

1,193 SF AVAILABLE FOR LEASE IN THE HEART OF POINT LOMA

1180 ROSECRANS STREET, SAN DIEGO, CA 92016



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Property Touring Guidelines >

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LEASING OPPORTUNITY

1180 Rosecrans is a mixed use development with retail on the ground floor and 2 stories of condominiums. The newly constructed condos have been selling for over \$1 million due to excellent location and great views. The building, known as Bellamar, sits near the world-renown San Diego Bay and Shelter Island, with spectacular bay and downtown views, top-notch restaurants, world-class marinas and the popular Humphrey's bayside concert venue.

There is one current leasing opportunity of 1,193 SF on the ground floor. The lease rate is **\$4.00/SF NNN (NNN's are \$1.13/SF)**.



41,191 SF
BUILDING SIZE



1,193 SF
AVAILABLE SIZE



TWELVE
DEDICATED RETAIL PARKING SPACES



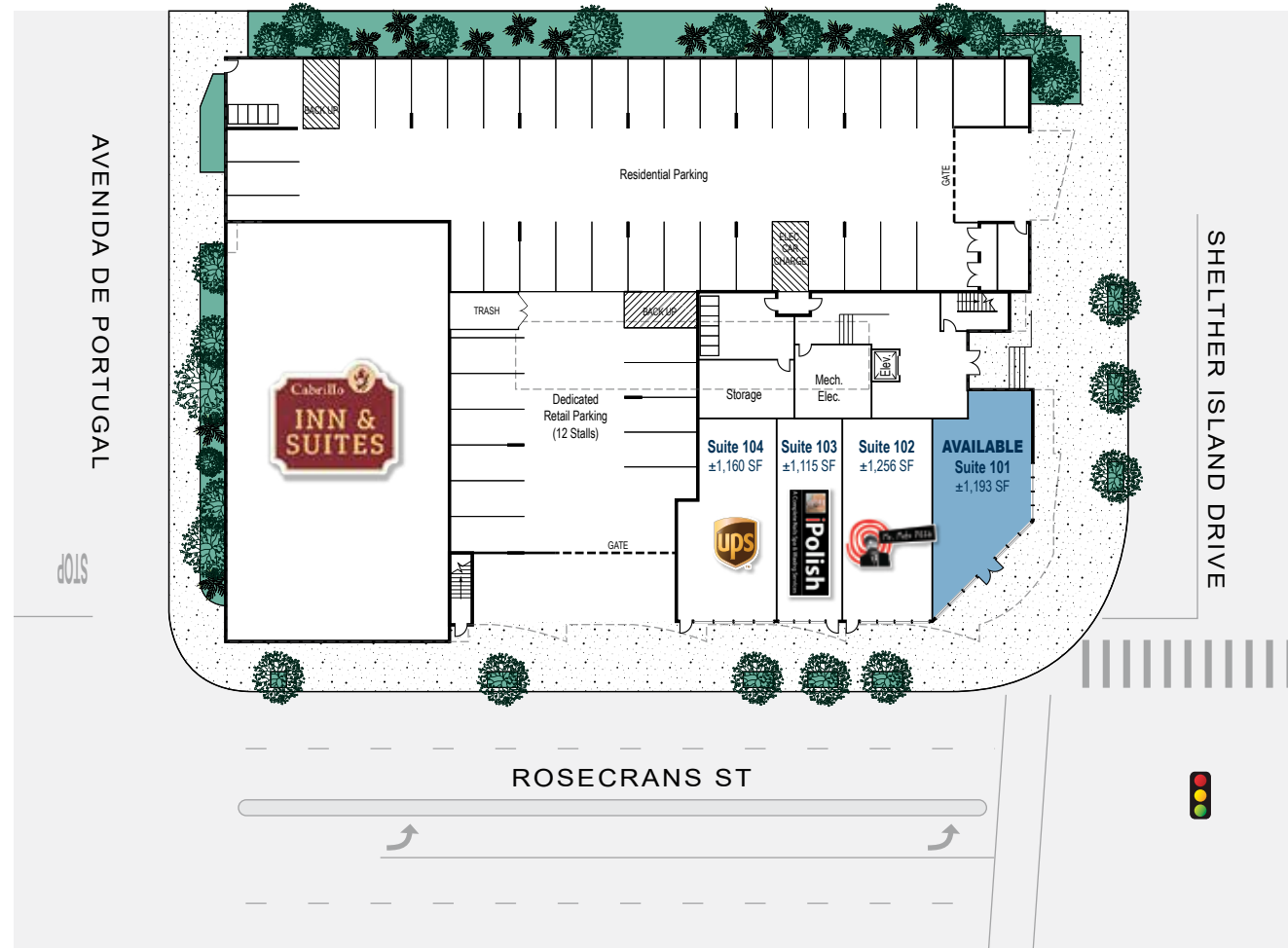
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ZONING



**4 PRIVATE OFFICES, CONFERENCE ROOM,
KITCHENETTE, RECEPTION & NEW ADA
RESTROOM
BUILD OUT**



SITE PLAN



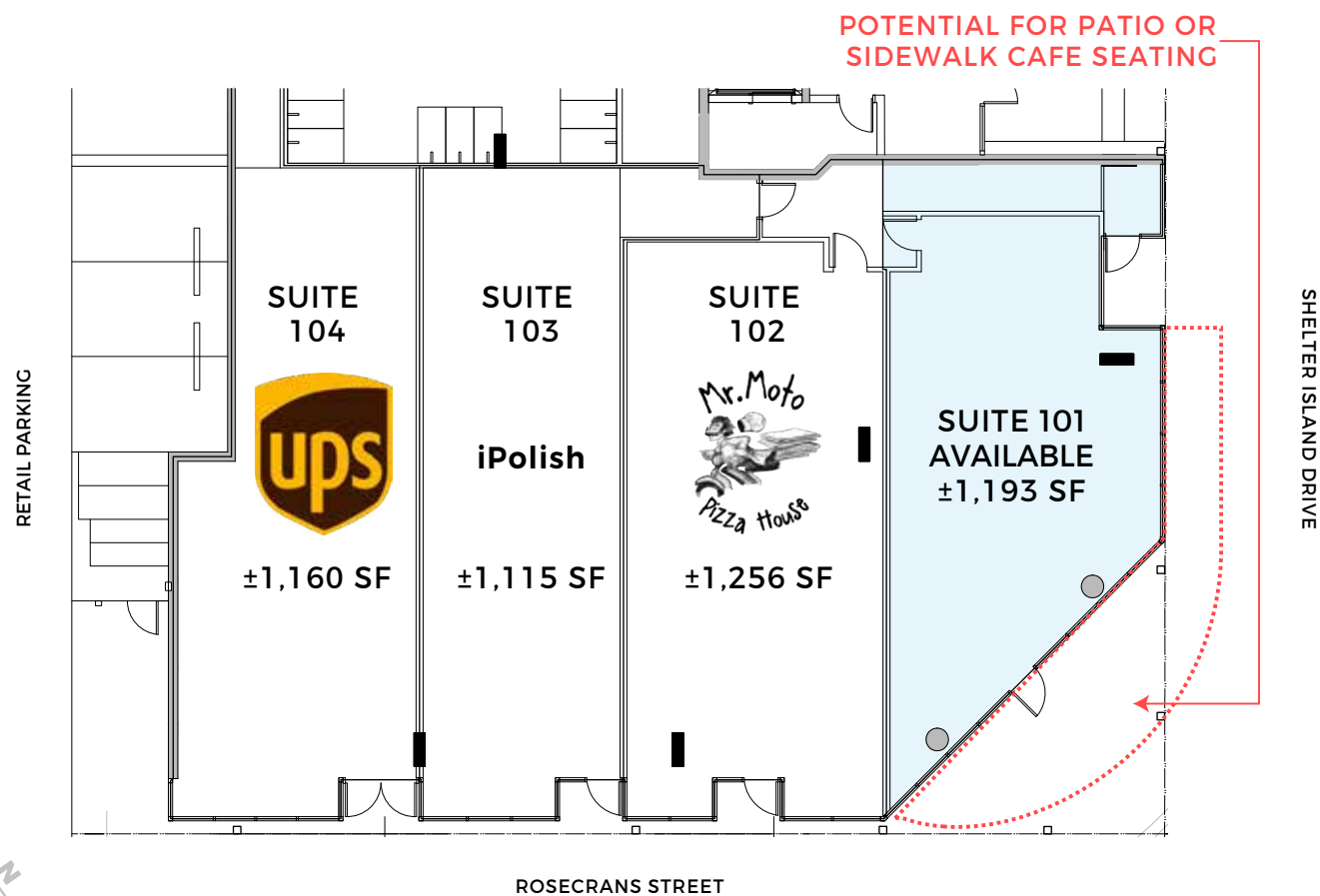


1,193 SF
AVAILABLE SIZE

SUITE 101
AVAILABLE SUITE

\$4.00
LEASE RATE

\$1.13
NNN EXPENSES





1

1 Front corner office or conference room

2 5 separate glass offices

3 New kitchenette

4 Typical glass office

5 Front reception

6 New ADA restroom

3



4



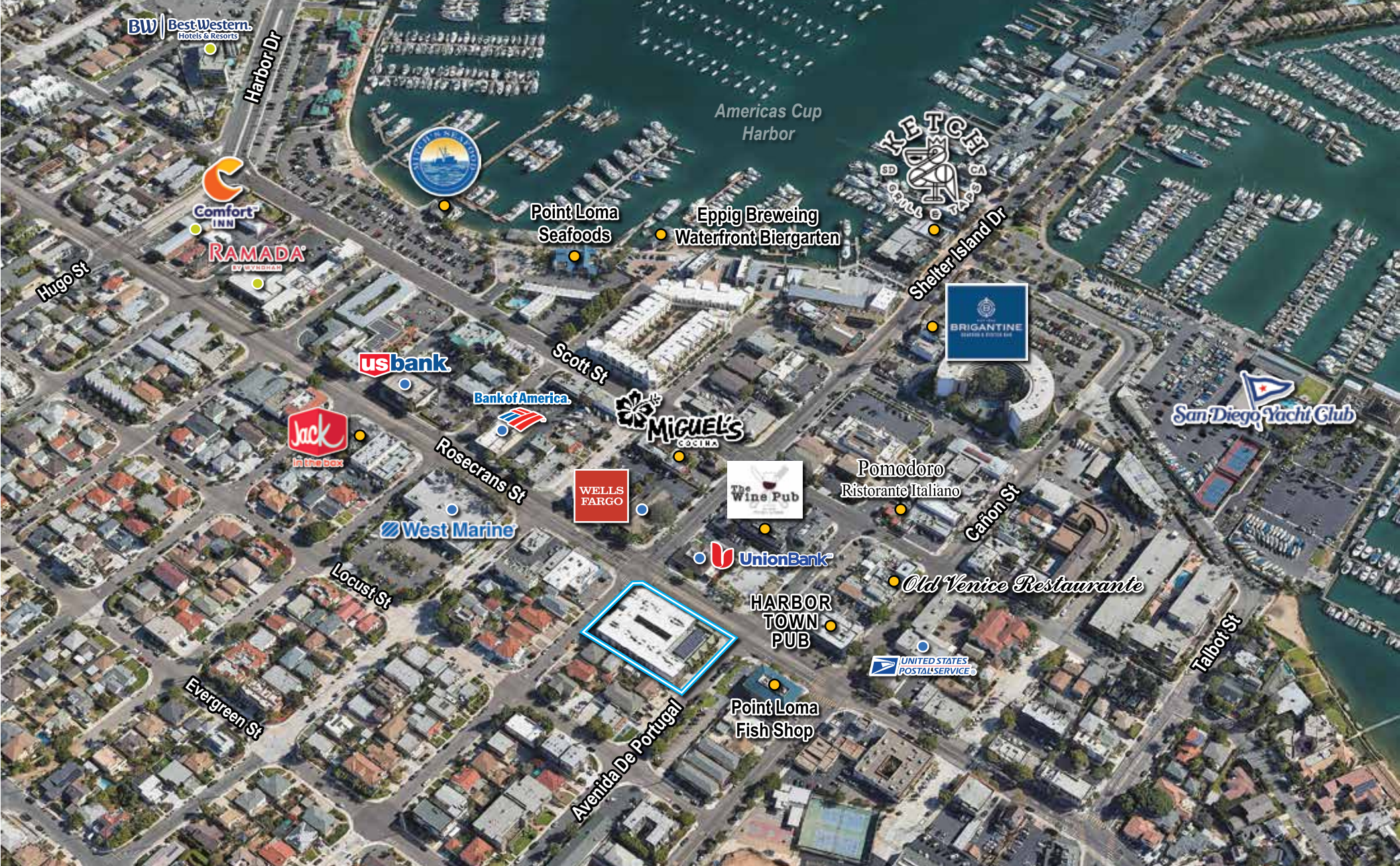
2

5



6





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