

FOR LEASE

# LANDMARK CORNER LOCATION

±19,529 SF RETAIL FOR LEASE



VONS

CHEROKEE AVE

ADAMS AVE - ±21,189 CPD

**LOT SIZE:** 1.33± ACRES  
**BUILDING SIZE:** 19,529 SF  
**PARKING:** 108 SPACES

30563  
ADAMS AVENUE

SAN DIEGO, CA 92116

FORMER  
RITE  
AID

CBRE

05163  
ADAMS AVENUE  
SAN DIEGO, CA 92116

CHEROKEE AVE



ADAMS AVE - ±21,189 CPD

## 3650 ADAMS AVENUE KEY FACTS



**LOT SIZE:** 1.33± ACRES  
**BUILDING SIZE:** 19,529 SF  
**PARKING:** 108 SPACES

CBRE is pleased to present **3650 Adams Avenue**, a landmark corner site along San Diego’s vibrant Adams Avenue corridor. Situated between the highly desirable neighborhoods of Kensington and Normal Heights, the property offers exceptional visibility, walkability, and direct freeway access to I-15 and I-8. Uptown, North Park, and Mission Valley are all just minutes away, positioning the site within the heart of San Diego’s central urban core.

The site’s existing improvements and high-profile corner exposure position it as an attractive large-format or big box retail leasing opportunity with on-site parking in an infill location. Its location along one of San Diego’s most eclectic commercial corridors provides retailers with unmatched visibility and access to a dense and diverse customer base.

With its scale, location, and flexibility, 3650 Adams Avenue represents one of the last remaining large-format infill opportunities in San Diego—offering users the ability to unlock significant value through immediate retail activation that offers its own 108 on-site parking spaces.



Strong Area  
Demographics



Immediate Freeway  
Proximity



Proximity to Major  
Employers



Highly Walkable  
Area



<b>Location</b>	3650 Adams Ave., San Diego, CA 92116
<b>Submarket</b>	Normal Heights/Kensington
<b>Site Size</b>	±1.33 Acres
<b>Building Size</b>	19,529 SF
<b>Parking</b>	108 Spaces
<b>Signage</b>	Existing pylon signage available

3650 Adams Avenue encompasses ±1.33 acres across five parcels at the prominent intersection of Adams Avenue and 36th Street. The property lies at the center of the eclectic Adams Avenue corridor, a neighborhood destination celebrated for its authentic mix of restaurants, coffee shops, boutique retail, and daily neighborhood services. This dynamic environment continues to draw young professionals, families, and long-term residents seeking a walkable urban lifestyle.

The existing structure and site layout offer the ability to accommodate large-format retail or multiple neighborhood-serving tenants, leveraging the corridor's high traffic counts and regional accessibility.

Surrounding the property, residential fundamentals remain strong. The nearby pipeline includes approximately 245 units under construction (22.3% of existing inventory) 96 units to be completed this year. Adams Avenue's growing profile as a retail destination further enhances the site's immediate lease potential.

3650 Adams Avenue offers retailers a rare opportunity to occupy a prominent, high-profile corner into either a vibrant residential community or a thriving retail location at the center of one of San Diego's most desirable urban neighborhoods.



30563  
ADAMS AVENUE  
SAN DIEGO, CA 92116

E MOUNTAIN VIEW DR

VONS

CHEROKEE AVE

ADAMS AVE - #21,189 CPD



EXISTING PYLON SIGNAGE AVAILABLE

SITE PLAN

BUILDING SITE PLAN

SIZE: 55,404 SF

PARKING: 108 SPACES

FORMER



EXISTING PYLON SIGNAGE AVAILABLE

CHEROKEE AVE

E MOUNTAIN VIEW DR

MERIVALE AVE

3650  
Adams Ave

ADAMS AVE





## MARKET OVERVIEW



WALK  
SCORE  
**90**



VERY  
BIKEABLE  
**77**



GOOD  
TRANSIT  
**45**

3650 Adams Avenue sits at the crossroads of two of San Diego's most desirable neighborhoods—*Normal Heights* and *Kensington*.

These Mid-City communities are celebrated for their walkable character, eclectic mix of dining and entertainment, and strong sense of community, offering an ideal balance of historic charm and modern urban energy. Residents are drawn to the area's central location, with immediate access to Uptown, Mission Valley, and Downtown, while enjoying a distinctly neighborhood feel.

Beyond the immediate trade area, San Diego remains one of the most dynamic housing markets in the nation. High demand, constrained supply, and a robust local economy continue to drive long-term value, even as affordability challenges reshape buyer behavior. With a population exceeding 1.4 million, a diversified employment base, and year-round lifestyle appeal, San Diego consistently ranks among the most sought-after markets for both residents and investors.

Together, the strength of the Kensington/Normal Heights submarket and the broader fundamentals of Greater San Diego create a compelling backdrop for redevelopment at 3650 Adams Avenue.



**\$129,467**

92116 AVERAGE  
HOUSEHOLD INCOME



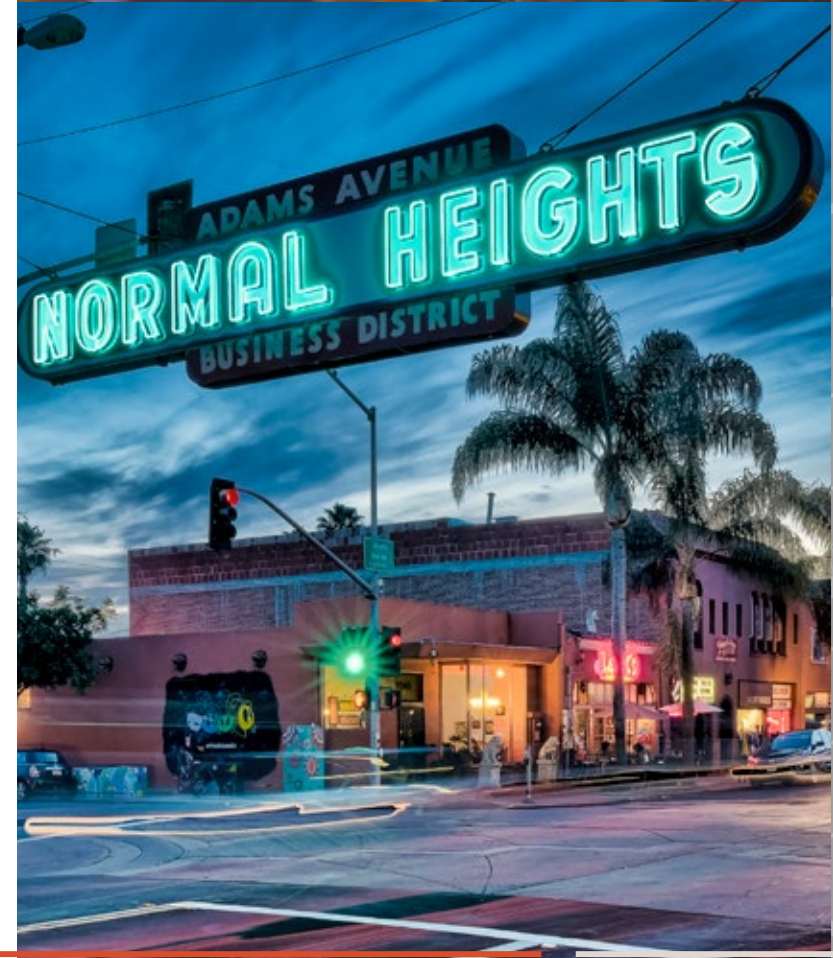
**31,063**

92116  
POPULATION



**1,357**

92116  
BUSINESSES



ONE MILE RADIUS



RESTAURANTS

25+



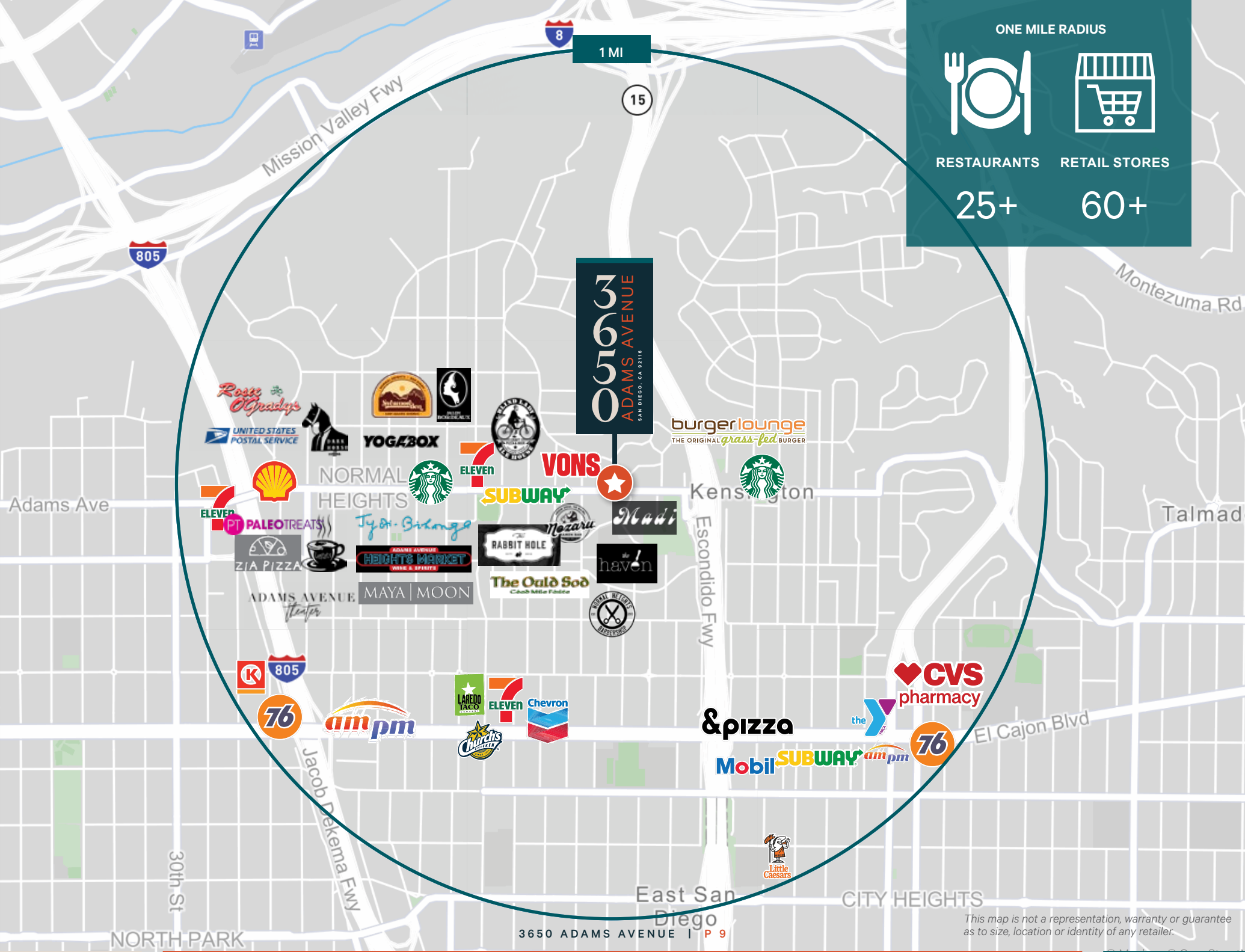
RETAIL STORES

60+

1 MI

15

0563  
ADAMS AVENUE  
SAN DIEGO, CA 92116



Adams Ave

Montezuma Rd

Talmadg

Escondido Fwy

El Cajon Blvd

30th St

Jacob Dekema Fwy

East San Diego

CITY HEIGHTS

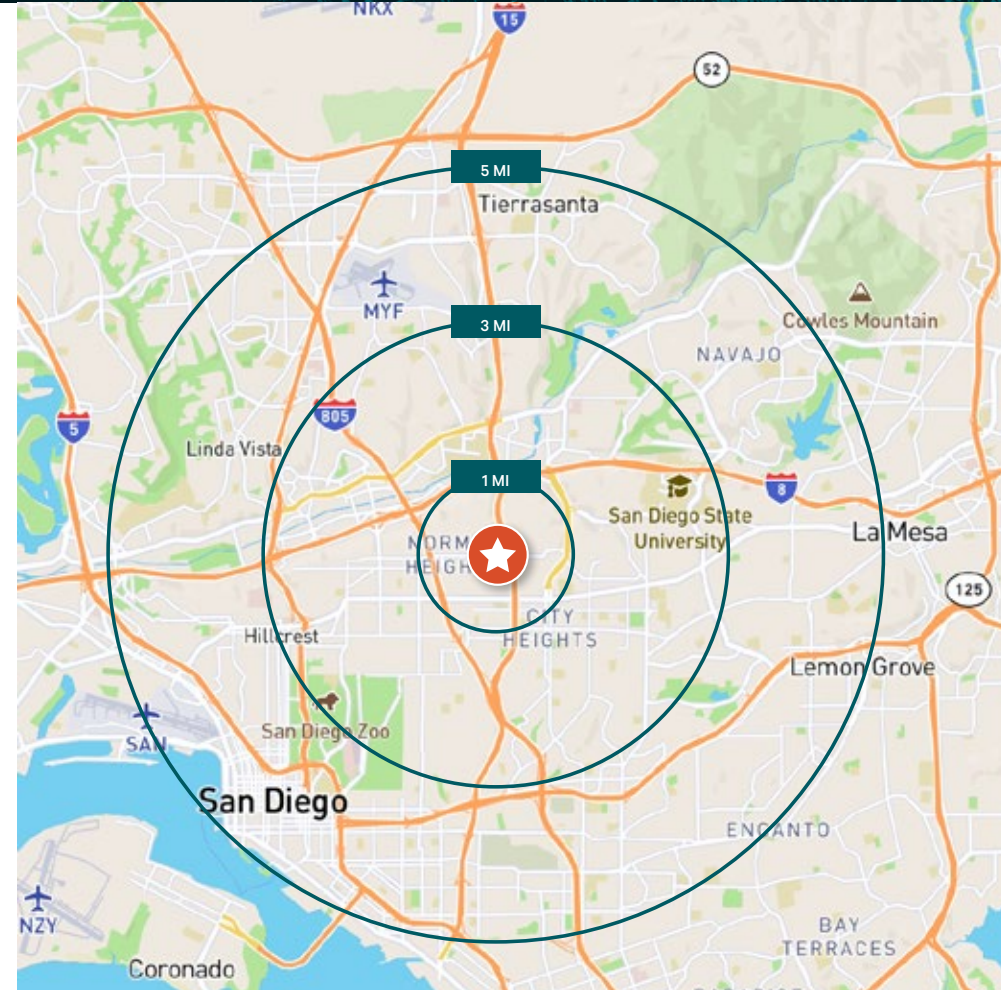
NORTH PARK

3650 ADAMS AVENUE | P 9

This map is not a representation, warranty or guarantee as to size, location or identity of any retailer.

# DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
<b>PLACE OF WORK</b>			
2024 Businesses	1,398	12,049	33,138
2024 Employees	9,814	113,561	379,136
<b>POPULATION</b>			
2024 Population - Current Year Estimate	33,797	252,210	605,700
2029 Population - Five Year Projection	33,555	253,151	615,426
<b>HOUSEHOLDS</b>			
2024 Households - Current Year Estimate	15,699	108,890	251,900
2029 Households - Five Year Projection	15,822	111,083	261,690
<b>HOUSEHOLD INCOME</b>			
2024 Average Household Income	\$116,526	\$118,081	\$120,532
2029 Average Household Income	\$126,753	\$128,846	\$131,991
<b>HOUSING VALUE</b>			
2024 Median Value of Owner Occ. Housing Units	\$1,019,326	\$885,739	\$865,882
2024 Average Value of Owner Occ. Housing Units	\$1,096,083	\$986,743	\$968,326
<b>HOUSING UNITS</b>			
2024 Housing Units	17,351	116,582	268,572
<b>DAYTIME POPULATION</b>			
2024 Daytime Population	28,141	229,757	677,210
Daytime Workers	15,147	121,035	403,400
Daytime Residents	12,994	108,722	273,810



DRIVE TIMES

**3.5 MILES TO FASHION VALLEY MALL**

**3.8 MILES TO SDSU**

**4.0 MILES TO SAN DIEGO ZOO**

**6.3 MILES TO GASLAMP QUARTER**

**8.5 MILES TO AIRPORT**



Zillow Home Value Index for Normal Heights:  
**\$715,612**

[www.zillow.com/home-values/116914/normal-heights-san-diego-ca](http://www.zillow.com/home-values/116914/normal-heights-san-diego-ca)

# “A WALKER’S PARADISE”

DAILY ERRANDS DO NOT REQUIRE A CAR

DOWNTOWN

MISSION VALLEY

UNIVERSITY HEIGHTS

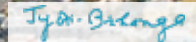
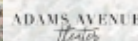
FENTON MARKETPLACE



805 FREEWAY - ±214,177 CPD



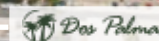
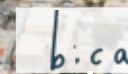
NORTH PARK



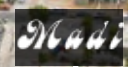
MADISON AVE - ±17,497



JOHN ADAMS  
ELEMENTARY SCHOOL



NORMAL HEIGHTS



NORMAL HEIGHTS  
ELEMENTARY SCHOOL

CHEROKEE AVE

ADAMS AVE - ±21,189 CPD

06163  
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E MOUNTAIN VIEW DR - ±1,810 CPD



051663  
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## CONTACT US

### **Reg Kobzi**

Senior Vice President  
+1 858 546 4604  
Lic. 00917639  
reg.kobzi@cbre.com

### **Michael Peterson**

Senior Vice President  
+1 858 210 5235  
Lic. 01969314  
michael.peterson@cbre.com

**CBRE**

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