

Normal Heights Corner Restaurant Space

FOR LEASE



3737 Adams Ave., San Diego, CA 92116 / 2,058 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 fixtured restaurant that recently underwent a \$1M build out and renovation including new grease trap, bathrooms, HVAC, a covered patio & much more
- ◇ Highly visible corner location with a charming covered patio 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



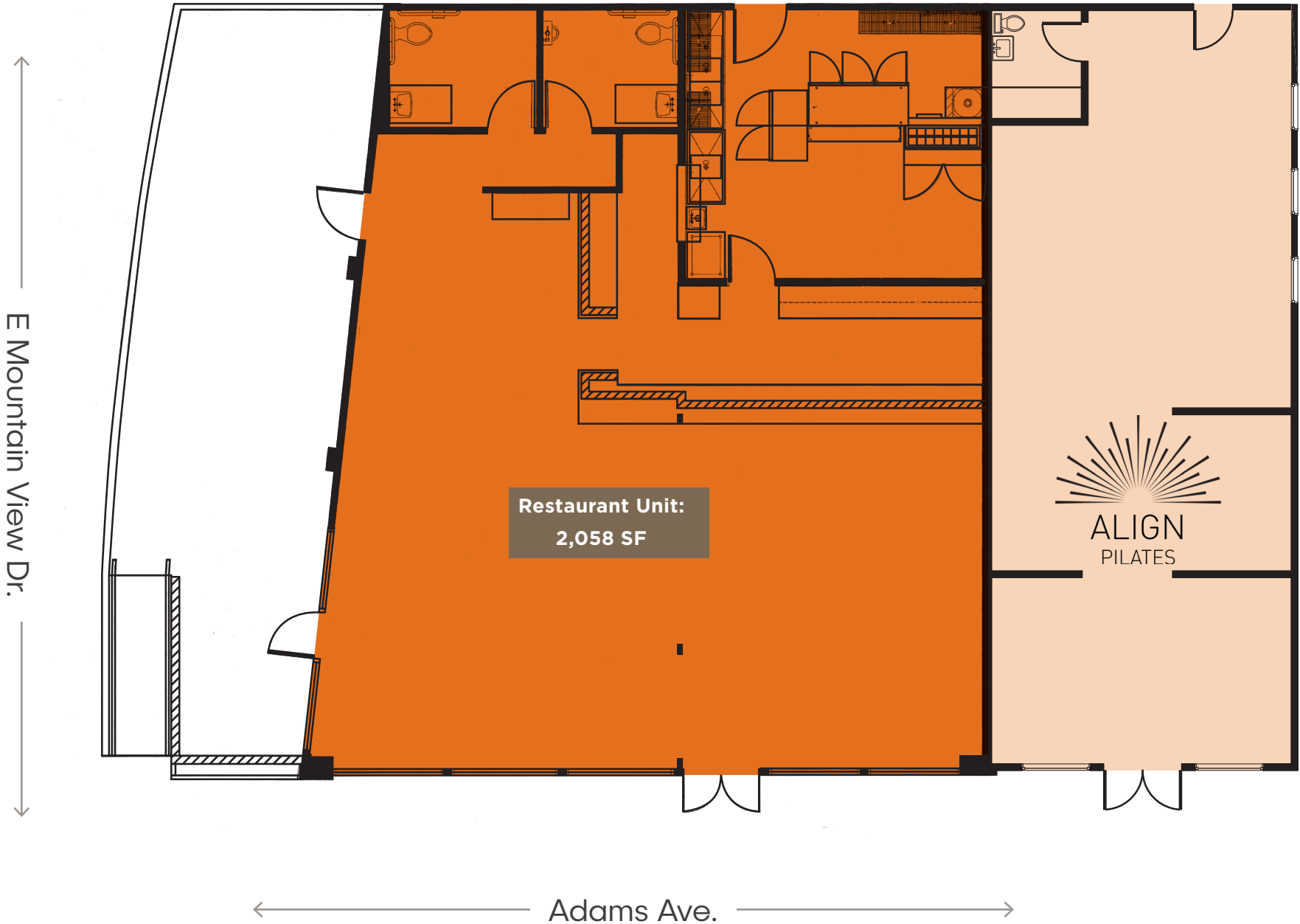
Renowned Neighbors



Floor Plan



3737 Adams Ave., San Diego, CA 92116





01

Dao Fu
VIETNAMESE & JAPANESE CUISINE

02

Lestat's

03

The Rabbit Hole

04



05



06

VONS

07



08



09

PONCE'S
MEXICAN RESTAURANT

10

cucina
sorella

11

BLEU BOHÈME

12



13



14



15

PAPPALECCO
ESPRESSO GELATO PANINI

16

01

02

05

03

04

Adams Ave

Mansfield St

35th St

06

07

08

Adams Ave

09

E Mountain View Dr

10

12

13

Adams Ave

11

14

15

16

Bancroft St

33rd St

Felton St

34th St

Hawley Blvd

Wilson Ave

36th St

Cherokee Ave

Terrace Dr

Kensington Sr

Marlborough Dr

Edgeware Rd

42nd St



Goings On in Normal Heights & Kensington

HISTORY OF NORMAL HEGIHTS

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 musics 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.

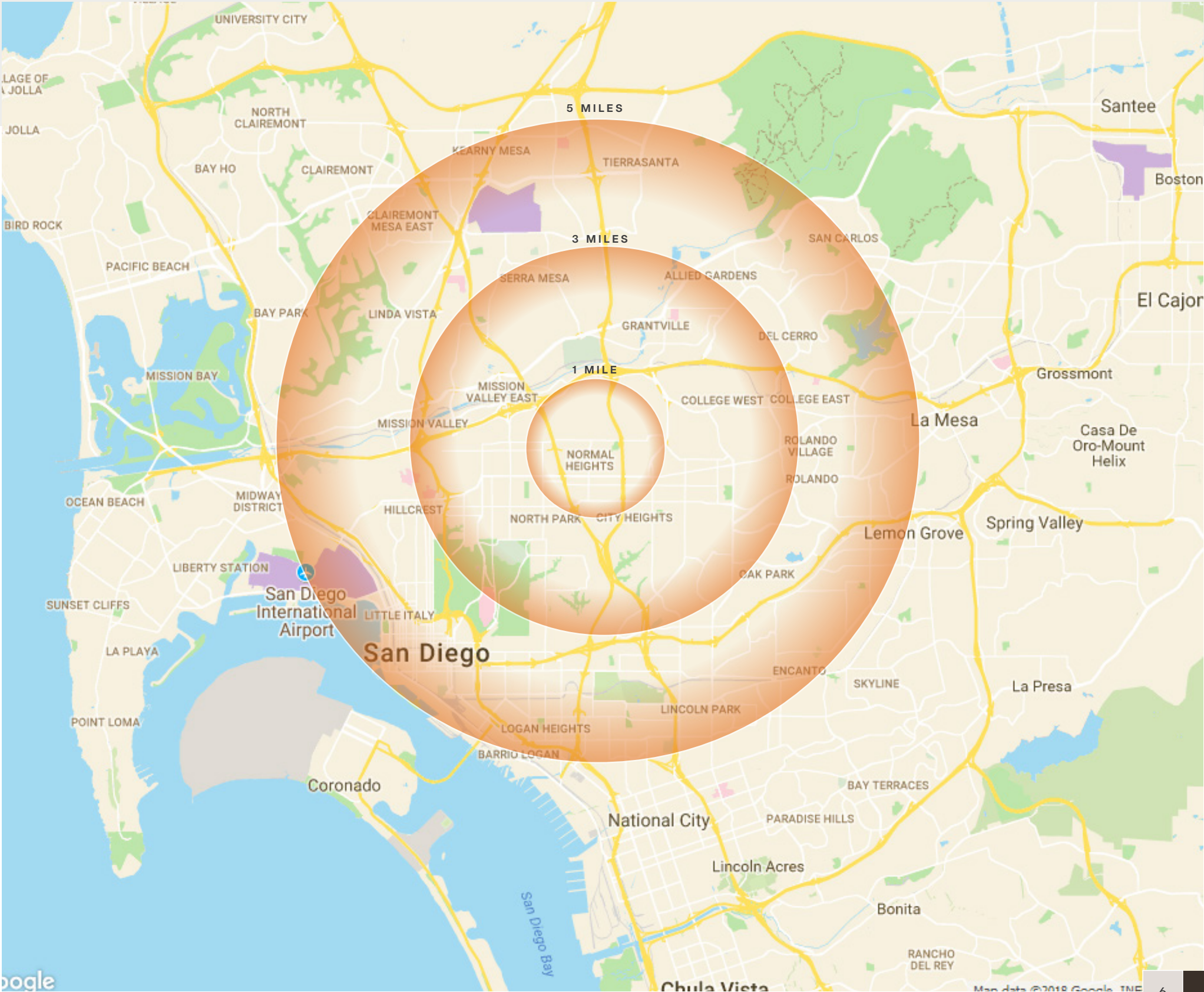
ADAMS AVENUE STREET FAIR

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	12,366
	Population	37,758
	Average HH Income	\$86,332
3 MILES		
	Daytime Population	108,086
	Population	261,401
	Average HH Income	\$91,883
5 MILES		
	Daytime Population	357,218
	Population	620,828
	Average HH Income	\$93,757





Leasing Inquiries



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