



5041 Newport Avenue, San Diego, CA 92107



OB Brewery

The Opportunity

- Rare opportunity to purchase or lease one of Ocean Beach's premier hospitality properties. Ideal for a hands-on owner-operator who wants to be present in the business and build a recognizable neighborhood brewery brand.
- Premises includes a full kitchen with type 1 hood system, a 5 BBL gas-fired brewhouse, three 10 BBL fermenters, one 10 BBL brite tank, grain mill, and 2-head semi-automatic keg washer; providing an efficient, fully operational craft brewing facility ready for immediate production.
- Prime Coastal location – Situated in the heart of Ocean Beach and less than a block from the sand and pier.
- Built-in customer base from OB's loyal, year-round local community plus steady tourist traffic and evening sunset crowds.
- Irreplaceable Asset - Iconic three-story property in the heart of Ocean Beach, featuring one of the area's premier rooftop experiences, and ocean views from every level.
- Surrounded by a vibrant mix of established local restaurants, cafés, bars, and boutique retailers, whose strong synergy drives both daytime and evening traffic.
- Fantastic opportunity for an experienced hospitality operator to acquire the asset and either continue the legacy, or create their own.



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Highlights / Details

“There’s no place like Ocean Beach: a free-spirited beach town overflowing with radical self-expression, local eateries and craft beer, all set against some of San Diego’s prettiest sunsets.”

For Sale or Lease

Address: **5041 Newport Ave, San Diego 92107**

Real Estate Price: **\$3,525,000**

Lease Rate: **\$15,000/month plus NNN**

Business Asset Price: **\$300,000**

Building Size: **2,939 SF + patio & rooftop deck**

Lot Size: **3,498 SF**

ABC License: **Type 23 (Microbrewery)**

APN: **448-081-09-00**

Zoning: **CC-4-2**

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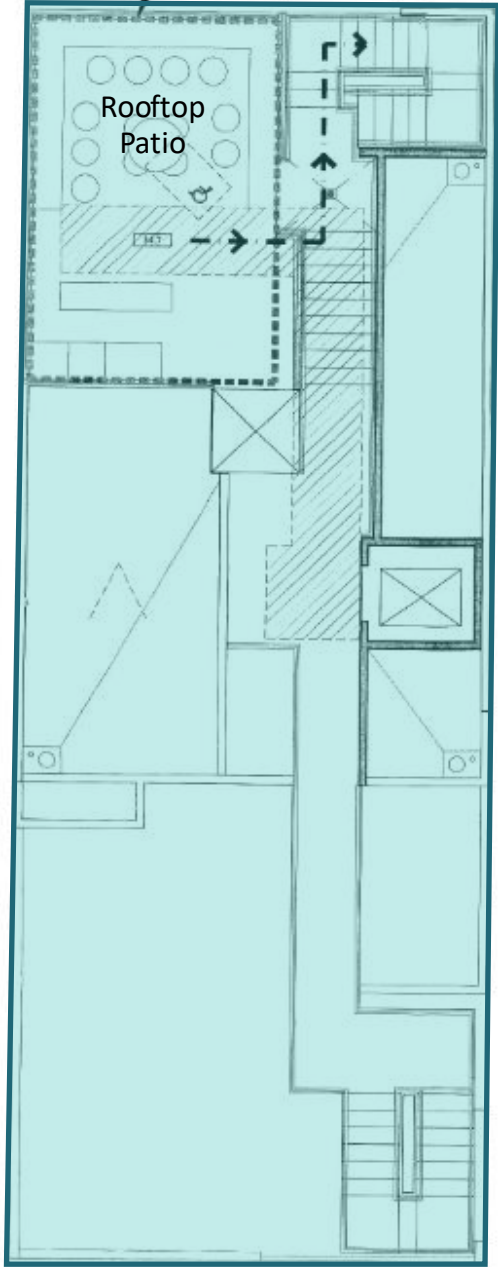


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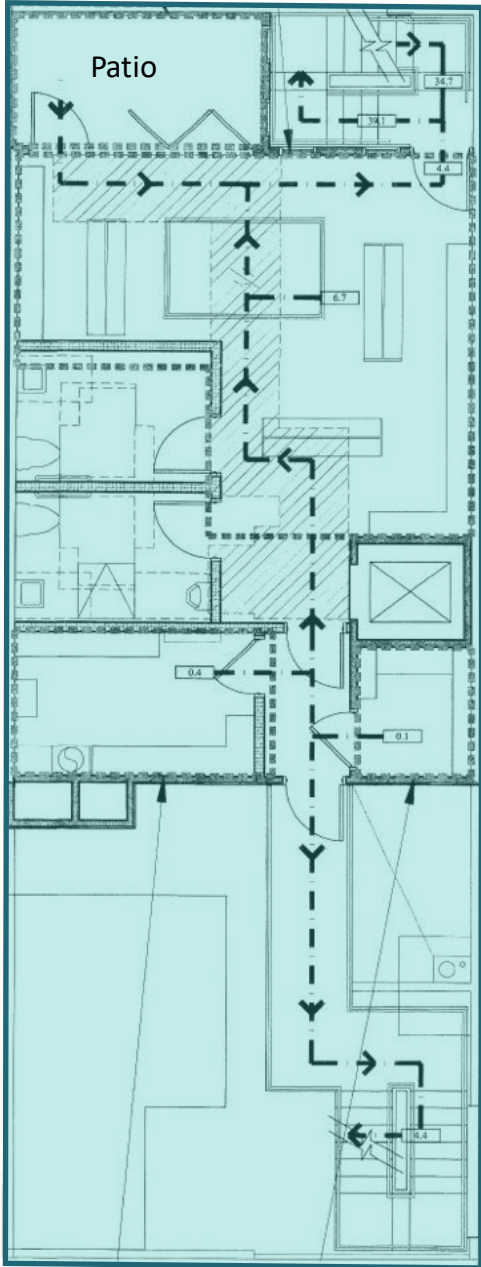
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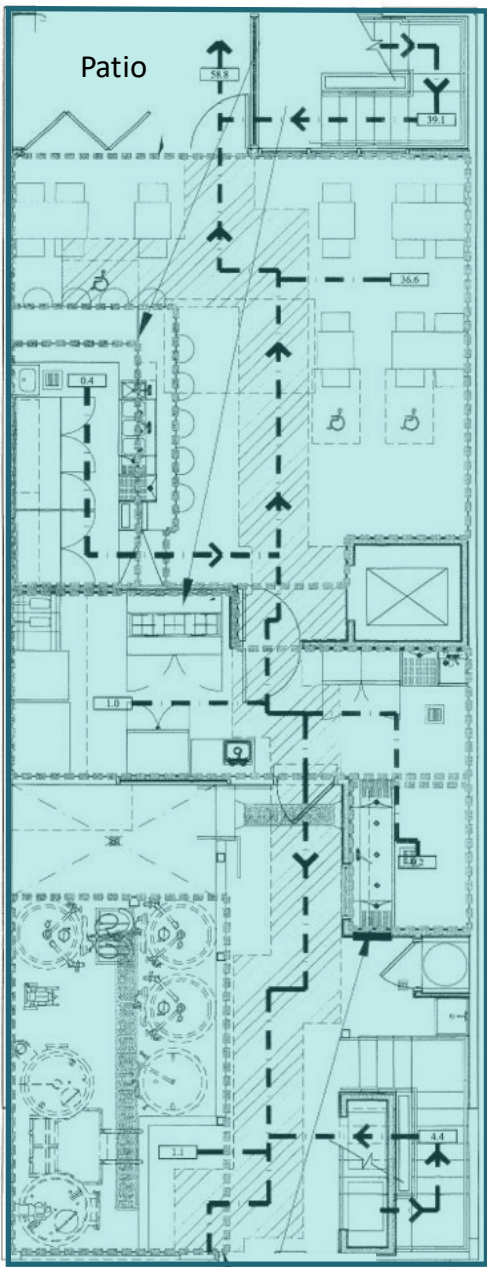
Floor Plans



Rooftop



2nd Floor



Ground Floor

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Aerial View



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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.



Demographics



Residential Population:

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



Business Population:

1 Mile: 4,239
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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