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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.

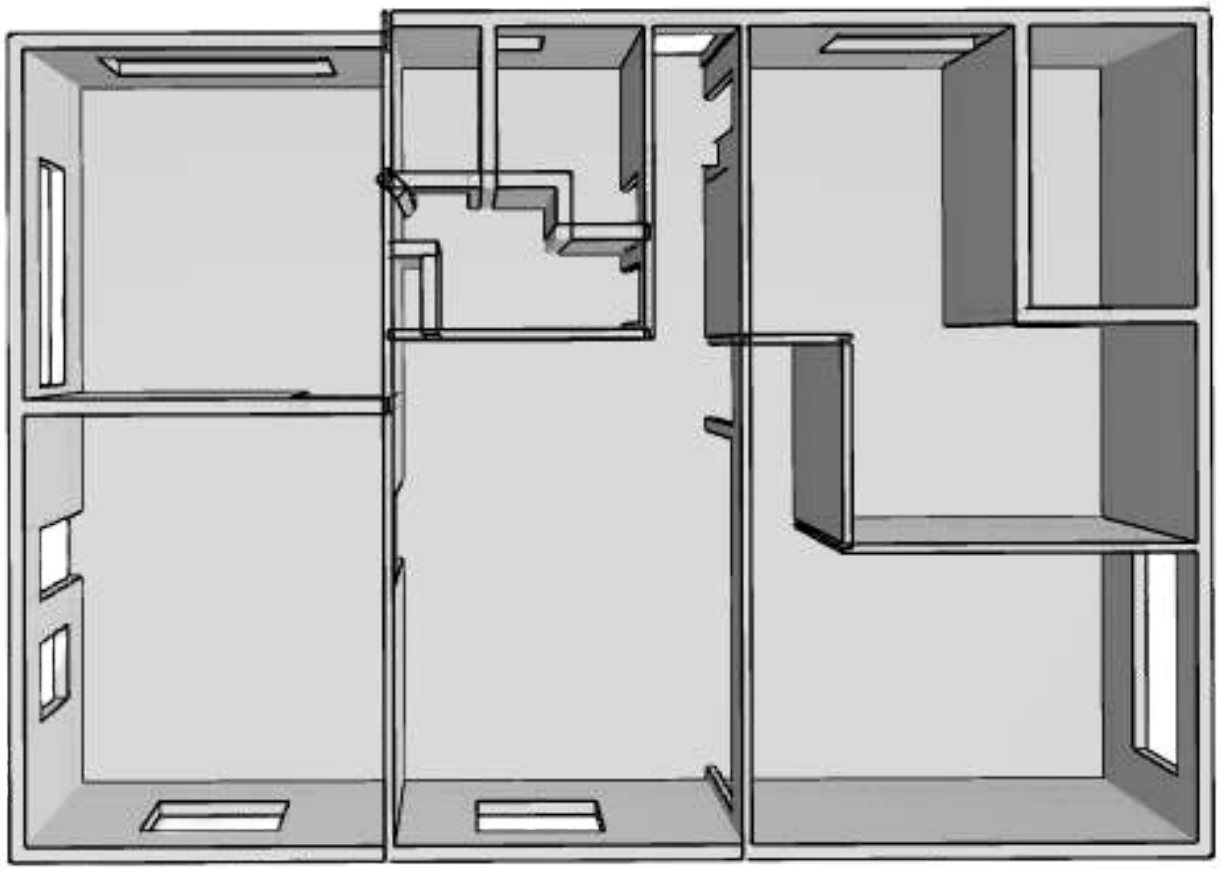




SPACE DETAILS

SIZE	1,250 SF free-standing commercial building
RATE	$3.25/SF NNN
PARKING	5 reserved spaces
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

KETTNER BLVD | 80K+ CPD



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





RENDERING

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