

FOR LEASE

COMMERCIAL GRADE KITCHEN / TASTING ROOM

4463 COLLEGE AVE. SAN DIEGO, CA 92021



COMMERCIAL GRADE KITCHEN

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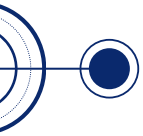
DISCLAIMER

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DISCLAIMER STATEMENT:

The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

No representation or recommendation is made by SVN | Vanguard as to the legal sufficiency or tax consequences of this document or the transaction to which it relates. These are questions for your attorney and/ or other advisors. In any real estate transaction, it is recommended that you consult with a professional such as an attorney, accountant, civil engineer, property inspector or other person, with experience in evaluating the transaction, and the legal documents prepared in connection therewith.



ASSET SUMMARY

COMMERCIAL GRADE KITCHEN/TASTING ROOM

Location: 4463 College Avenue, San Diego, CA 92021

Property Features:

- **Size:** Approximately 1,000 sq. ft.
- **Kitchen:** Equipped with all new appliances, walk-in refrigerator/freezer, and a large, secure pantry.
- **Tasting Room:** Ideal for hosting tastings and events.
- **Accessibility:** Convenient street loading zone and secured on-site parking.
- **Compliance:** The kitchen meets all health and safety regulations, providing a compliant environment for food preparation and events.
- **Storage Solutions:** Includes ample storage solutions for both dry and refrigerated goods, ensuring organized and efficient operations
- **Turnkey Solution:** The kitchen and tasting room are move-in ready, offering a turnkey solution for businesses looking to start operations immediately.

Lease Terms: Contact our broker/advisor for details.

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SVN VANGUARD - SAN DIEGO

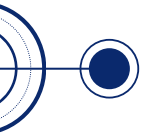
4455 MURPHY CANYON RD
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SVNVANGUARDSD.COM

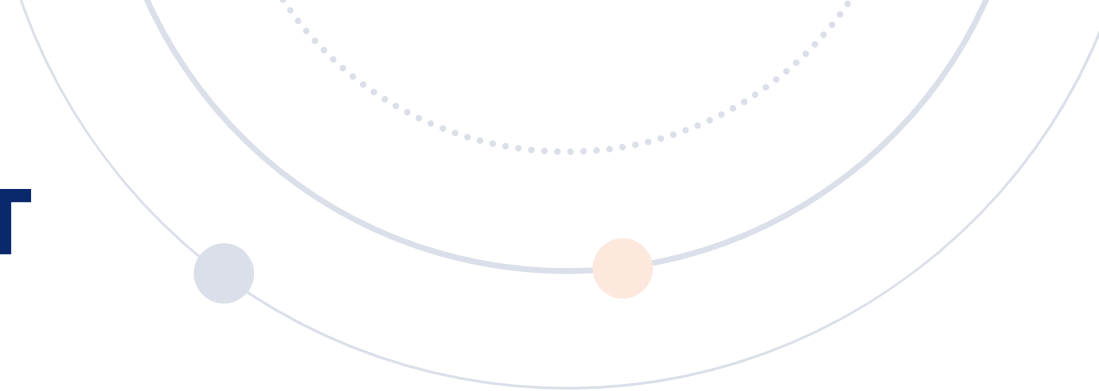
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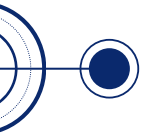


EQUIPMENT LIST

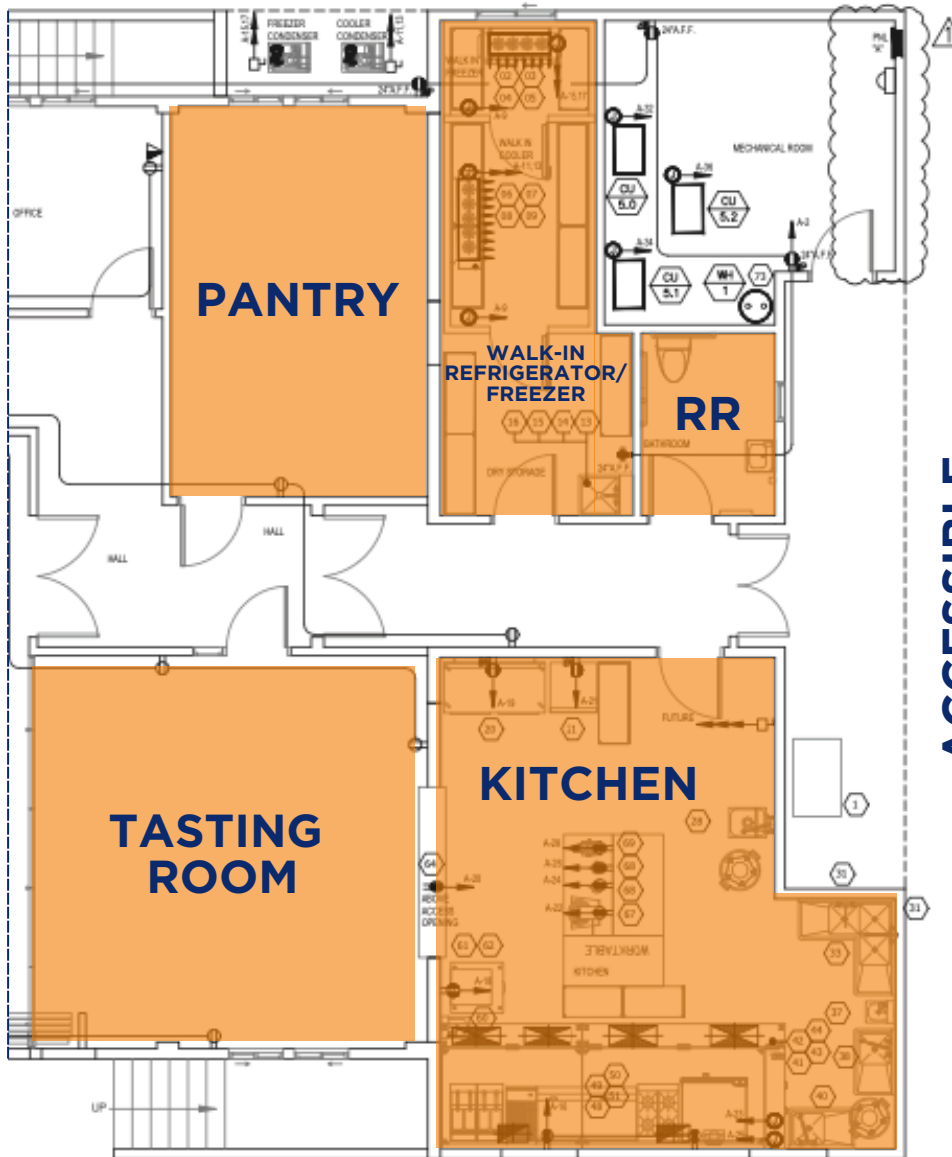


GRASE INTERCEPTOR	REFRIGERATOR, REACH-IN	REFRIGERATOR, SHORTY
WALK-IN FREEZER W/LIGHT	DRY STORAGE SHELVING	BROILER
WALK-IN FREEZER CONDENSER	CLEAN DISH TABLE	FRYER W/SPLASH GUARD
WALK-IN FREEZER COIL	SCRAP SINK/PRE-RINSE W/FAUCET	FRYER
WALK-IN FREEZER SHELVING	TRASH CAN	HANDSINK W/SPLASH GUARD
WALK-IN COOLER W/LIGHT	SOILED DISH TABLE	ICE-MAKER W/FILTER
WALK-IN COOLER CONDENSER	3-COMPARMENT SINK W/FAUCET	ICE BIN
WALK-IN COOLER COIL	SHELF-WALL MOUNTED	ROLL UP DOOR
WALK-IN FREEZER W/LIGHT	PRE-RINSE W/ADDED FAUCET	HEAT LAMPS
WALK- FREEZER CONDENSER	SHELF-WALL MOUNTED	PASS THRU SERVICE COUNTER
WALK-IN FREEZER SHELVING	HAND SINK W/SPLASH GUARD	WORK TABLE
DRY STORAGE SHELVING	PREP SINK TABLE W/FAUCET	MIXER, COUNTER TOP
DRY STORAGE SHELVING	TRASH CAN	BLENDER
EMPLOYEE LOCKERS	PREP SINK TABLE W/FAUCET	FOOD PROCESSOR/CUTTER/MIXER
MOP SINK W/SERVICE FAUCET	EXHAUST HOOD W/LIGHT	WORK TABLE
JANITORIAL SHELF	EXHAUST BLOWER	WORK TABLE
MOP AND BROOM RACK	MAKE-UP AIR SYSTEM	DRY STORAGE
WATER HEATER	FIRE PROTECTION SYSTEM	
REFRIGERATOR, REACH-IN	GRIDDLE W/SPLASH GUARD	

ASKING PRICE	Contact Advisors	Joe Bonin Daniel Bonin	joe.bonin@svn.com daniel.bonin@svn.com
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FLOOR PLAN



**ACCESSIBLE
LOADING ZONE**

College Ave.



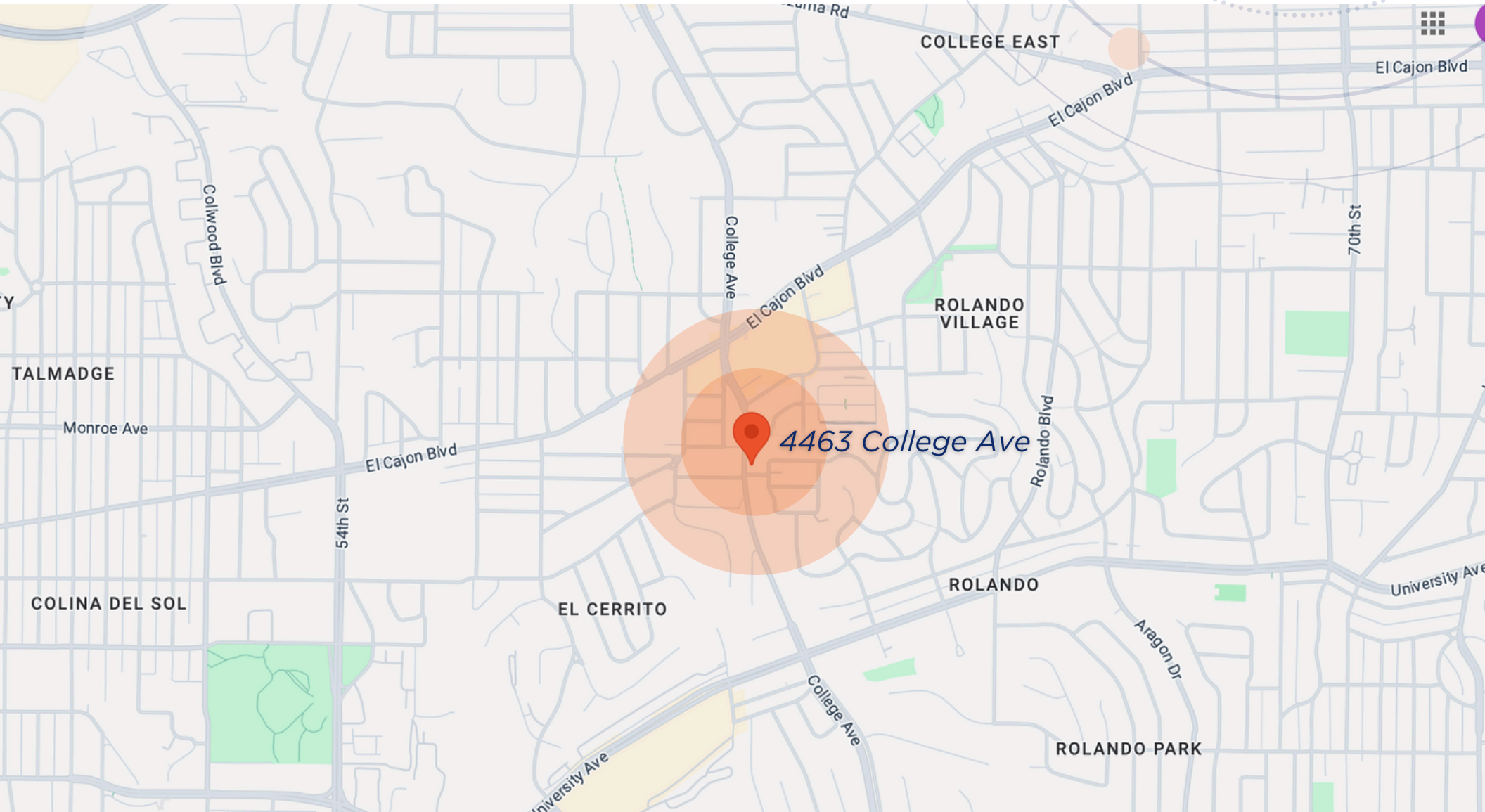
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SITE MAP



LOCATION SUMMARY



SAN DIEGO, CALIFORNIA

Located at 4463 College Avenue, San Diego, CA 92021, this property is situated in a vibrant and accessible area of the city. It offers convenient access to major roads and freeways, making it easy for clients and deliveries. The neighborhood is bustling with commercial activity, providing ample opportunities for business growth. Nearby amenities include shopping centers, dining options, and public transportation. This prime location is ideal for any business looking to establish a strong presence in San Diego.

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