

# Single Tenant Retail for Sale

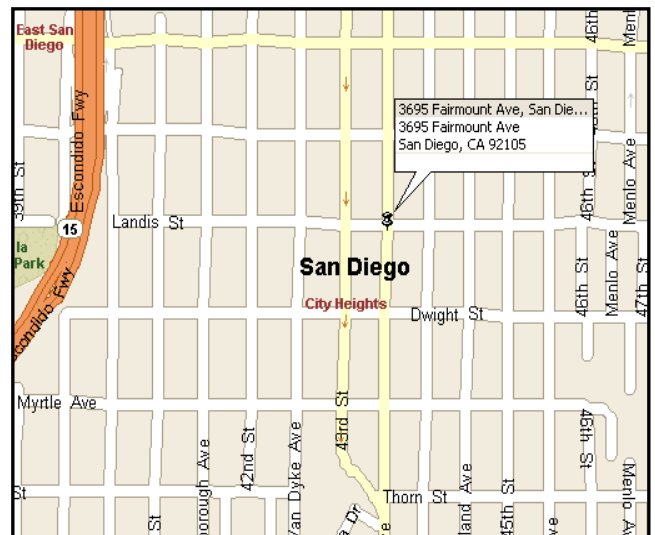


**Location:** 3695 Fairmount Ave, San Diego CA 92105  
**Site:** 2,750 SF Freestanding Building with adjacent parking lot included in the sale. (2 parcels)

**Sales Price:** \$799,000 - 7.5% Cap Rate

**Property Highlights:**

- Net Leased Investment or Owner/User
- Close Proximity to I - 15 and I - 805
- Dense Demographics
- Corner Location
- Located along Main Commercial Corridor
- NNN Lease
- Near Numerous National Retailers
- Experienced Operator



**For Further Information Contact:**



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# Aerial



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