

Normal Heights Restaurant & Retail Space

FOR LEASE



Please DO NOT Disturb Tenants

3735-3739 Adams Ave.,
San Diego, CA 92116

Restaurant Unit: 2,058 SF + Patio
Retail Unit: 923 SF

Combined Space: 2,981 SF + Patio



PRIME

Normal Heights Location

- ◆ Incredible opportunity to be in the heart of Adams Ave., one of Uptown's main drags with the coolest restaurants, bars, and retail shops just steps away
- ◆ Fully fixturized restaurant with newer hood, high ceilings, and NO key money
- ◆ Highly visible corner location with a charming covered patio
- ◆ Ability to combine both units for a larger restaurant/retail space
- ◆ Easily accessible, right in between the I-805 and I-15 Freeways
- ◆ Centrally located on Adams Avenue, with a strong draw from both the Normal Heights and Kensington communities



TAKE VIRTUAL TOUR →

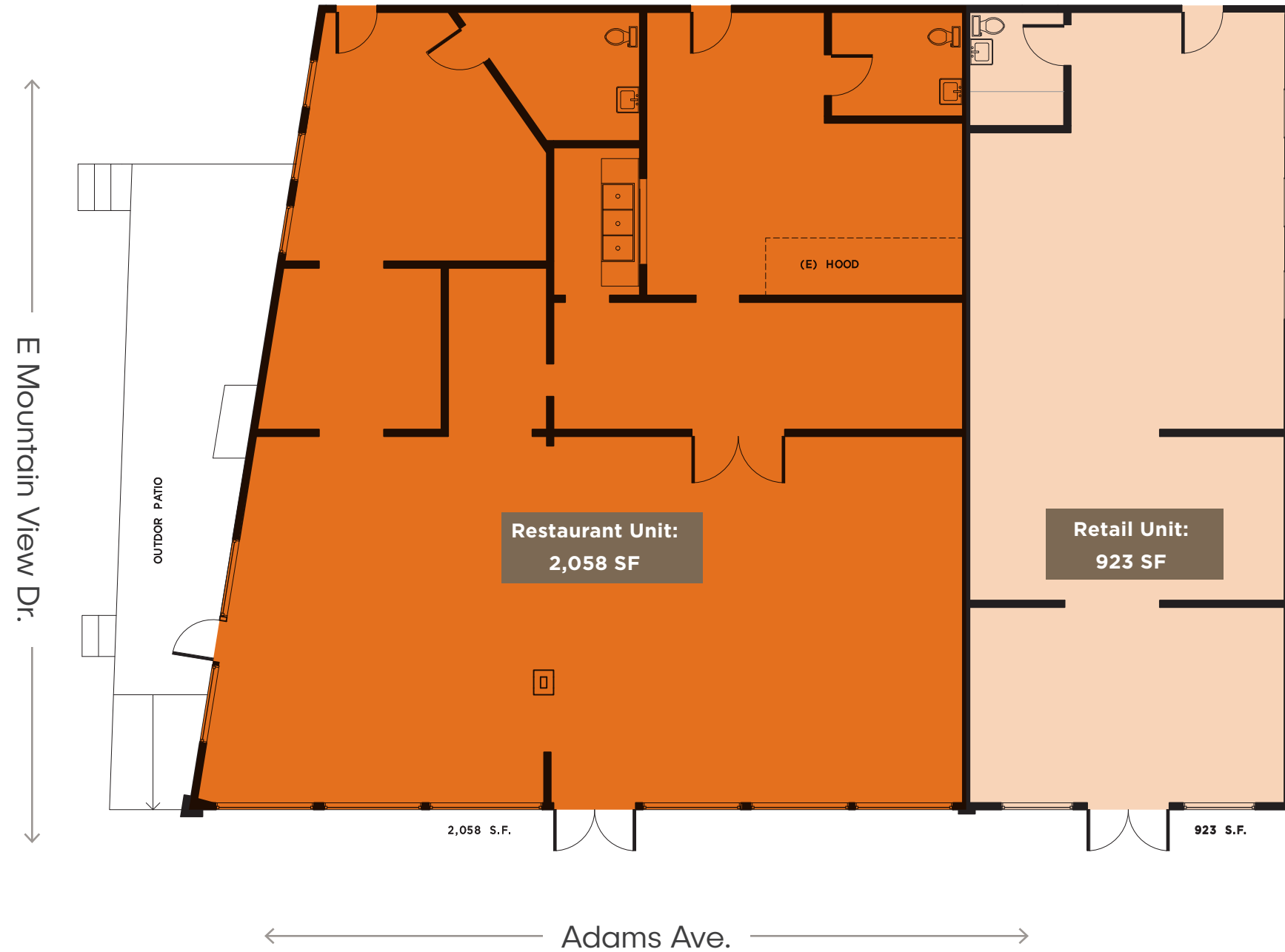
Renowned Neighbors



Floor Plan



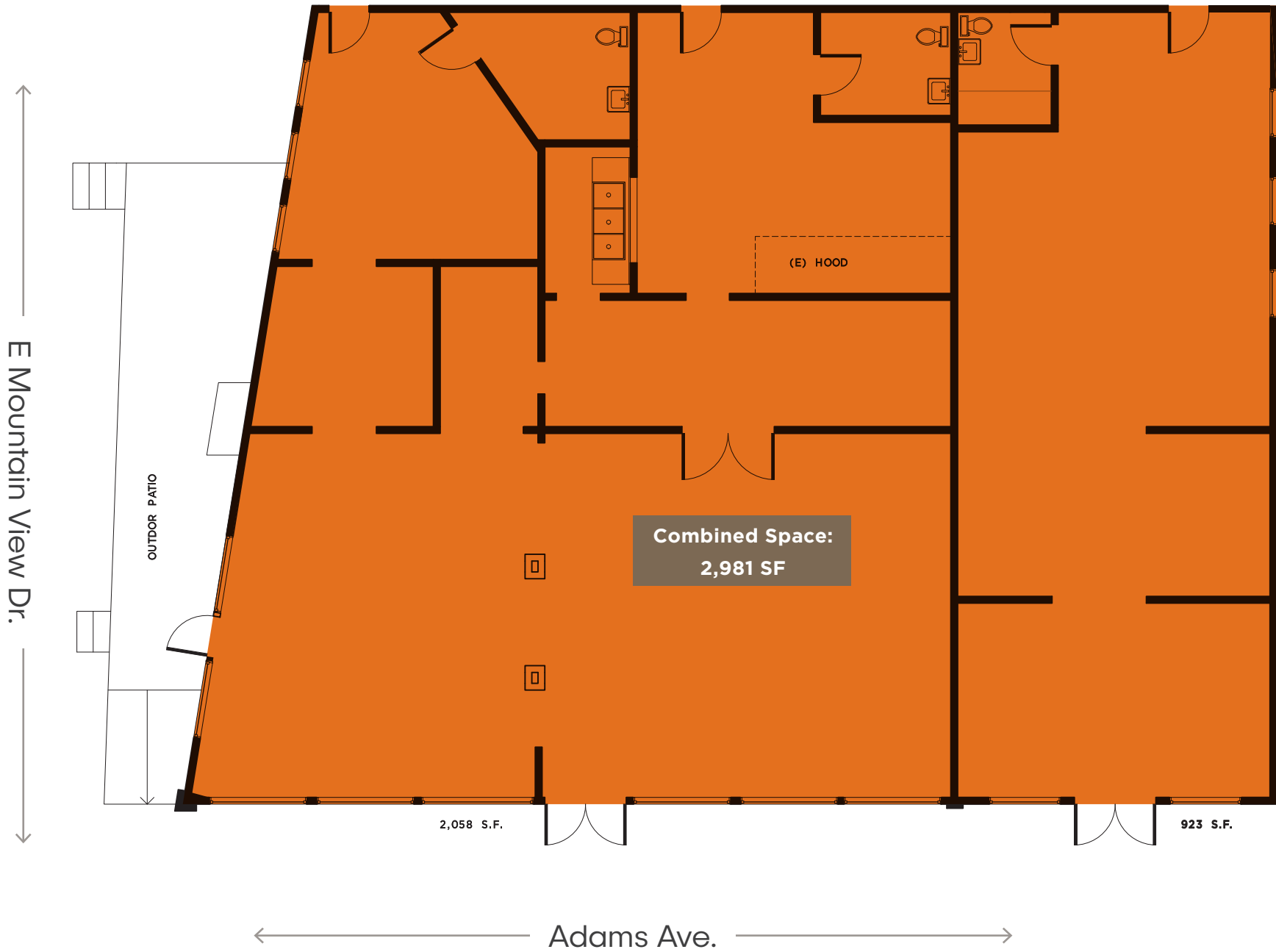
3735-3739 Adams Ave., San Diego, CA 92116



Combined Floor Plan



3735-3739 Adams Ave., San Diego, CA 92116





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13

14

16

03

04

12

15

Bancroft St

33rd St

Felton St

34th St

Hawley Blvd

Mansfield St

35th St

Wilson Ave

36th St

Cherokee Ave

E Mountain View Dr



Terrace Dr

Kensington Sr

Marlborough Dr

Edgeware Rd

42nd St

Adams Ave

Adams Ave

Adams Ave

SITE



Goings On in Normal Heights & Kensington

HISTORY OF NORMAL HEIGHTS

Normal Heights history dates back to the 1800s when it was only farmland. In 1907 trolley tracks were installed, bringing more population to the area, but the turning point for the business development of Normal Heights was a carpenter named Bertram Carteri, who began buying, fixing up and selling houses. He later built his first commercial building, which is now known as the Carteri Center.

HISTORY OF KENSINGTON

Kensington was originally planned and organized in 1910 by the Kensington Park Land Company. This unique neighborhood features stone gateways, ornamental lighting, and curving streets, giving it a small town and historic ambience.



ADAMS AVENUE UNPLUGGED

This unique event showcases local bands performing inside restaurants, bars, coffee shops, and galleries all down Adams Avenue, bringing music lovers and foodies together. This is the perfect opportunity for San Diego to experience the rich neighborhood culture of Adams Avenue.

TASTE OF ADAMS AVENUE

A much anticipated annual event, where over 45 restaurants and bars open their doors to offer samples of their most renowned menu items. This family friendly event allows the entire community to get a taste of what their home has to offer.




ADAMS AVENUE STREET FAIR

For the past 36 years the Uptown community has gathered together for the annual Adams Avenue Street Fair. The event features over 80 musical performances, craft beer tasting, carnival rides, festival foods, and over 300 arts and crafts booths.






Demographics




1 MILE

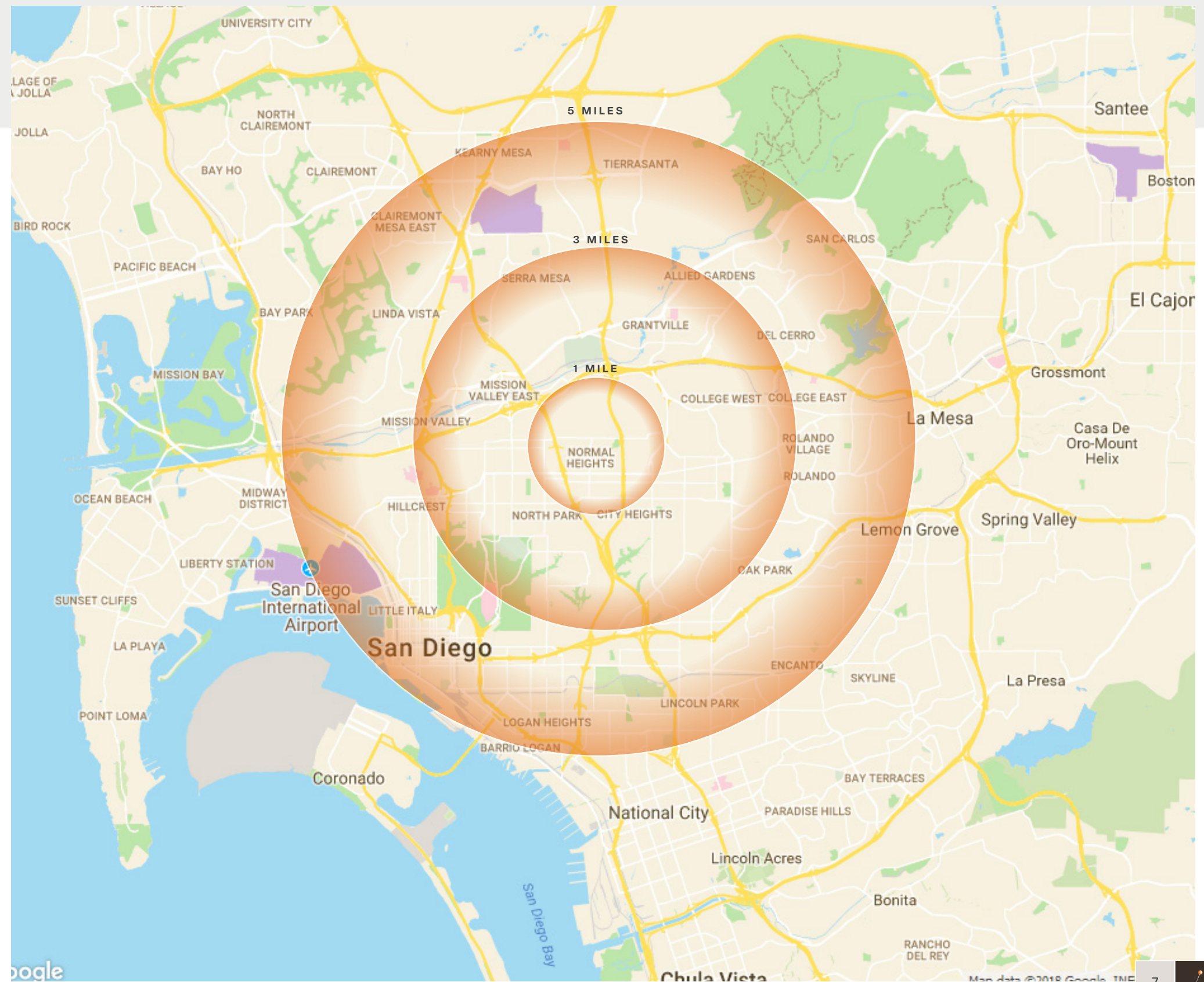
 Daytime Population	8,046
 Population	39,299
 Average HH Income	\$67,813

3 MILES

 Daytime Population	96,534
 Population	260,083
 Average HH Income	\$71,819

5 MILES

 Daytime Population	344,328
 Population	611,752
 Average HH Income	\$76,064



Leasing Inquiries



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