

# MIXED-USE PROPERTY FOR LEASE

4741 POINT LOMA AVE, SAN DIEGO, CA 92107

Live-work opportunity a half block from Sunset Cliffs. Built 2016, ADA compliant. Storefront retail, rear flex suite, and a residence above — lease one, combine two, or take the building.

*Utilities are all paid by tenant.*

101

## RETAIL FRONT

SUITE 101 • GROUND FLOOR

- 876 SF rentable — 613 SF interior + 263 SF covered breezeway
- Street-facing storefront, signage exposure on Point Loma Ave
- Ideal for retail, salon, studio, café, or walk-in office



876 SF

**\$2,950**

/ MONTH

+ UTILITIES

(TENANT RESPONSIBILITY)

102

## FLEX / BACK UNIT

SUITE 102 • REAR

- 750 SF, open flex layout
- Roll-up door with rear alley access
- Kitchenette, recessed lighting, finished concrete floors
- Ideal for studio, wellness, back office, or fulfillment



750 SF

**\$3,250**

/ MONTH

+ UTILITIES

(TENANT RESPONSIBILITY)

201

## RESIDENTIAL UNIT

SUITE 201 • UPSTAIRS

- 4 bedroom / 2 bath
- Ocean views and a private deck
- Granite counters, tile and hardwood, skylights

*Furnished option available — ask for terms*



1,750 SF

**\$6,000**

/ MONTH

+ UTILITIES

(TENANT RESPONSIBILITY)

1+2

## FULL BOTTOM FLOOR

Suite 101 + Suite 102 combined

- 1,626 SF — the entire ground floor
- Storefront presence plus rear flex and roll-up door
- Single-tenant control of the whole commercial level



1,626 SF

**\$5,850**

/ MONTH

+ UTILITIES

(TENANT RESPONSIBILITY)

ALL

## WHOLE BUILDING

Suites 101 + 102 + 201 — retail, flex and residence

- 3,376 SF across two stories
- Built 2016 • ADA compliant • CC-2-4 zoning
- True live-work — work downstairs, live upstairs



3,376 SF

**\$12,000**

/ MONTH

+ UTILITIES

(TENANT RESPONSIBILITY)

CALL

## INTERESTED?

Call or text AJ George to schedule

**(310) 913-7913**

TOUR

## SCHEDULE A SHOWING

Office (858) 598-3589

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