



FOR LEASE

2559 KETTNER BLVD

SAN DIEGO, CA 92101

RENDERING

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OPPORTUNITY HIGHLIGHTS

- **Prime Little Italy Location** Steps from India Street in one of Downtown's most sought-after dining destinations.
- **High Visibility** Strong street frontage and prominent exposure directly along Kettner Blvd.
- **Free-Standing Retail Building** Offers complete brand autonomy and flexible use potential.
- **Rare On-Site Parking** Highly coveted private off-street parking—a rare amenity in the area.

SPACE DETAILS

SIZE

1,250 SF free-standing commercial building

LAYOUT

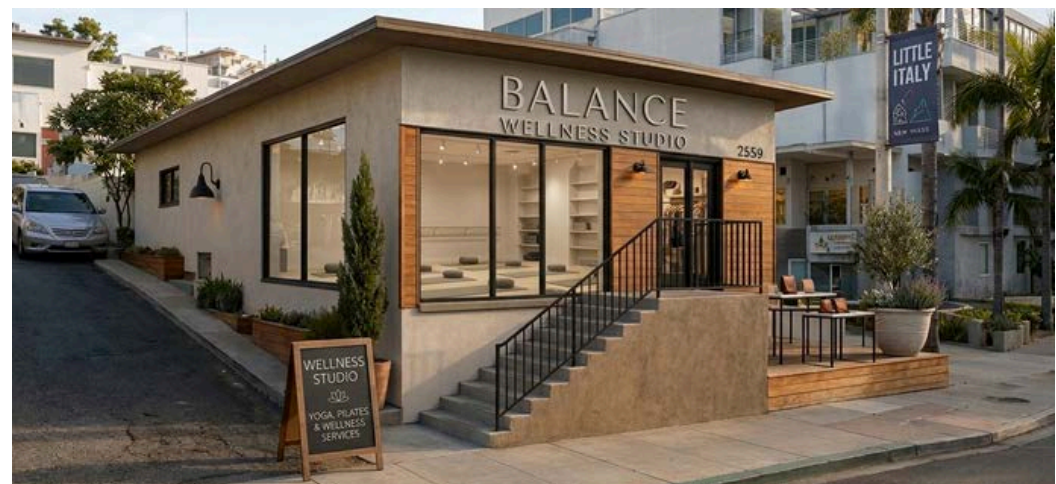
Functional, open-concept floor plan with a street-level entrance

POTENTIAL USES

Ideal for boutique retail, coffee shop, wellness studio, salon, or specialty market



POTENTIAL RETAIL CONCEPTS



DEMOGRAPHICS

466,445

POPULATION
WITHIN 5 MILES

\$3.1B

CONSUMER SPENDING
WITHIN 3 MILES

\$134,306

AVG HOUSEHOLD INCOME
WITHIN 1 MILE

82,273

CARS PER DAY
VIA KETTNER BLVD

DOWNTOWN

CORONADO

SAN DIEGO BAY

LITTLE ITALY


AIRPORT

SITE





RENDERING

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