

KENSINGTON COMMONS

4,836 SF RETAIL SPACE AVAILABLE
CURRENT FULL SERVICE GROCERY STORE



4142

ADAMS AVENUE

SAN DIEGO, CA 92116

FOR LEASE

PROPERTY DETAILS



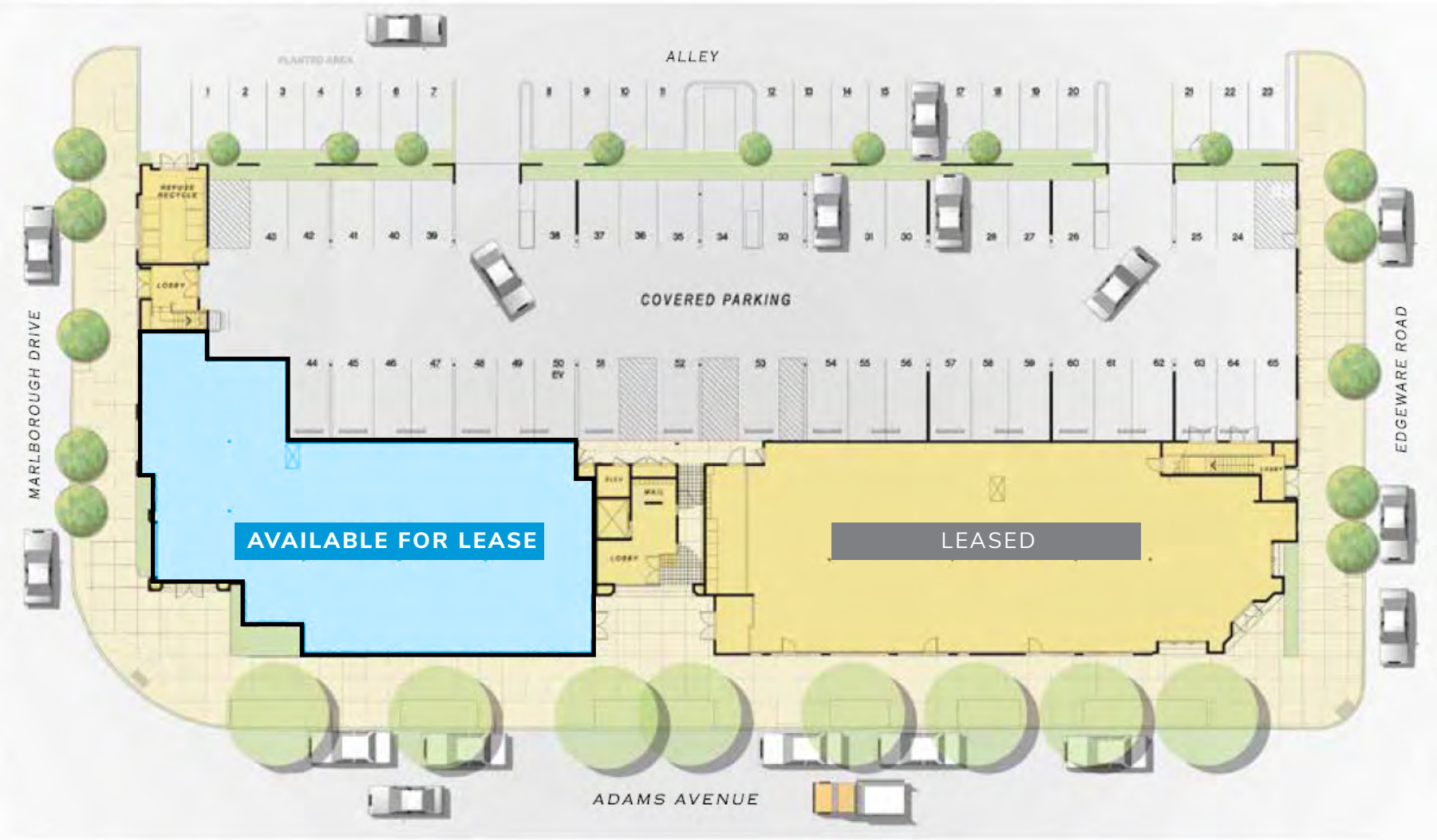
Name:	Kensington Commons
Address:	4142 Adams Avenue, San Diego, CA 92116
Description:	3-Story Residential/Commercial Building with 34 Apartment Homes & 4 Commercial Spaces
No. Apartment Units:	34
No. Retail Units:	4
Total Retail SF:	±9,973 SF
Total Rentable SF:	±46,810 SF
No. Buildings:	One
No. Stories:	Three
Site Size:	±0.78 Acres
Elevators:	Yes
Parking:	65 Total Spaces
Exterior Materials:	Stucco
Framing:	Wood
Roofing:	TPO
Foundation:	Slab on Grade
Architect:	Allard Jensen Architects, Inc.
General Contractor:	Wermers

AVAILABLE FOR LEASE

**Commercial Retail Space is 4,836 SF
Available 12/31/2024
Rent Negotiable**

Current full-service grocery store, 14 seats inside and 22 seats outside patio area. Great space for grocery store, market, restaurant, or commercial retail.

SITE PLAN



PROPERTY AMENITIES

▶ Assigned Covered Parking

▶ Open Courtyard

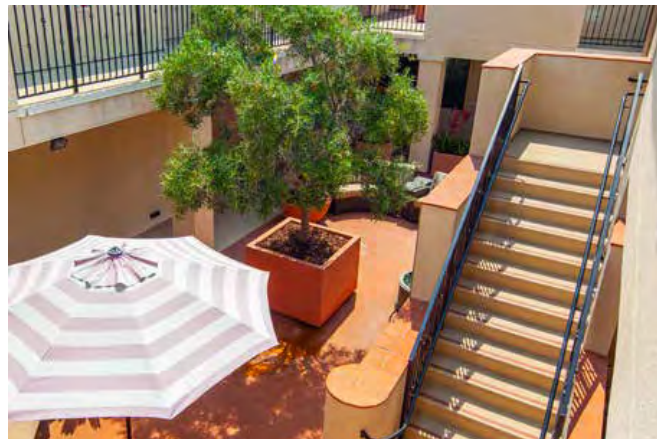
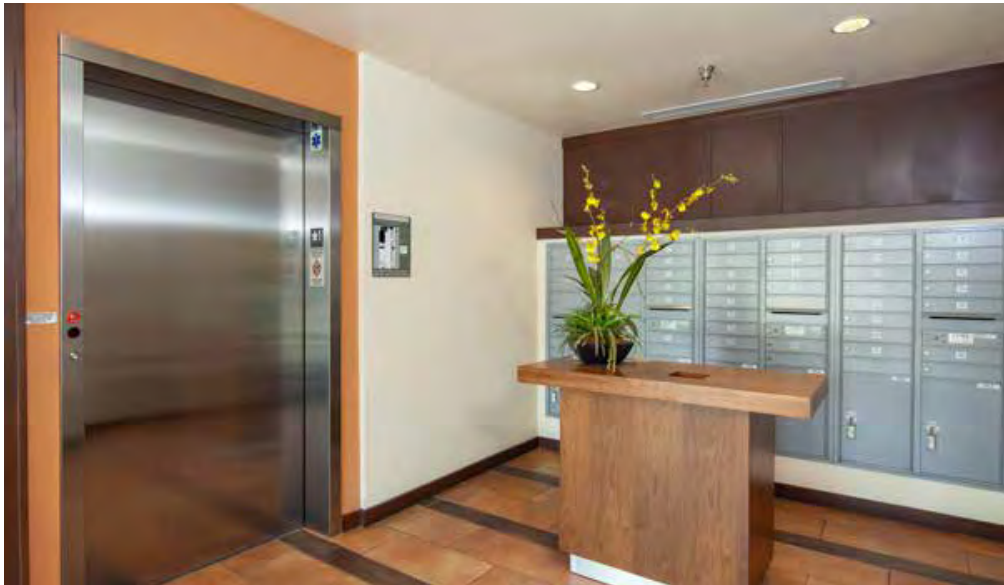
▶ Serene Landscaping

▶ Other On-Site Retail
(Stehly Farms Organic Market, UPS Store,
Perlman Clinic, and Kensington Dental
Group)

▶ Underground Parking
with Natural Ventilation

▶ Mountain Views

▶ Prime Walkable
Location (82 Walk Score)



CONVENIENCES JUST STEPS AWAY



AVAILABLE:
Current Grocery Store

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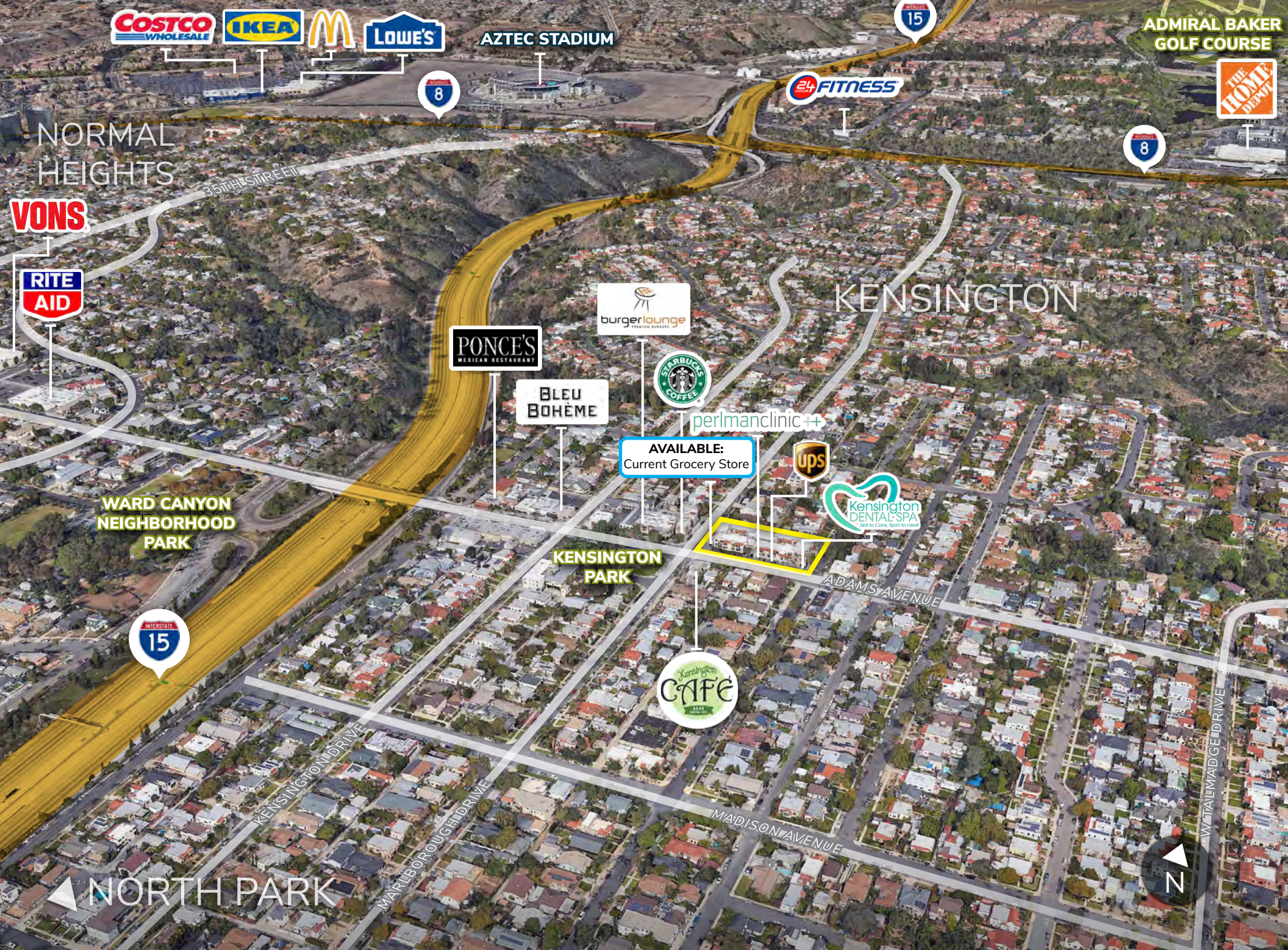


MARLBOROUGH ROAD

ADAMS AVENUE

EDGEWARE ROAD

STOP



COSTCO
WHOLESALE

IKEA

McDonald's

LOWE'S

AZTEC STADIUM

15

ADMIRAL BAKER
GOLF COURSE

**THE HOME
DEPOT**

24 FITNESS

8

8

NORMAL
HEIGHTS

35TH STREET

VONS

**RITE
AID**

KENSINGTON

burger lounge
PREMIUM BURGERS

PONCE'S
MEXICAN RESTAURANT

**BLEU
BOHÈME**

**STARBUCKS
COFFEE**

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**AVAILABLE:
Current Grocery Store**

UPS

**Kensington
DENTAL SPA**
Call to Come, Some Inland

WARD CANYON
NEIGHBORHOOD
PARK

15

KENSINGTON
PARK

ADAMS AVENUE

**Kensington
CAFE**
EST. 1988

KENSINGTON DRIVE

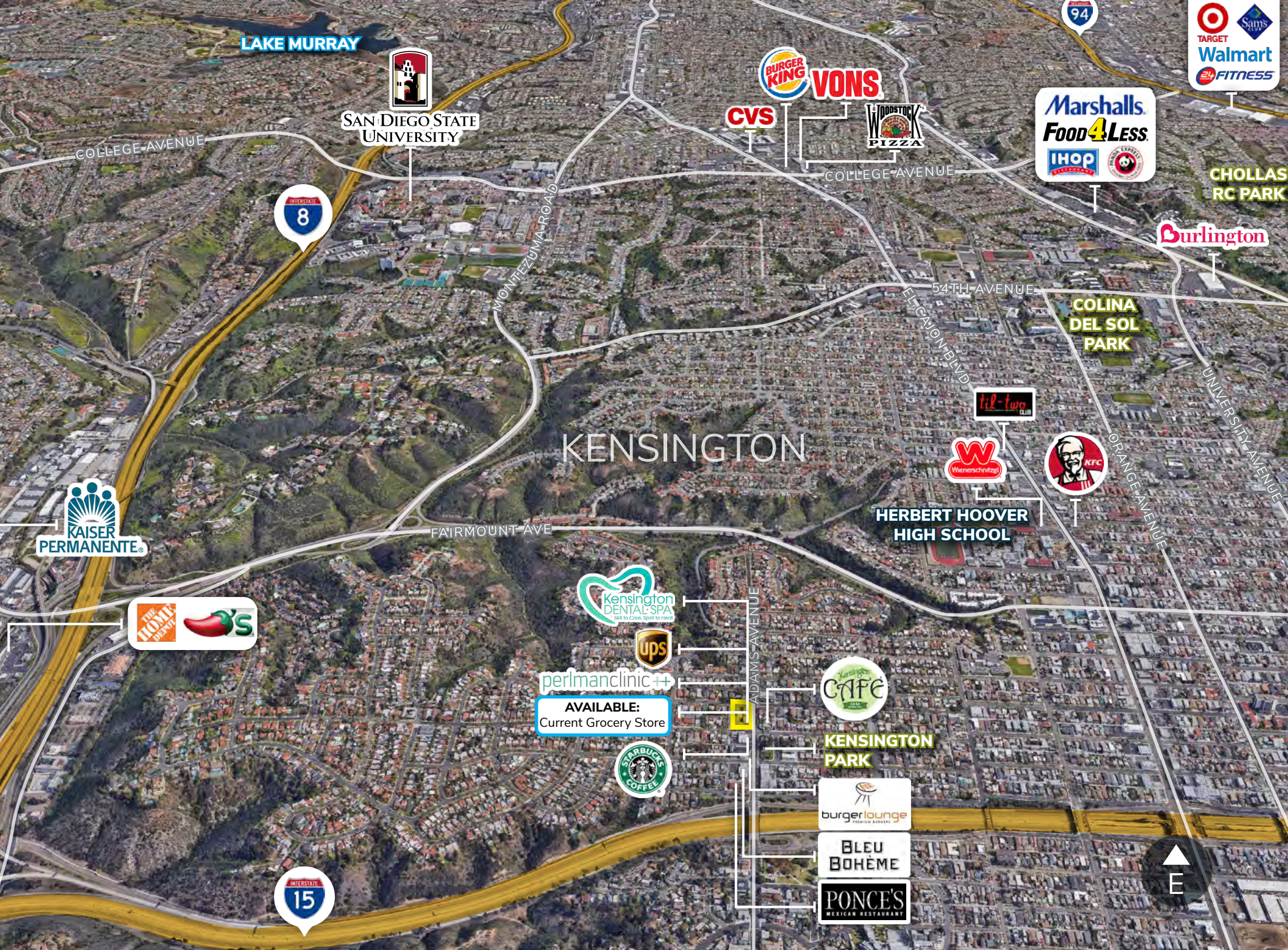
MARLBOROUGH DRIVE

MADISON AVENUE

W. TALMADGE DRIVE

▲ NORTH PARK





LAKE MURRAY

SAN DIEGO STATE UNIVERSITY

COLLEGE AVENUE



MONTEZUMA ROAD



COLLEGE AVENUE



CHOLLAS RC PARK

Burlington

54TH AVENUE

COLINA DEL SOL PARK

KENSINGTON



HERBERT HOOVER HIGH SCHOOL

ORANGE AVENUE

UNIVERSITY AVENUE

FAIRMOUNT AVE



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AVAILABLE:
Current Grocery Store



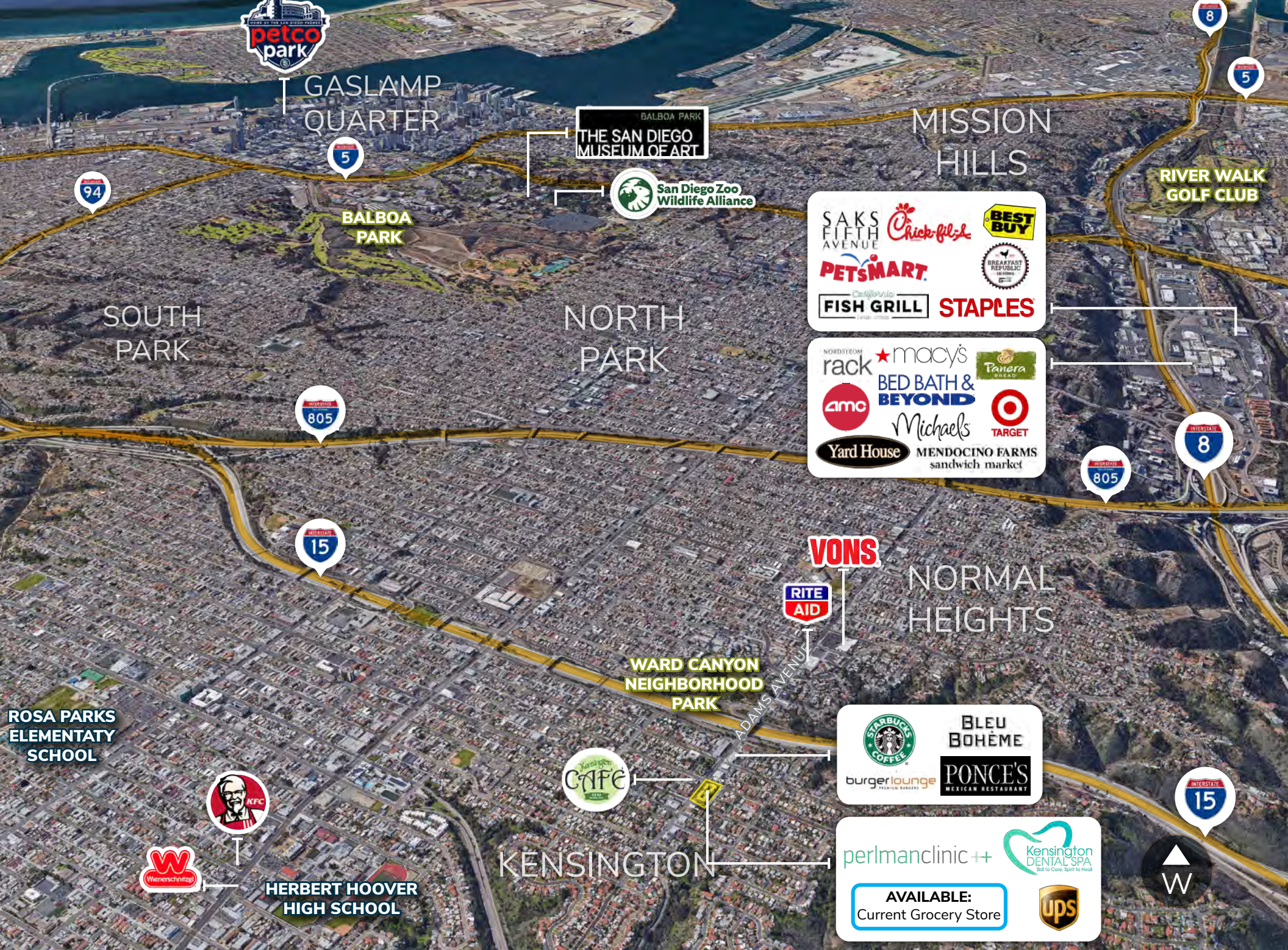
KENSINGTON PARK



BLEU BOHÈME

PONCE'S MEXICAN RESTAURANT





GASLAMP QUARTER

BALBOA PARK
THE SAN DIEGO MUSEUM OF ART



MISSION HILLS

RIVER WALK GOLF CLUB

BALBOA PARK

SAKS FIFTH AVENUE
Chick-fil-A
BEST BUY
PETS^{MART}
BREAKFAST REPUBLIC
FISH GRILL
STAPLES

SOUTH PARK

NORTH PARK

NORDSTROM rack
macy's
Tanera BREAD
amc
BED BATH & BEYOND
Target
Michaels
Yard House
MENDOCINO FARMS sandwich market



VONS



NORMAL HEIGHTS

WARD CANYON NEIGHBORHOOD PARK

ADAMS AVENUE

STARBUCKS COFFEE
BLEU BOHÈME
burger lounge
PONCE'S MEXICAN RESTAURANT



ROSA PARKS ELEMENTARY SCHOOL



HERBERT HOOVER HIGH SCHOOL



KENSINGTON

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Kensington DENTAL SPA
AVAILABLE: Current Grocery Store
ups



KENSINGTON

Known for its distinct California Spanish-style single family homes, Kensington was developed in 1910. Classified as a small town in a big city, the uniquely designed neighborhood is characterized by its stone gateways, Spanish tiled cottage-style homes, ornamental lighting and curving streets. Kensington offers a charming “Main Street” along Adams Avenue, replete with restaurants, coffee shops, a library, a park with a playground, beauty salons, an organic grocer, a gym, a deli and liquor store, an ice-cream parlor, a classic single-screen cinema, and a nightclub that is a destination for craft cocktails, live music, and stand-up comedy.



KENSINGTON COMMONS | SAN DIEGO, CA | 9

THRIVING DOWNTOWN DISTRICT

The five-block downtown Kensington district is full of small trendy shops and more than a dozen restaurants. Other businesses include a bank, several salons, a gym, a deli, an organic grocer, an ice cream parlor, and a liquor store.



ONE OF SAN DIEGO'S HOTTEST NEIGHBORHOODS



Kensington is a convenient San Diego neighborhood. It is bordered by I-15 and I-8 on two sides with Fairmount Avenue and Monroe Street bordering it east and south. It is near City Heights and Normal Heights. Kensington is such a unique space that it draws many new residents. Local residents rave about the sense of community, safety, family and pet friendliness, as well as the abundance of restaurants, shops, night life and the fact that everything you need is within a four block radius.



The original homes and the quiet, winding streets. The Spanish tiled cottage style homes and their immaculate lawns also make the neighborhood stand out.



DEMOGRAPHICS (2023)

WITHIN 5 MILES



Population

632,355



Average household income

\$120,581



Households

253,732



Total Employees

288,851



DOWNTOWN SAN DIEGO



DISCLAIMER & CONFIDENTIALITY AGREEMENT

Lee & Associates hereby advises all prospective lessees of this retail property as follows:

The information contained in this Leasing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Lessee of a retail property, it is the Lessee's responsibility to independently confirm the accuracy and completeness of all material information before completing any lease. This Leasing Brochure is not a substitute for your thorough due diligence investigation of this property. Lee & Associates expressly denies any obligation to conduct a due diligence examination of this Property for Lessee. Any projections, opinions, assumptions or estimates used in this Leasing Brochure are for example only and do not represent the current or future performance of this property. Lessee and Lessee's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of the investment property to determine to their satisfaction the suitability of the property for their needs.

Like all real estate investments, this investment carries significant risks. Lessee and Lessee's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. Returns are not guaranteed.

By accepting this Leasing Brochure you agree to release Lee & Associates and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

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FOR MORE INFORMATION

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