming vintage homes, and a vibrant mix of local businesses, including coffee shops, boutiques, restaurants, and art galleries.

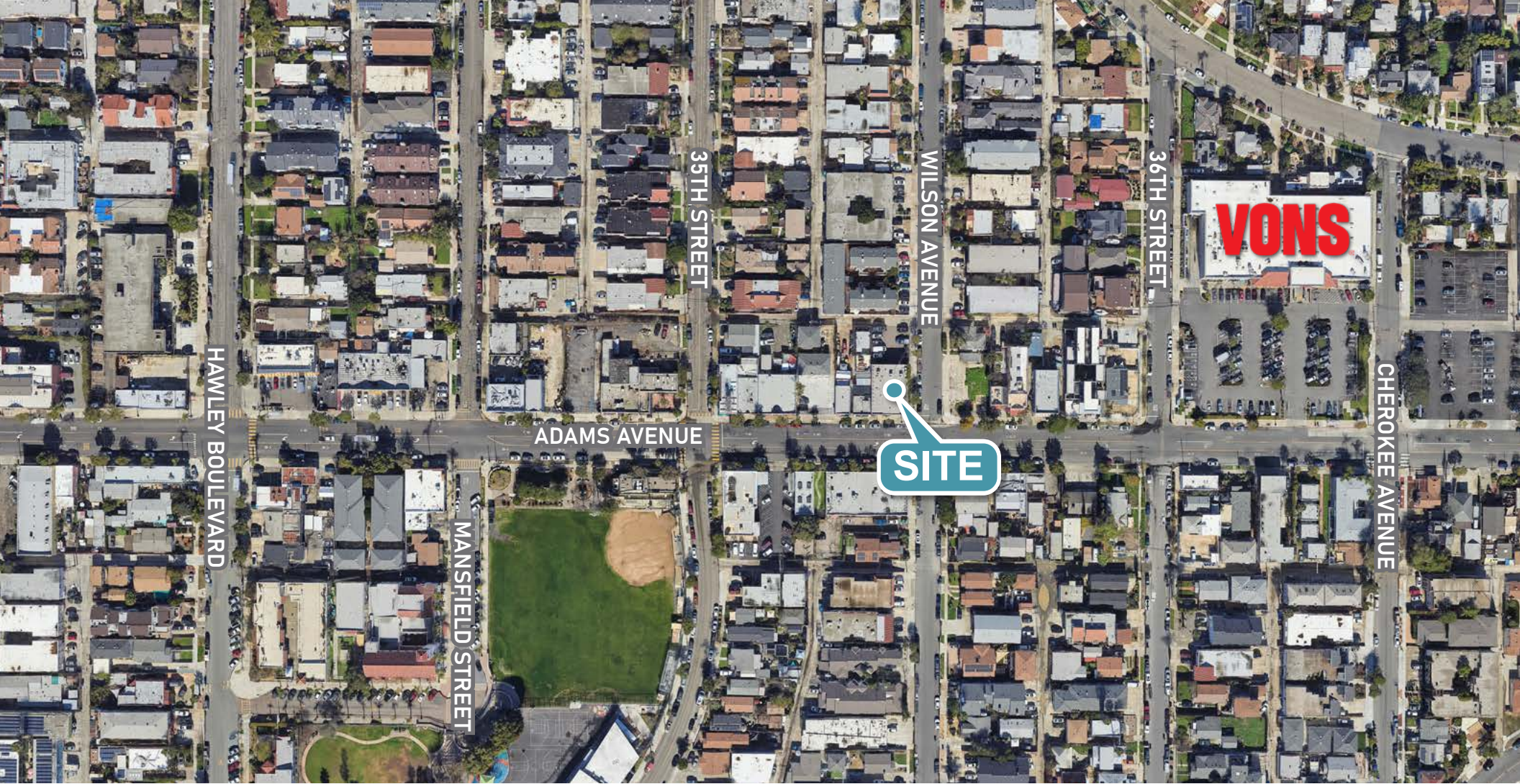
One of the defining features of Normal Heights is its strong sense of community. Residents take pride in their neighborhood and actively participate in local events and initiatives. The Adams Avenue business corridor, which runs through the heart of Normal Heights, serves as a hub of activity and is home to the annual Adams Avenue Street Fair, a lively event that showcases local vendors, musicians, and artists.

Normal Heights provides easy access to a range of amenities and attractions. Nearby parks and green spaces offer opportunities for outdoor recreation and relaxation. The neighborhood is also well-connected to other parts of San Diego, with convenient access to major highways and public transportation options.

Normal Heights is a vibrant and welcoming neighborhood that offers a unique blend of community spirit, cultural diversity, and convenient amenities. Whether you're drawn to the neighborhood's historic charm, its thriving local businesses, or its strong sense of community, Normal Heights has something to offer everyone.

## AMENITY RICH LOCATION





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