

*Glass storefront is a rendering*



# Ocean Beach Retail/Restaurant Property For Lease

5050 Newport Ave, San Diego, CA 92107



## NEWPORT AVENUE

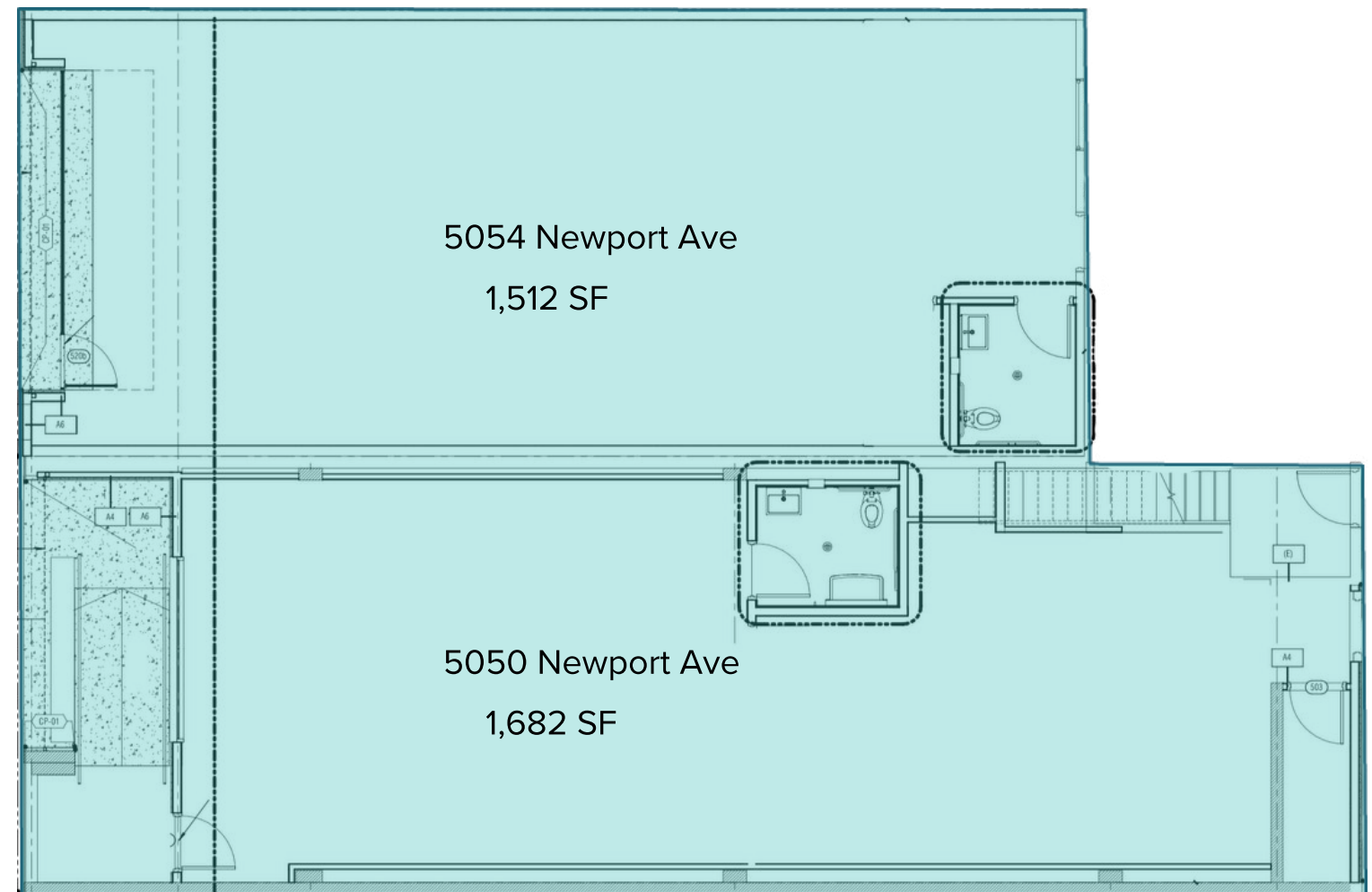
# The Opportunity

- Retail and restaurant leasing opportunity within a stone's throw to the beach and iconic Ocean Beach pier.
- Two ground floor retail / restaurant suites that can accommodate users 1,523 SF - 4,437 SF + rear or rooftop patio.
- Full use of 7,347 SF parcel w/  $\pm$  3,500 SF of secured private parking (or potential development).
- Surrounded by a vibrant mix of established local restaurants, cafés, bars, and boutique retailers, whose strong synergy drives both daytime and evening traffic.
- Prime positioning along Newport Avenue, Ocean Beach's main retail corridor that benefits from abundance of year-round foot traffic.
- Potential 2<sup>nd</sup> floor rooftop deck with whitewater ocean views.
- 1,243 SF 2<sup>nd</sup> floor could potentially be converted to commercial use.
- Potential ground lease opportunity to activate the entire property (build above the rear parking lot, and maximize the 30' height limit).



# Ground Floor Site Plan

- 5054 Newport Ave - 1,512 SF retail space.
- 5050 Newport Ave - 1,682 SF former restaurant.
- Possibility ground lease the property and incorporate 1,243 SF of 2<sup>nd</sup> floor residential units.
- Recent improvements to each suite include: new roof, new facade/storefront entrances, new restrooms, new electrical lighting and panels.
- Suites are currently in shell condition, ready for tenant improvements to commence.
- Suites can be leased separately or combined.
- Contact Brokers for pricing.



# Existing Suites



## 5050 NEWPORT AVE

- 1,682 SF retail/restaurant space
- New storefront with ability to upgrade to all glass features
- New ADA ramp to entrance
- New electrical panel with increased capacity
- New ADA restroom
- Ability to combine with adjacent suite for 3,194 SF
- Ability to combine with 2<sup>nd</sup> floor for incredible white water ocean views.



## 5054 NEWPORT AVE

- 1,512 SF retail space
- New storefront with ability to upgrade to all glass features
- Skylight feature offers natural light, delivering a welcoming and energetic ambiance ideal for retail or hospitality use
- New electrical panel with increased capacity
- New ADA restroom
- Ability to combine with adjacent suite for 3,194 SF

NEWPORT AVENUE

# Reimagined Suites



5050 NEWPORT AVE



5054 NEWPORT AVE

NEWPORT AVENUE

# Ground Lease Opportunity



This unique two-story mixed-use property offers a compelling opportunity for both traditional retail tenancy and creative repositioning.

A Ground Lease of the entire property allows an operator to fully integrate both the ground floor commercial and 2<sup>nd</sup> floor residential components into a cohesive concept.

With thoughtful planning, the 2<sup>nd</sup> floor units and rear parking area present a rare chance to reimagine the property into a larger scaled project, capitalizing on ocean views and creating a differentiated coastal experience.

Ideal opportunity for an operator seeking control, creativity, and long-term upside in a highly desirable location.

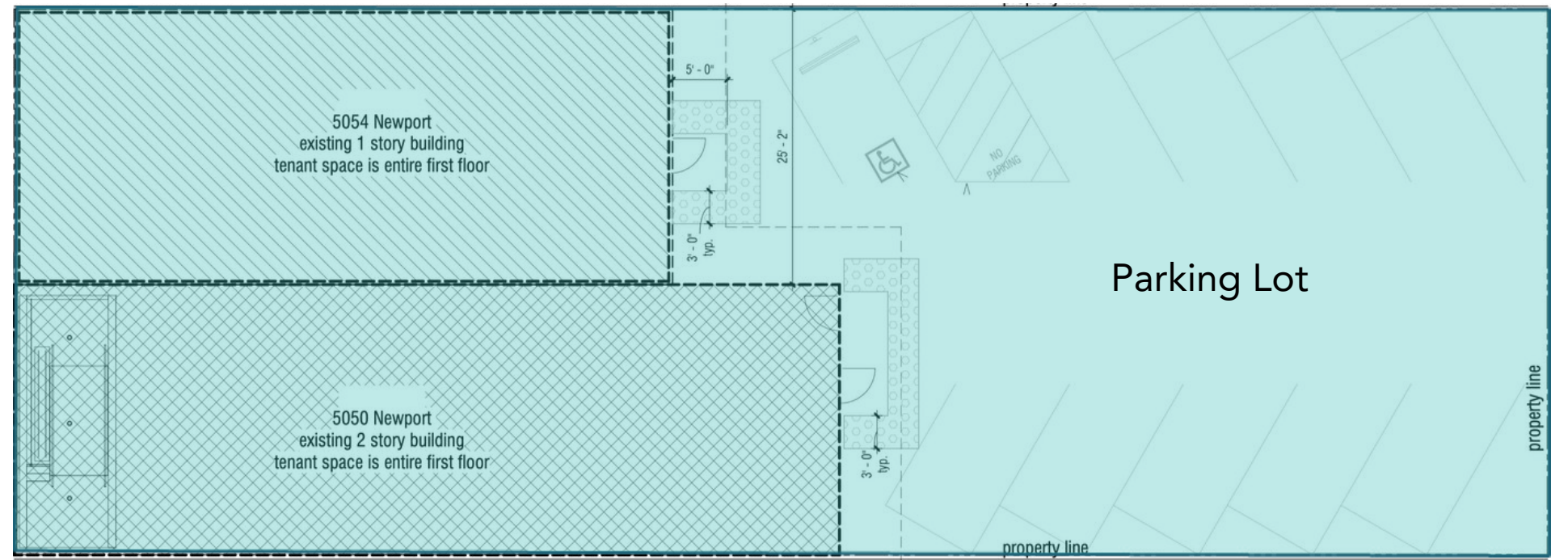


NEWPORT AVENUE

# Site Plan



Existing Storefront



NEWPORT AVENUE

## The Neighborhood

Ocean Beach ("OB") is one of San Diego's most distinctive coastal communities, offering a rare blend of authentic beach culture, strong local identity, and consistent consumer traffic. Located along the Pacific Ocean at the western end of Interstate 8, the neighborhood serves as both a destination for visitors and a tight-knit residential community.

The area is characterized by a highly walkable, pedestrian-oriented environment centered around Newport Avenue, where a diverse mix of restaurants, boutiques, coffee shops, and service-oriented retailers benefit from steady daily foot traffic. Ocean Beach maintains a "main street" coastal feel that is increasingly rare in Southern California, drawing both locals and tourists seeking an alternative to more commercialized beach markets.

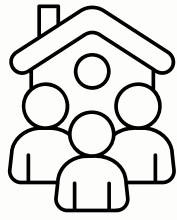
From a demographic standpoint, Ocean Beach is a dense, urban coastal neighborhood with a strong renter base and a high concentration of young professionals, military personnel, and service industry workers. This dynamic creates a built-in customer base that is highly engaged with local businesses and lifestyle-driven spending. The surrounding residential market reflects the area's desirability and long-term stability. These fundamentals support a resilient retail environment, particularly for food & beverage, experiential retail, and neighborhood-serving uses.

Ocean Beach also benefits from a steady influx of visitors driven by its beachfront location, iconic pier, weekly farmers market, and year-round outdoor lifestyle. The neighborhood's eclectic culture, community events, and independent business base foster strong local loyalty while continuing to attract new visitors from across San Diego County.



**NEWPORT AVENUE**

# Ocean Beach at a glance...



**Residential Population**

**1 Mile: 17,564**  
**3 Mile: 69,431**  
**5 Mile: 173,619**



**Business Population**

**1 Mile: 4,329**  
**3 Mile: 46,204**  
**5 Mile: 112,442**



**Median Household Income**

**1 Mile: 106,321**  
**3 Mile: 113,738**  
**5 Mile: 116,418**



**Average Household Income**

**1 Mile: 135,999**  
**3 Mile: 142,274**  
**5 Mile: 144,802**

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# Contact

**Nate Benedetto**

nate@nextwavecommercial.com  
CA Lic. #01436440

**Paul Ahern**

paul@nextwavecommercial.com  
CA Lic. #01874163

**Dino De Salvio**

dino@nextwavecommercial.com  
CA Lic. #02035557

[nextwavecommercial.com](http://nextwavecommercial.com)

Next Wave Commercial 6830 La Jolla Blvd. #201, La Jolla, CA 92037 CA Lic. #02010077

**619.326.4400**

