

3ROOTS SAN DIEGO

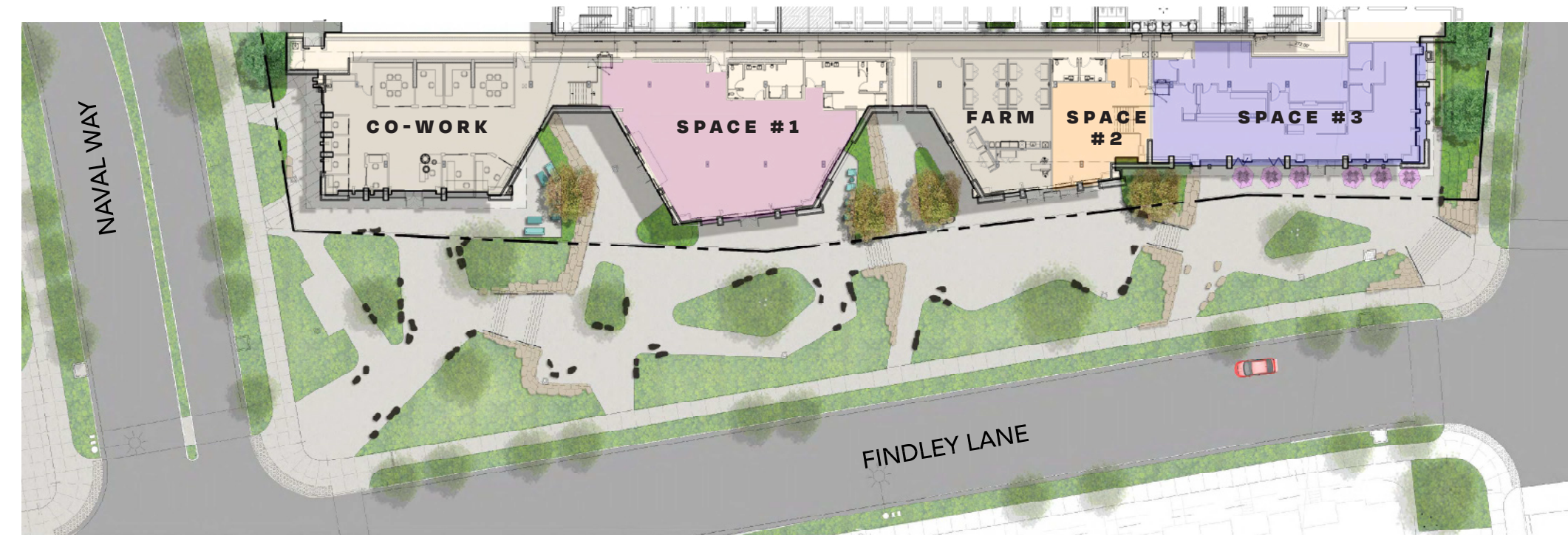


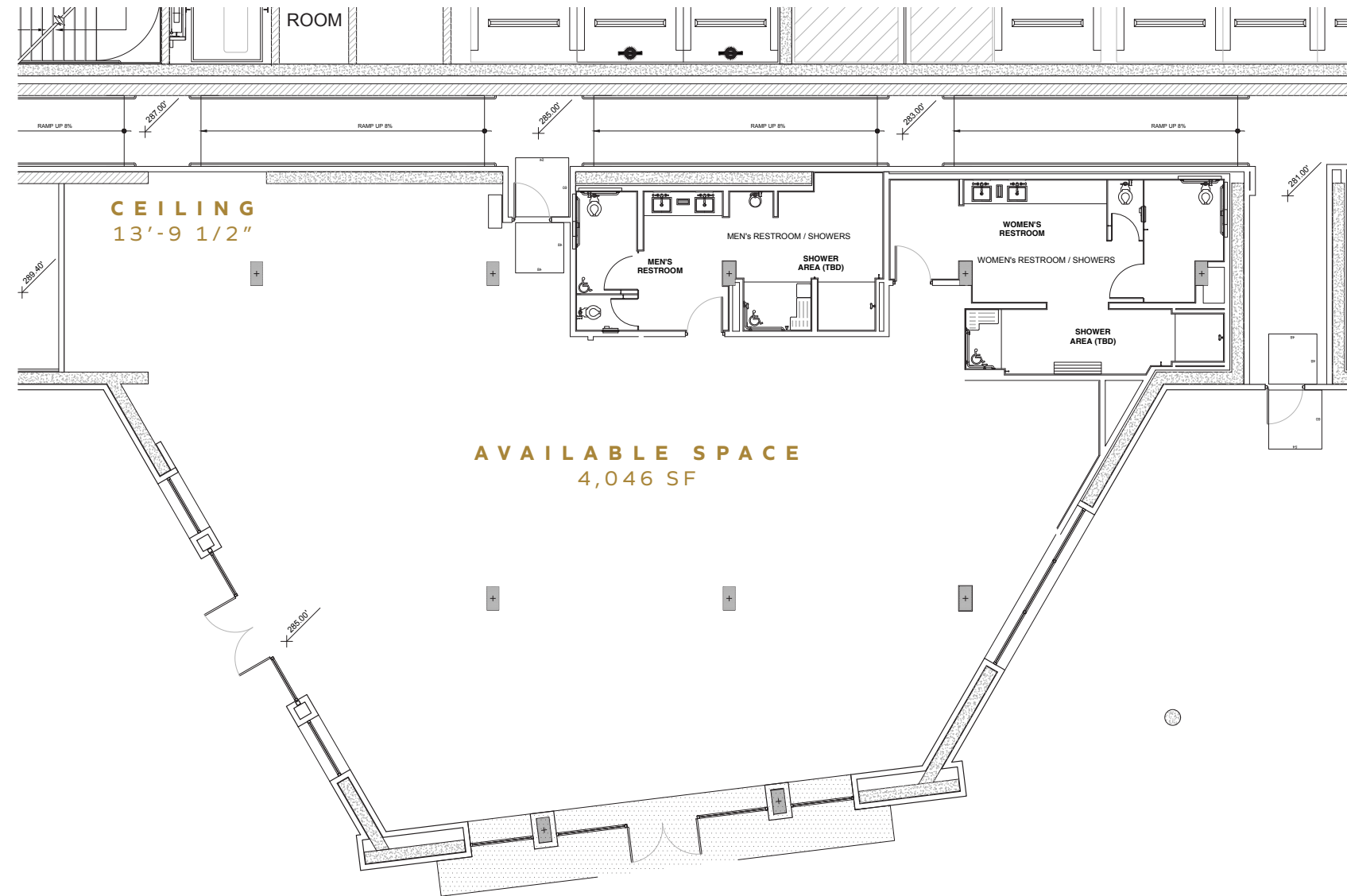
±9,044 SF GROUND LEVEL RETAIL & RESTAURANT FOR LEASE



THE OPPORTUNITY

- 3Roots will feature 429 spacious one and two bedroom residences with high-end, designer finishes
- Available for lease: 9,044 SF ground level retail ideal for retail, restaurant and service uses
- 46 designated parking spaces shared by retail tenants plus additional street parking throughout the community
- Join the 3,500 SF co-working space and 1,200 SF community farm, which are anticipated to open in April of 2027



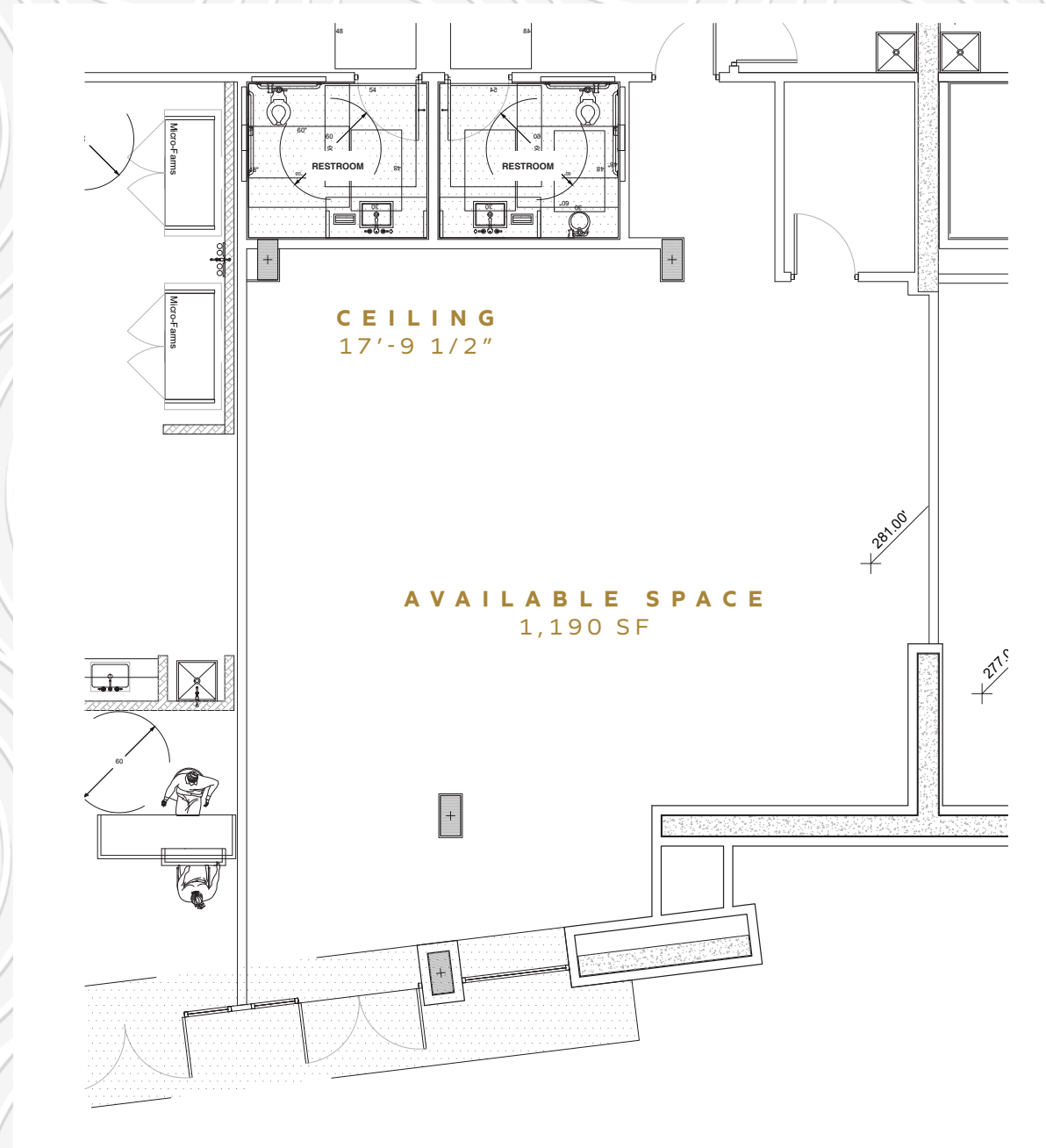


RETAIL SPACE #1

- **SIZE:**
4,046 SF
- **EXISTING DESIGN/INFASTRUCTURE:**
Extensive floor drains and plumbing planned for restrooms, showers, etc.
- **ELECTRICAL:**
600 amps, 3-phase, 120/208V
- **GAS:**
None
- **WATER:**
Stubbed
- **CEILING HEIGHT:**
+/- 13'9

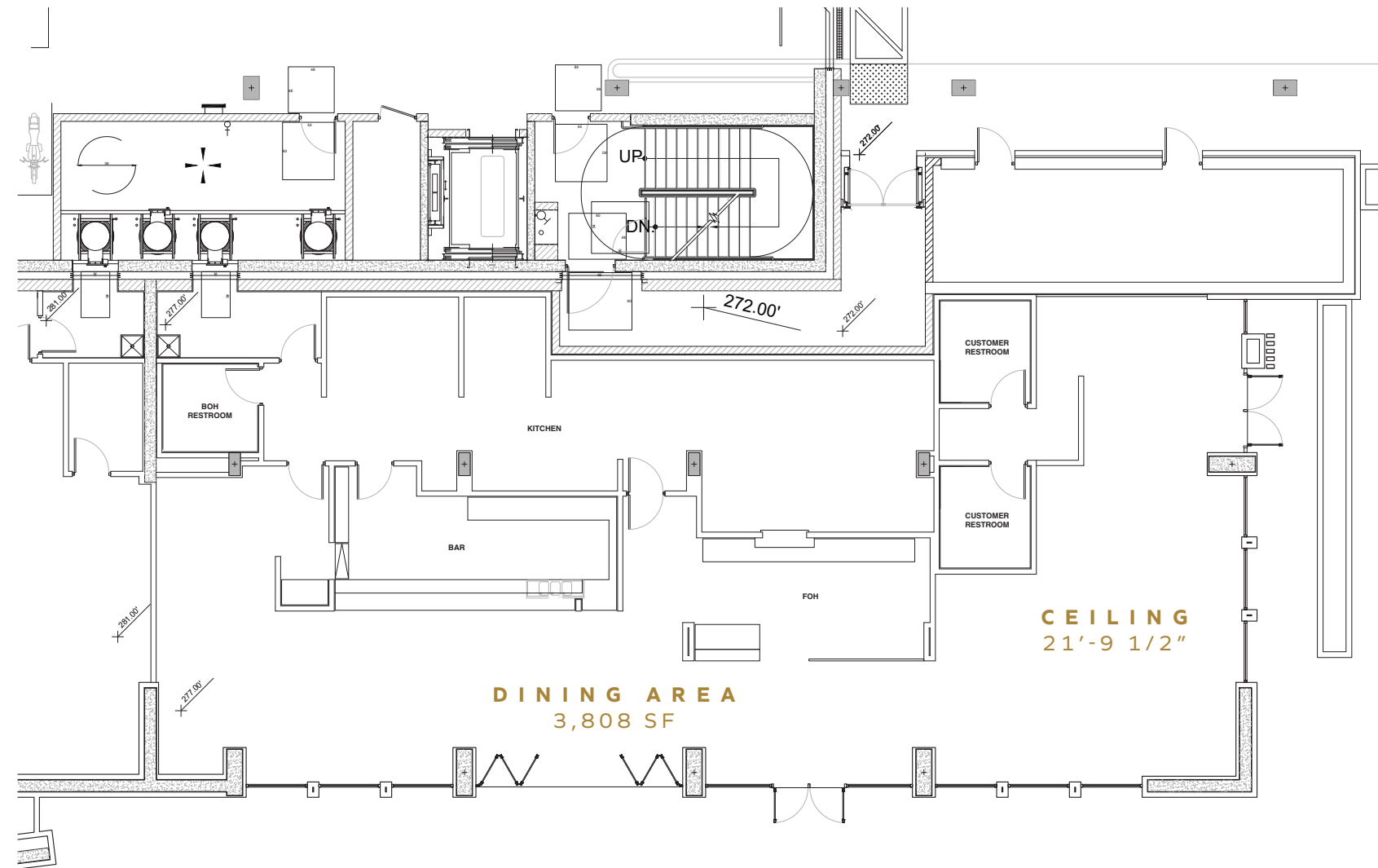
RETAIL SPACE #2

- **SIZE:**
1,190 SF
- **EXISTING DESIGN/INFASTRUCTURE:**
Limited floor drains and plumbing.
- **ELECTRICAL:**
600 amps, 3-phase, 120/208V
- **GAS:**
None
- **WATER:**
Stubbed
- **CEILING HEIGHT:**
+/- 17'9



RESTAURANT SPACE

- **SIZE:**
3,808 SF
- **EXISTING DESIGN/INFASTRUCTURE:**
Drainage, ventilation provisions, and all utilities planned for restaurant use.
- **ELECTRICAL:**
600 amps, 3-phase, 120/208V
- **GAS:**
Stubbed
- **WATER:**
Stubbed
- **CEILING HEIGHT:**
+/- 21'9



THE NEIGHBORHOOD

Sorrento Mesa is close to everywhere you want to be.

3Roots is proudly located in the heart of San Diego's own, Sorrento Mesa. This ideal location is a prime environment for those looking to shape the future and have fun while doing so. Indulge in the true SoCal experience with the beauties of nature just beyond your doorstep. No matter your age or interests, here at 3Roots we are proud to call Sorrento Mesa our home and feel confident that you will too. Unlimit yourself with the possibilities that lie in Sorrento Mesa.

SITE

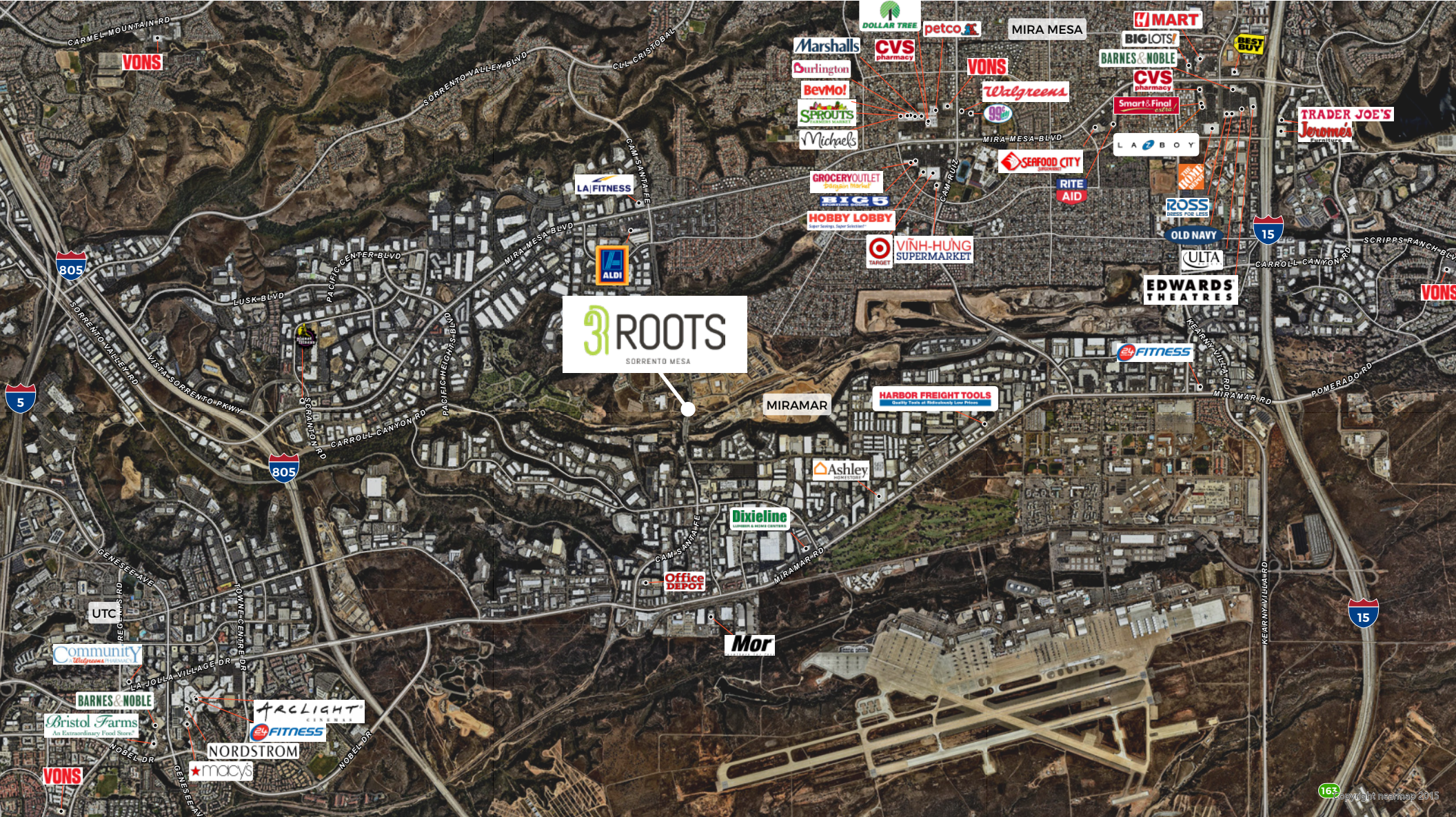


- Community amenity/parks
- Apartments

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

THE DEMOGRAPHICS.

	1 mile	3 miles	5 miles
Daytime Population	27,459	141,971	411,597
# of Workers	24,092	106,863	291,535
Average Age	38	34.7	34.6
Average Income	\$151,734	\$148,972	\$159,524



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RI



BLAKE MOSER

858.523.2092
bmoser@riretail.com

MIKE MOSER

858.523.2089
mikemoser@riretail.com

RETAIL INSITE

405 S. Highway 101 Suite 150
Solana Beach, CA 92075
LIC #01206760 | riretail.com