

FOR LEASE

Highly Visible 2,772 SF Showroom on Morena Boulevard

1120 W. Morena Blvd.
San Diego, CA 92110



LOCATION
MATTERS 

The Space

THE OPPORTUNITY

- / Prominent showroom and service-commercial opportunity in San Diego’s established Morena design corridor.
- / Approximately 2,772 square feet of highly visible Corner Retail Space
- / Ideal for home-improvement, building-material, design, and various construction-related users.

PROPERTY INFRASTRUCTURE

- / Equipped with a 3-ton York single-packaged R-410A heat pump.
- / 220-volt electrical service in place (capacity subject to verification).
- / Ownership may consider a tenant-improvement allowance based on lease term and financial strength.

BUILT-IN DIFFERENTIATION & CO-TENANCY

- / Immediately adjacent to Unique Stone Imports, creating instant synergy for home-design customers.
- / Illuminated monument signage provides exceptional branding exposure.
- / Convenient on-site parking ensures seamless customer accessibility.

LEASE ECONOMICS

- / Pricing guidance: \$3.00/SF/month NNN
- / Low NNN charges of approximately \$0.28–\$0.33/SF/month

 [View Virtual Tour](#)

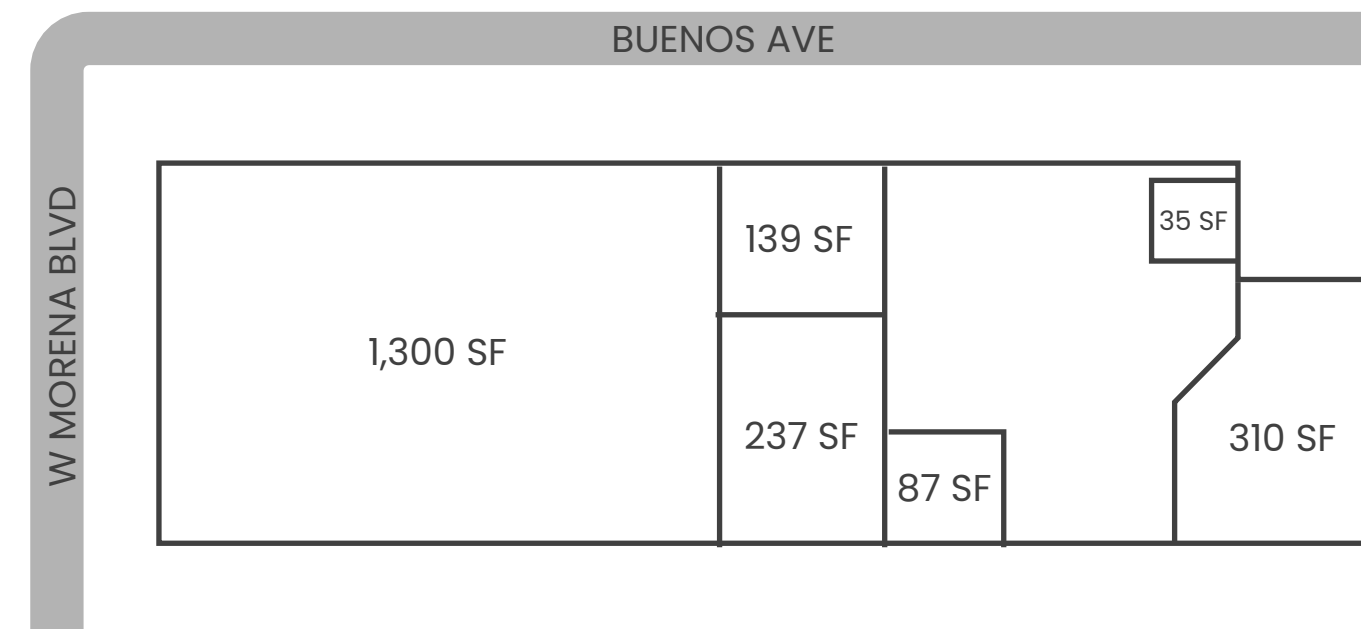


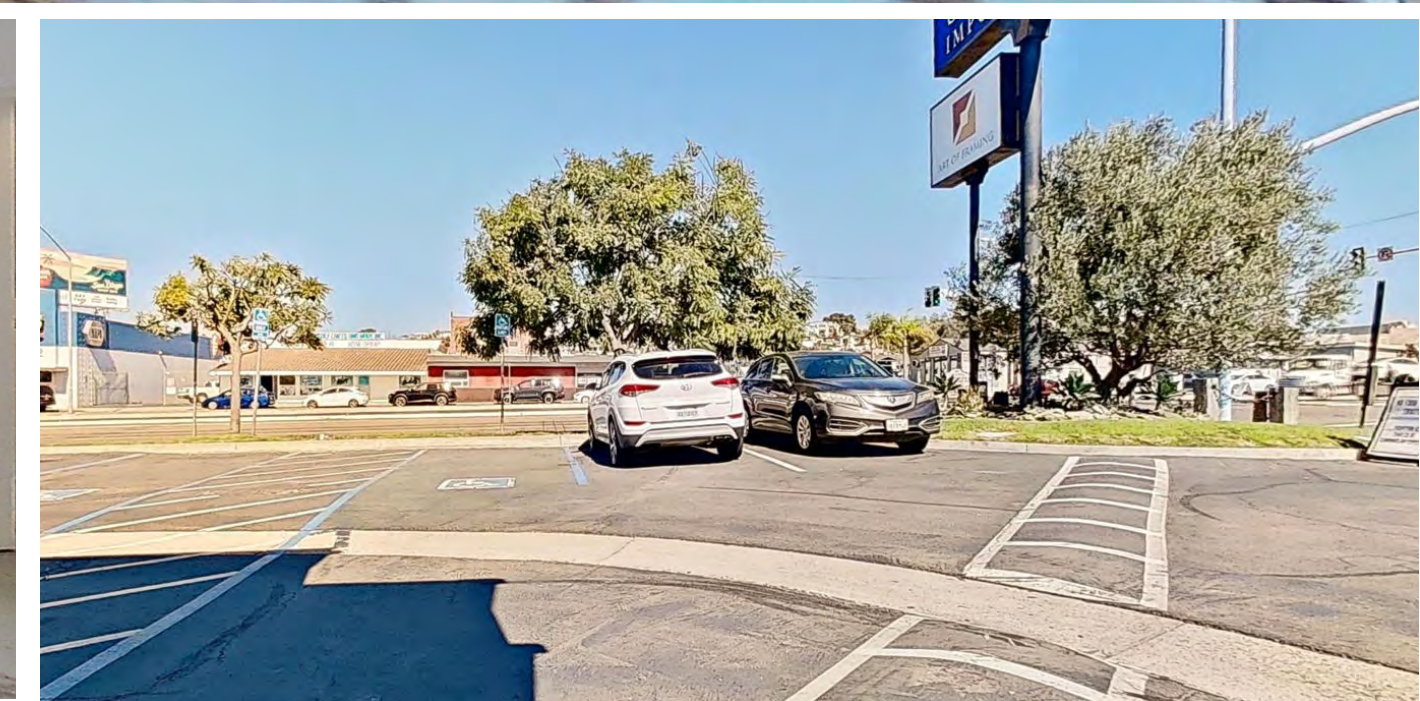
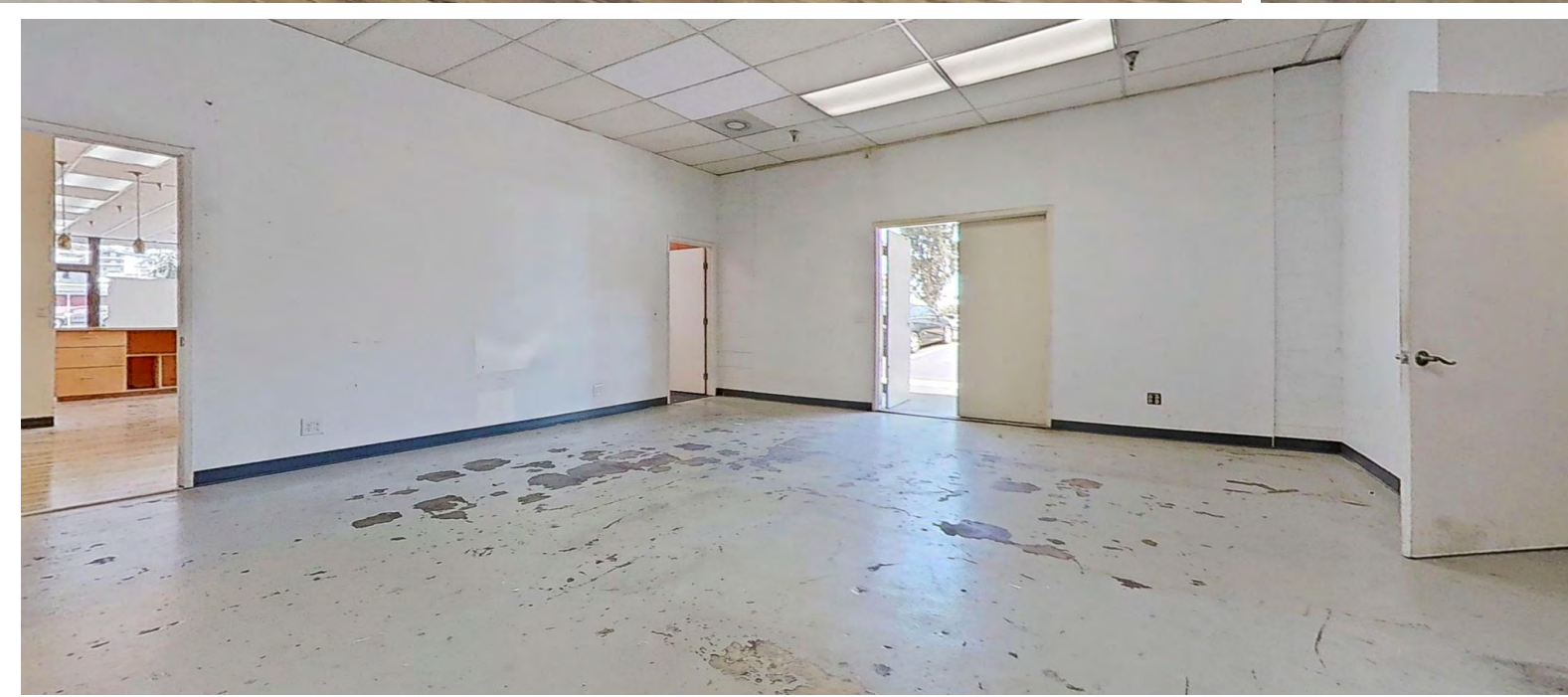
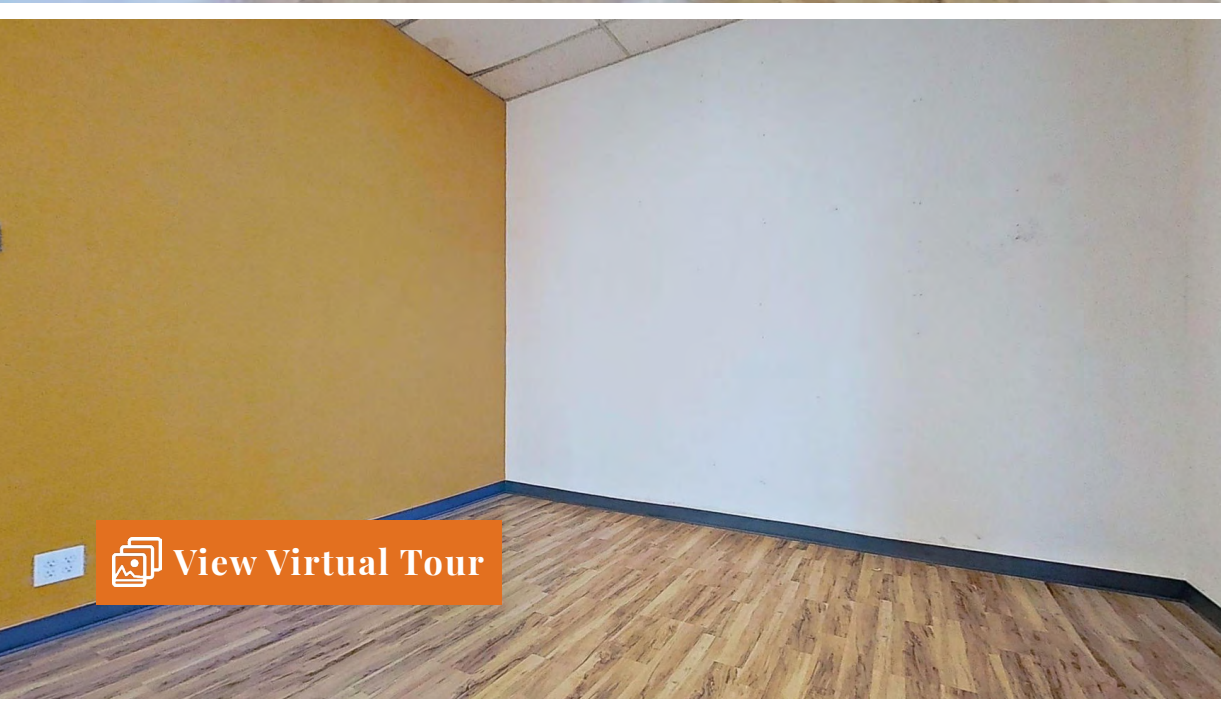
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LOCATION
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Floor Plan







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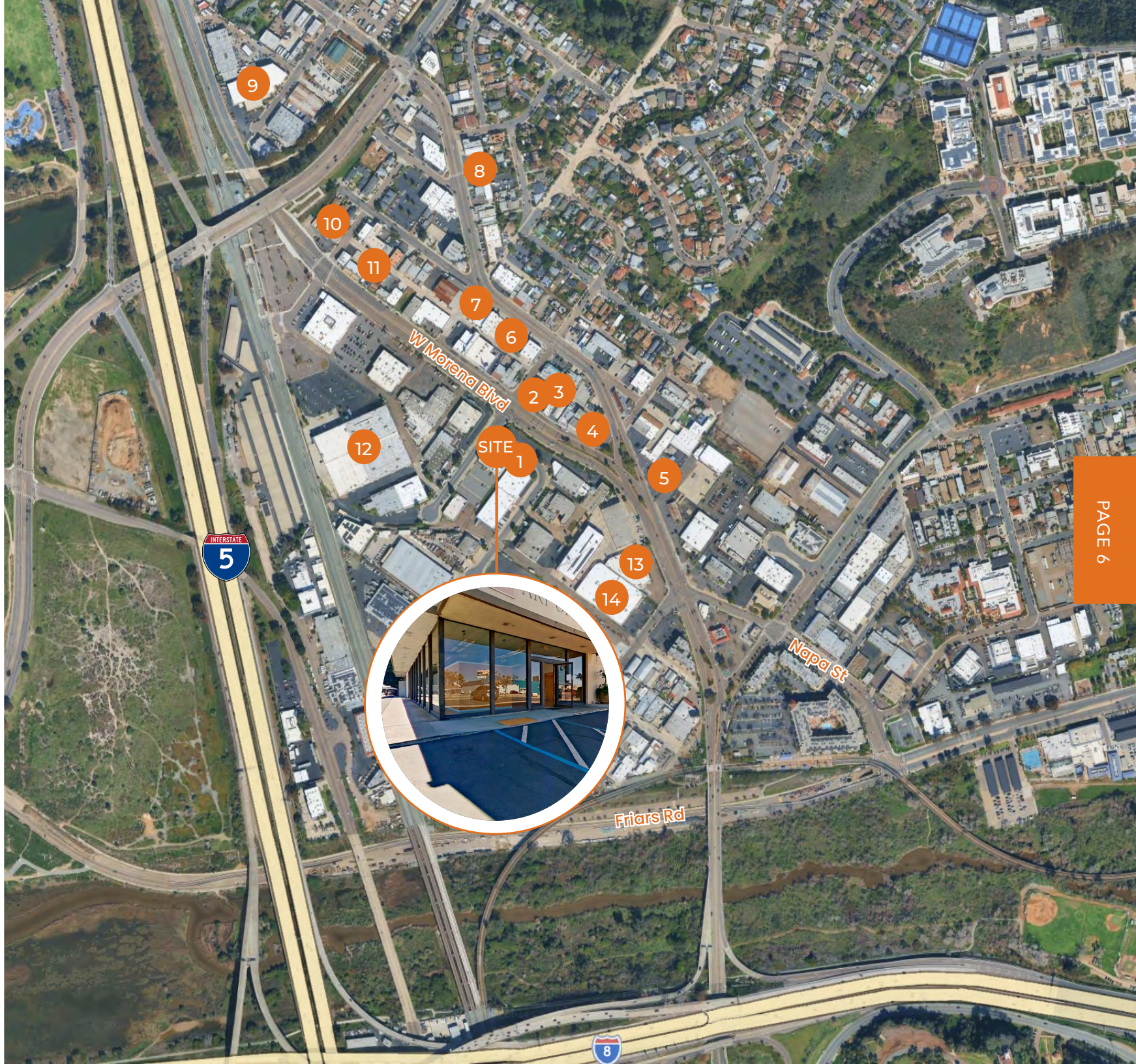


Monument Sign Available

Explore the Neighborhood

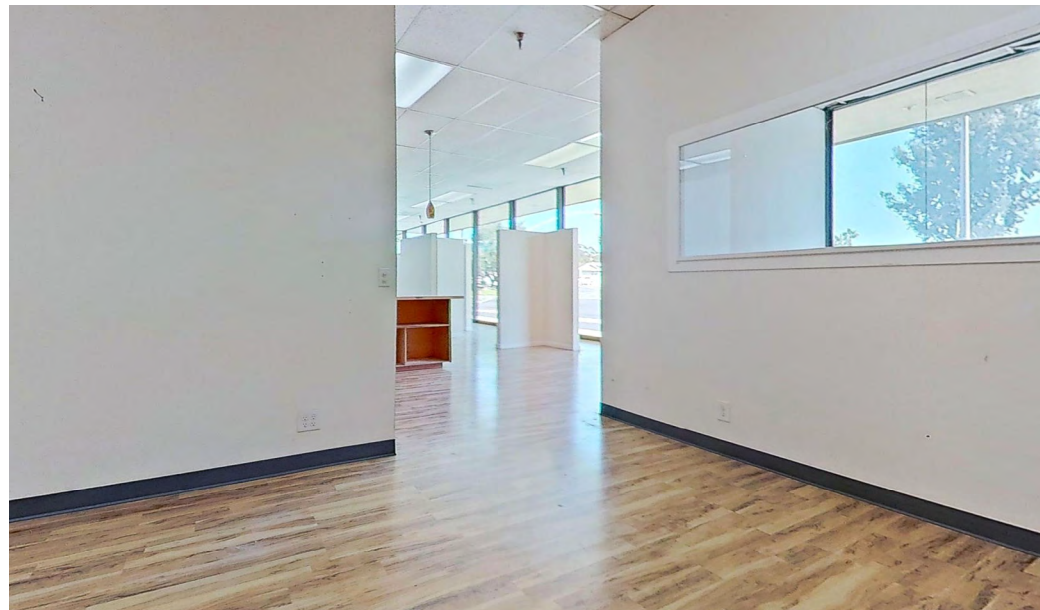
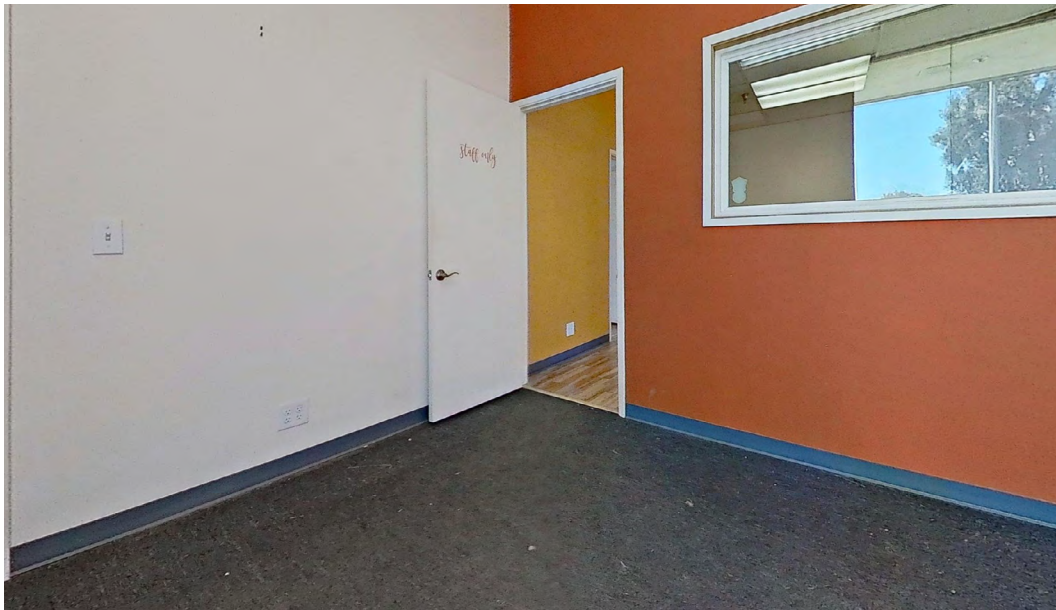


1	UNIQUE STÖNE IMPORTS	8	DOORS, ETC. DOORS • WINDOWS • SKYLIGHTS
2	PRO FLOORING CENTER	9	Armstrong Garden Centers
3	WHOLESALE CABINETS INC	10	LAMPS PLUS
4	ARIZONA TILE	11	FLOORINGcreations
5	Carpeteria FLOOR & HOME	12	Jerome's Furniture
6	Shugarman's Bath OUR GOAL IS TO MAKE YOU HAPPY	13	PACIFIC SALES KITCHEN & HOME
7	Hauser's Patio	14	FLOOR DECOR



Trade Area

Map



The Demographics

1 MILE

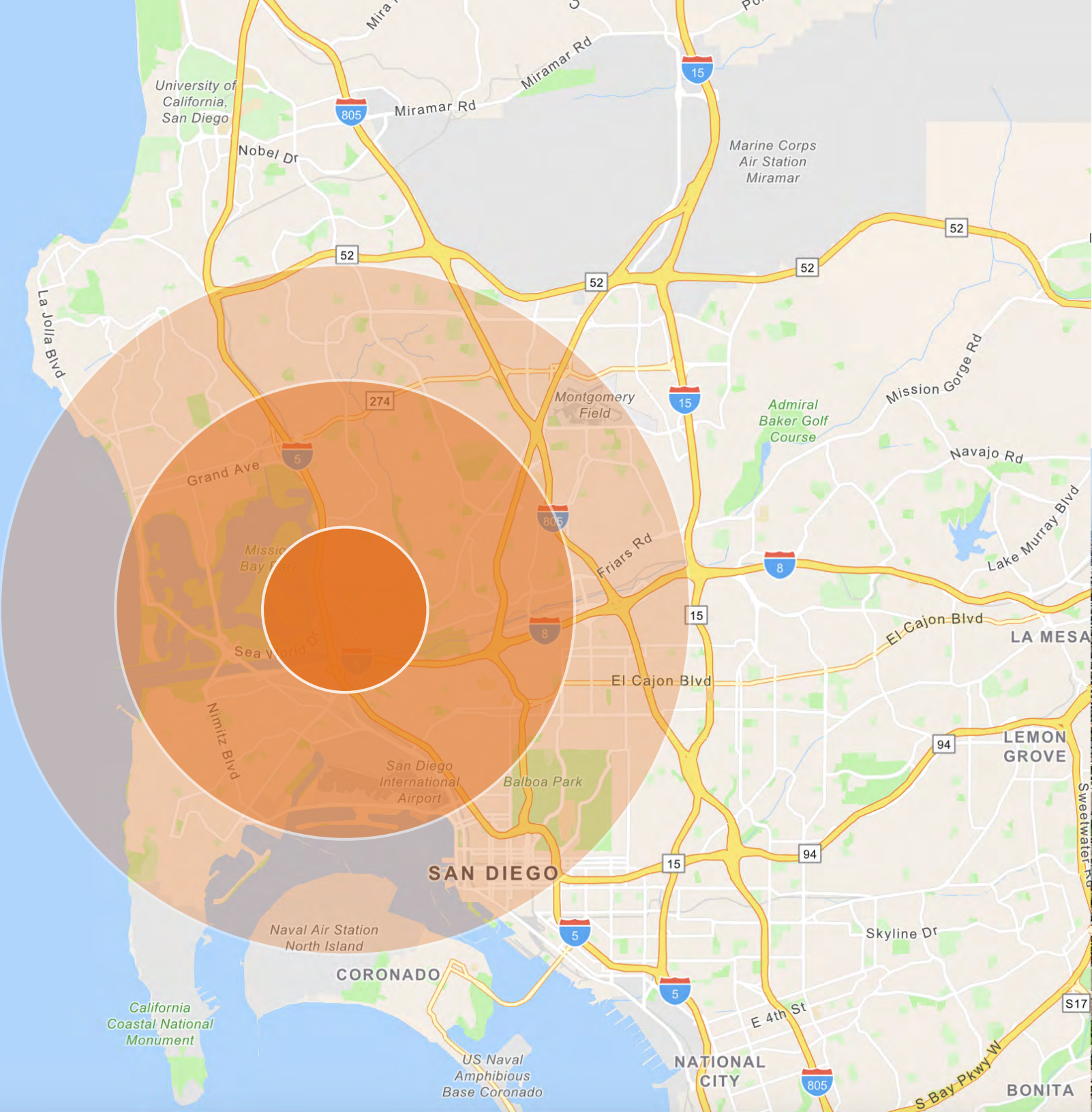
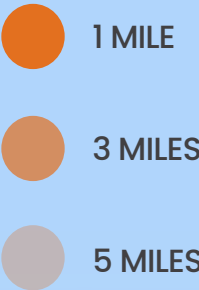
Daytime Population	15,859
Population	10,888
Average HH Income	\$125,666

3 MILES

Daytime Population	195,692
Population	147,748
Average HH Income	\$150,768

5 MILES

Daytime Population	528,448
Population	418,985
Average HH Income	\$149,959



Morena Boulevard is an established destination for home-improvement, furniture, tile, flooring, cabinetry and design-oriented businesses. The property sits within this concentrated showroom corridor, immediately adjacent to Unique Stone Imports and near several recognized home-furnishings and building-product businesses. This concentration supports cross-shopping and gives showroom, design and construction-related users access to an established customer base in a central San Diego location.



Leasing Inquiries:



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