

# 8201 W 3<sup>RD</sup> STREET

## RESTAURANT OPPORTUNITY



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**APPROXIMATELY 3,174 SQUARE FEET OF RESTAURANT SPACE  
AVAILABLE ON THE HIGHLY VISIBLE CORNER OF  
W 3<sup>RD</sup> STREET AND LA JOLLA AVENUE.**

- ± 1,000 SF OF ENCLOSED AREA
- ± 850 SF OF ROOF DECK SEATING
- ± 1,324 SF OF GROUND FLOOR PATIO
  - ON-SITE BIKE PARKING
- TWO STORAGE AREAS ON THE ROOFTOP

