



# VACANCY- RETAIL CORNER OF CASS AND LORING STREETS

## N. PACIFIC BEACH

5005-19 CASS ST.  
SAN DIEGO, CA 92109

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CalDRE #02007808

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# 1 PROPERTY INFORMATION

5005-19 Cass St.  
San Diego, CA 92109

# Property Summary



## OFFERING SUMMARY

Available SF:	[Approx] 1,410 SF
Lease Rate:	\$41.52 SF/yr (NNN)
Lot Size:	7,443 SF
Renovated:	May 2019
Building Size:	[Approx] 5,270 SF
Zoning:	Commercial
Market:	N. Pacific Beach
Submarket:	La Jolla

## PROPERTY OVERVIEW

Large [aprx] 1410 SF split floor plan perfect for growing retail, yoga/dance/pilates studio or office with excellent exposure to corner suite on Cass and Loring in North Pacific Beach. On the edge of large neighborhoods for local support from the north, south, east and west. Your business will have the sight-line of traffic goes from two sides. Beautiful new interiors with new renovations recently completed and tons of natural light from multiple large windows generating an atmosphere for productivity.

Call for an appointment to see and feel the radiant ambiance.  
Leshia Montoya Direct: 619-992-5863; Leshia.Montoya@SVN.com

## PROPERTY HIGHLIGHTS

- Newly Renovated Suite with ADA Handicapped/Disabled Ramp
- ADA Bathroom
- LED Can Lights Throughout
- New Flooring
- New Wrought Iron Railing
- New Custom Security Doors
- Updated Electrical with 400 amp and Update Electrical Outlets

# Property Description



## PROPERTY OVERVIEW

The perfect location to grow your business. Split floor plan provides open viewing, yet controlled separate spaces unique for dance classes, pilates or yoga classes. Retail space can be defined from class areas or other business looking to separate uses.

The large windows offer tons of sunlight while the clean fixtures of LED Can lighting and Wrought Iron with wood flooring makes the large space cozy.

A must see!

Call for an appointment.

Lesha Montoya Direct:619-992-5863, [Lesha.Montoya@SVN.com](mailto:Lesha.Montoya@SVN.com)

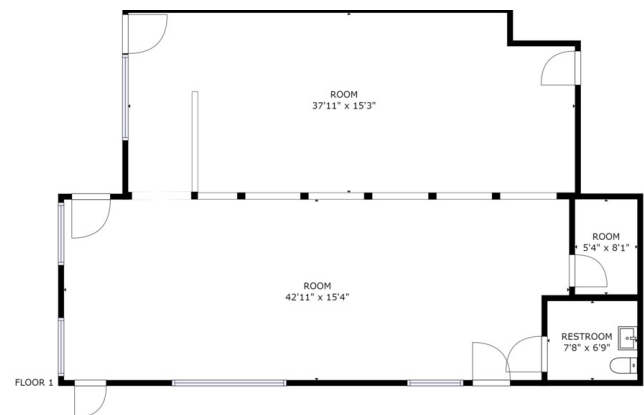
## LOCATION OVERVIEW

Corner of Cass St. and Loring, N. Pacific Beach

# Complete Highlights

## LEASE HIGHLIGHTS

- Newly Renovated Suite with ADA Handicapped/Disabled Ramp
- ADA Bathroom
- LED Can Lights Throughout
- New Flooring
- New Wrought Iron Railing
- New Custom Security Doors
- Updated Electrical with 400 amp
- Updated Electrical Outlets
- Corner Unit for Visibility From Two Streets
- Large Multiple Windows for Natural Light
- Near Parking
- Multiple Entrances
- Separate Office or Storage Room

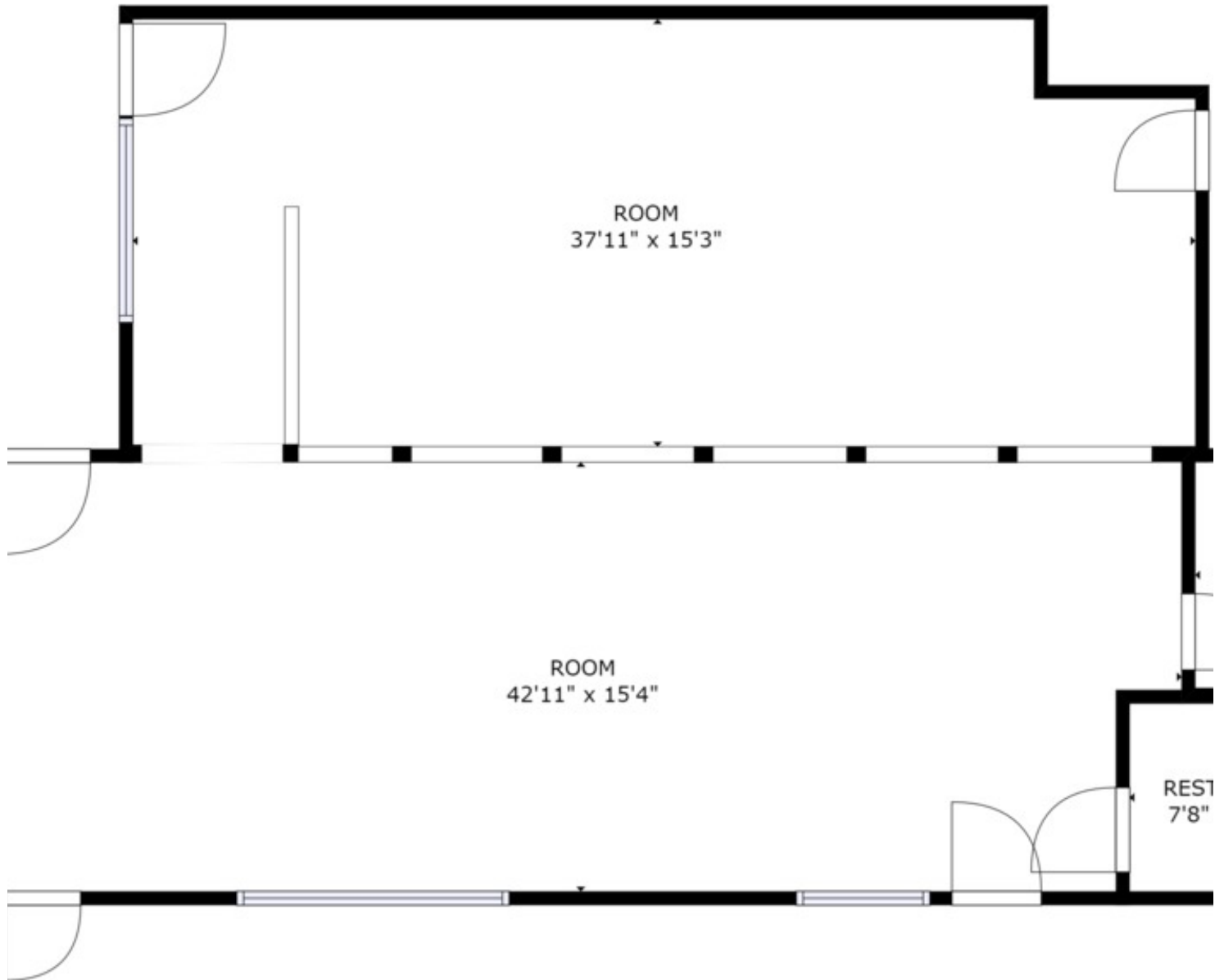


GROSS INTERNAL AREA  
FLOOR 1: 1,412 SQ. FT.  
TOTAL: 1,412 SQ. FT.

POWERED BY  
**matterport**



# Additional Photos



GROSS INTERNAL AREA  
FLOOR 1: 1410 sq ft  
TOTAL: 1410 sq ft

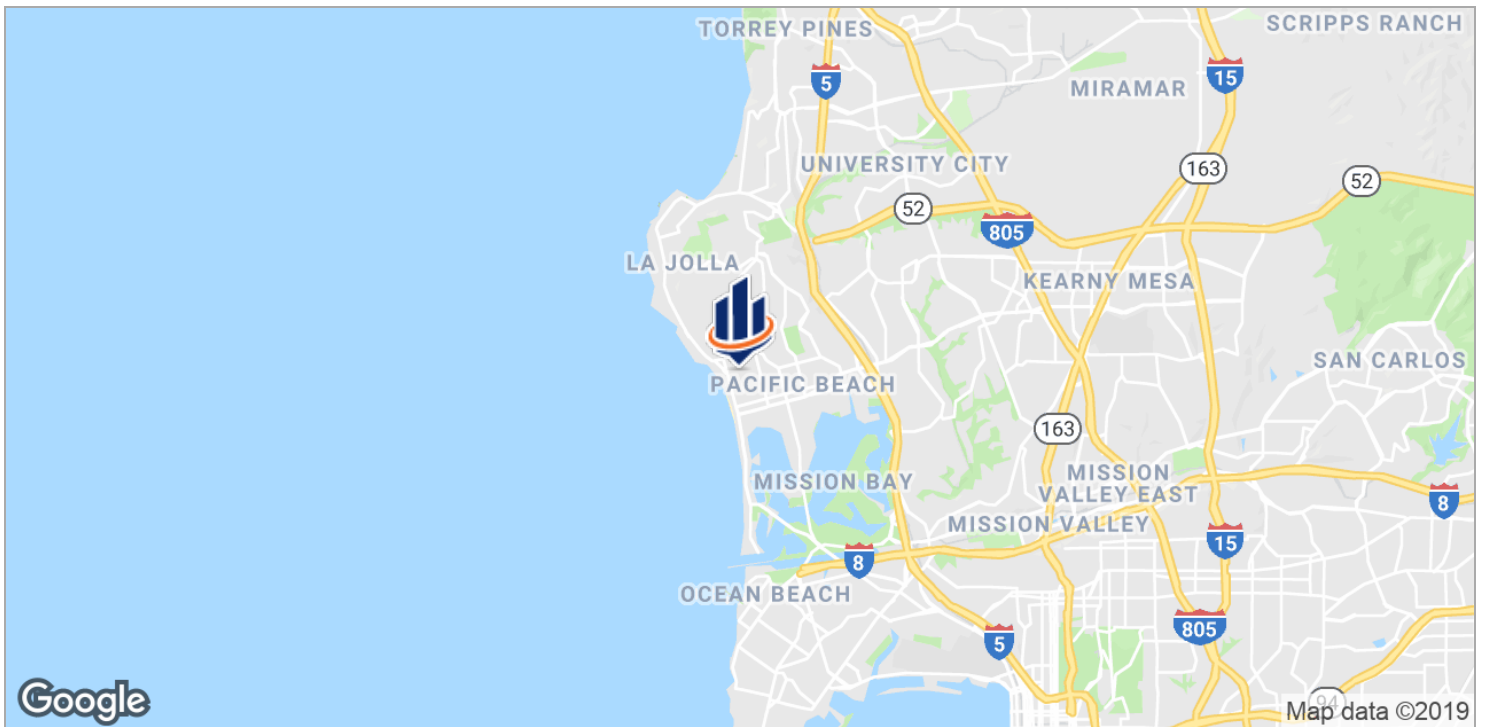
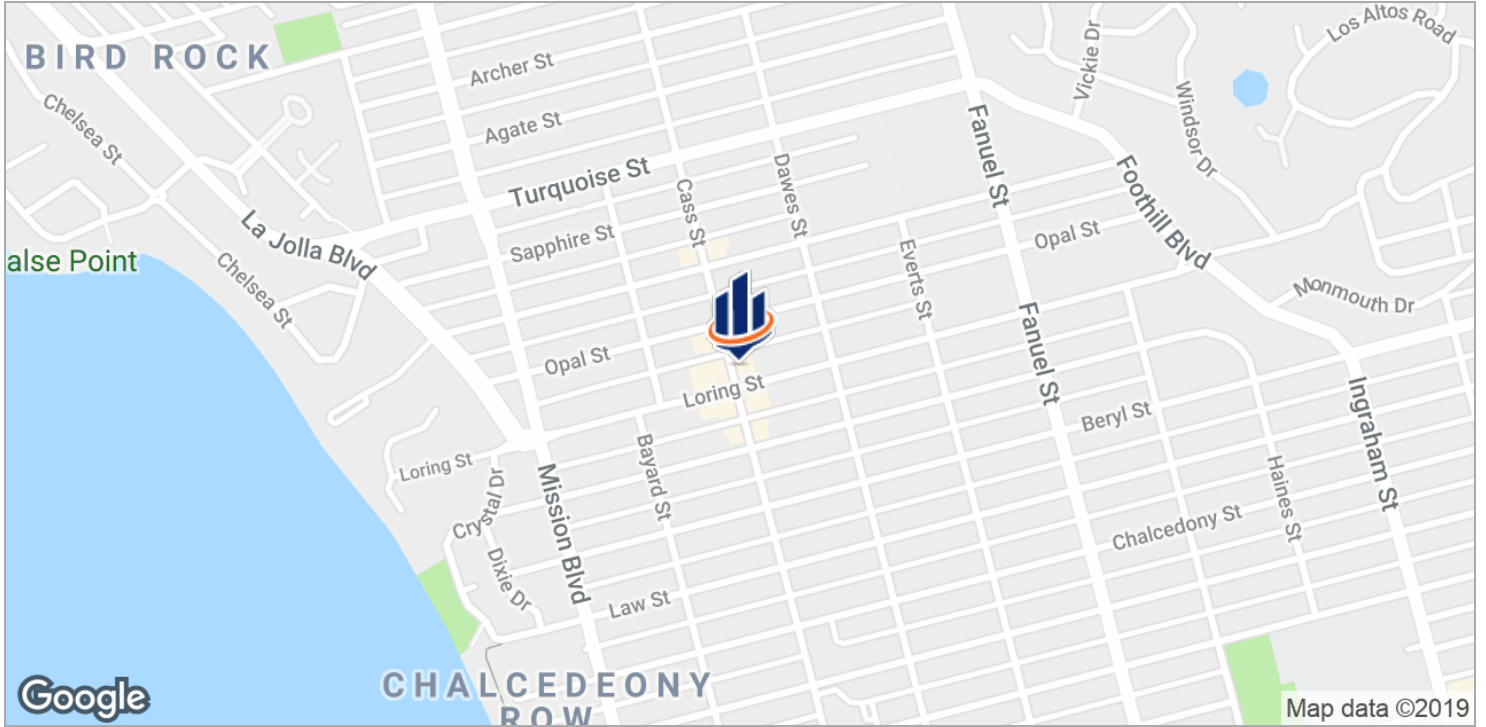
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## 2 LOCATION INFORMATION

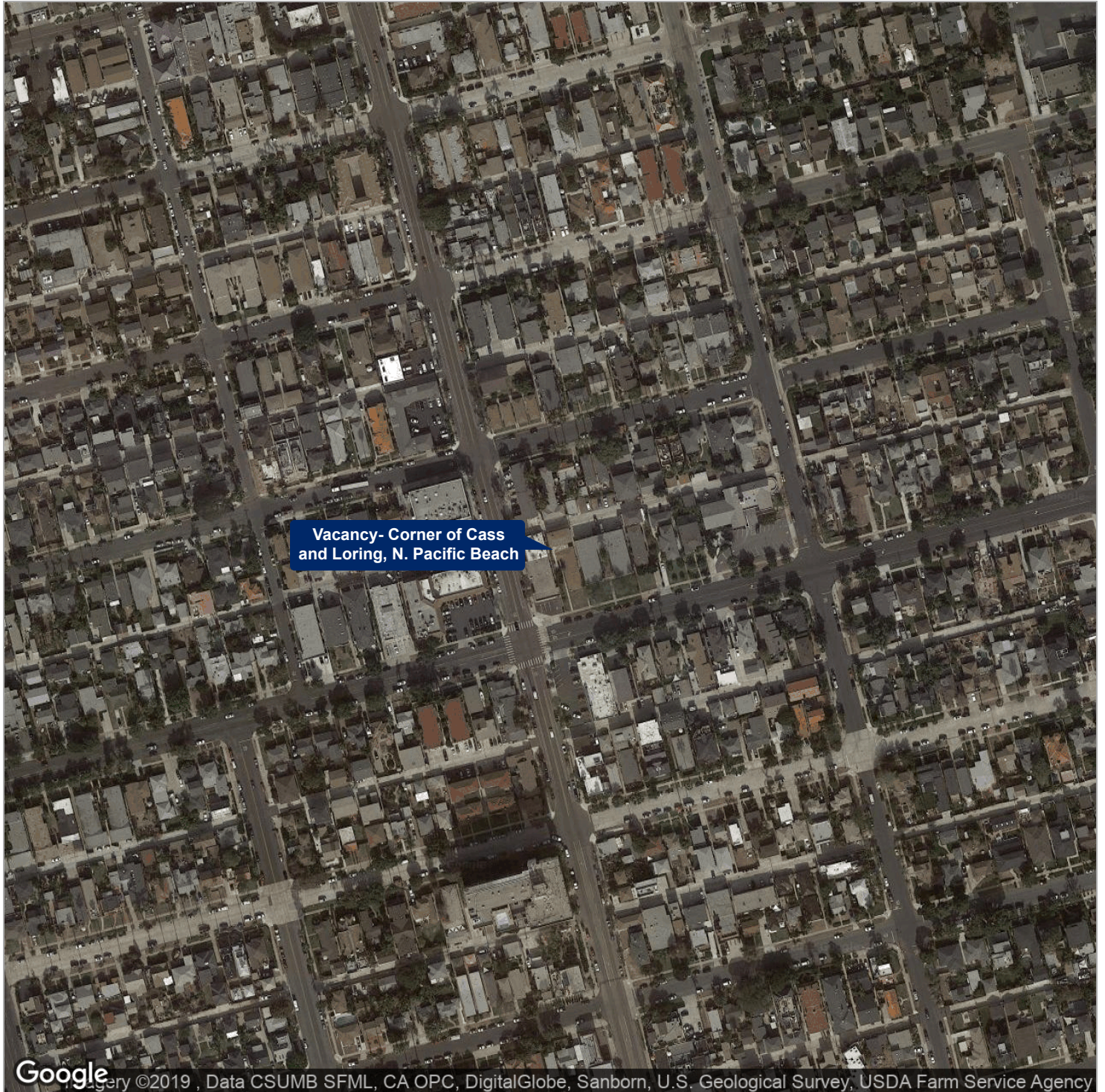
5005-19 Cass St.  
San Diego, CA 92109



# Location Maps



# Aerial Map



# 3 RENT COMPARABLES

5005-19 Cass St.  
San Diego, CA 92109

# Rent Comps



## ★ Subject Property

5005-19 Cass St., San Diego, CA 92109

**Lease Rate:** \$41.52 SF/yr (NNN)    **Lease Type:** NNN  
**Space Size:** 1,410 SF    **Bldg Size:** 5,270 SF  
**Year Built:** 1963    **Lot Size:** 7,443 SF  
**No. Units:** 5



Large 1410 SF split floor plan perfect for growing retail, yoga/dance studio or office with excellent exposure to corner suite on Cass and Loring in North Pacific Beach. On the edge of large neighborhoods for local support from the north, south, east and west. Your business will have the sight-line of traffic goes from two sides. Beautiful new interiors with newly renovations recently completed and tons of natural light from multiple large windows will generate a light atmosphere for productivity. Call for an apt to see and feel the radiant ambience.



## 1 841 Turquoise St.

841 Turquoise St. | San Diego, CA 92109

**Lease Rate:** \$57.60 / SF / year    **Lease Type:** NNN  
**Space Size:** 650 SF    **Bldg Size:** 5,236 SF  
**Lease Term:** 24 months    **No. Units:** 5



1st Floor Ste. G Retail Leased Signed 2/1/19- 24 month Laase EXP 1/1/2021- \$57.6/SF + NNN



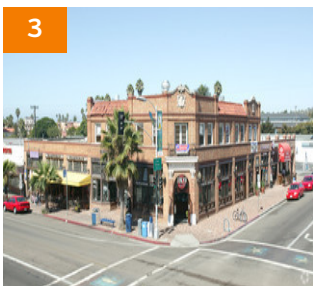
## 2 841 Turquoise St.

841 Turquoise St. | San Diego, CA 92109

**Lease Rate:** \$51.00 / SF / year    **Lease Type:** NNN  
**Space Size:** 350 SF    **Bldg Size:** 5,236 SF  
**Lease Term:** 12 months    **No. Units:** 5



Leased 6/1/2018 \$51/SF +NNN



## 3 4502-4508 Cass St.

4502-4508 Cass St. | San Diego, CA 92109

**Lease Rate:** \$79.92 / SF / year    **Lease Type:** NNN  
**Space Size:** 1,400 SF    **Year Built:** 1928  
**Bldg Size:** 9,990 SF    **Lot Size:** 12,632 Acres  
**No. Units:** 6



Leased 8/1/2018 \$79.92/SF + NNN

# Rent Comps



## 1245 Garnet

1245 Garnet | San Diego, CA 92109

**Lease Rate:** \$45.00 / SF / year    **Lease Type:** NNN  
**Space Size:** 2,000 SF    **Bldg Size:** 5,000 SF  
**Lot Size:** 12,632 Acres    **No. Units:** 2

Leased 1/1/2019 \$45-\$54/SF + NNN



## 2015 Garnet Ave.

2015 Garnet Ave. | Pacific Beach, CA 92109

**Lease Rate:** \$49.40 / SF / year    **Lease Type:** NNN  
**Space Size:** 650 SF    **Year Built:** 1988  
**Bldg Size:** 1,400 SF    **Lot Size:** 7,645 SF  
**No. Units:** 3

Leased 2/1/2018 \$ 49.90/SF + NNN



## 2263-2275 Garnet Ave

2263-2275 Garnet Ave | San Diego, CA 92109

**Lease Rate:** \$39.60 / SF / year    **Space Size:** 900 SF  
**Year Built:** 1961    **Bldg Size:** 6,503 SF  
**No. Units:** 5

Floor Use Type SF Avail Flr Contig Bldg Contig Rent Occupancy Term P 1st Retail Relet 900SF \$39.60/FS Vacant Negotiable



# Rent Comps Summary



SUBJECT PROPERTY	PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF UNITS
<b>Vacancy- Corner of Cass and Loring, N. Pacific Beach</b> 5005-19 Cass St. San Diego, CA 92109	\$41.52 SF/yr (NNN)	1,410 SF	5,270 SF	5

RENT COMPS	PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF UNITS
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<b>841 Turquoise St.</b> 841 Turquoise St. San Diego, CA 92109	\$57.60	650 SF	5,236 SF	5
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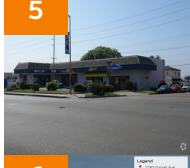
<b>841 Turquoise St.</b> 841 Turquoise St. San Diego, CA 92109	\$51.00	350 SF	5,236 SF	5
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<b>4502-4508 Cass St.</b> 4502-4508 Cass St. San Diego, CA 92109	\$79.92	1,400 SF	9,990 SF	6
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<b>1245 Garnet</b> 1245 Garnet San Diego, CA 92109	\$45.00	2,000 SF	5,000 SF	2
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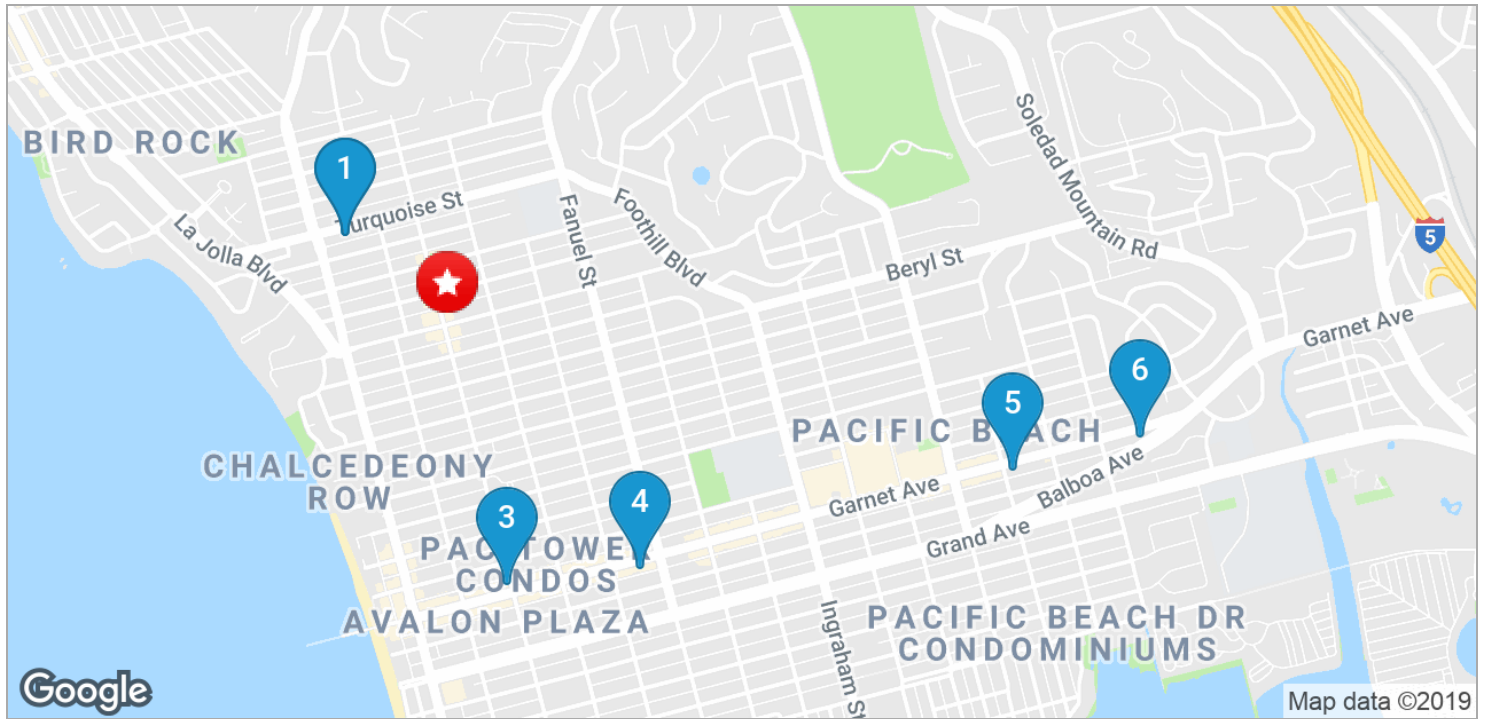
<b>2015 Garnet Ave.</b> 2015 Garnet Ave. Pacific Beach, CA 92109	\$49.40	650 SF	1,400 SF	3
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<b>2263-2275 Garnet Ave</b> 2263-2275 Garnet Ave San Diego, CA 92109	\$39.60	900 SF	6,503 SF	5
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	PRICE/SF/YR	AVAILABLE SF	BLDG SF	# OF UNITS
<b>Totals/Averages</b>	<b>\$53.75</b>	<b>992 SF</b>	<b>5,561 SF</b>	<b>4.33</b>

# Rent Comps Map



 **SUBJECT PROPERTY**  
5005-19 Cass St., San Diego, CA 92109



**1 841 TURQUOISE ST.**  
841 Turquoise St.  
San Diego, CA 92109



**2 841 TURQUOISE ST.**  
841 Turquoise St.  
San Diego, CA 92109



**3 4502-4508 CASS ST.**  
4502-4508 Cass St.  
San Diego, CA 92109



**4 1245 GARNET**  
1245 Garnet  
San Diego, CA 92109



**5 2015 GARNET AVE.**  
2015 Garnet Ave.  
Pacific Beach, CA 92109



**6 2263-2275 GARNET AVE**  
2263-2275 Garnet Ave  
San Diego, CA 92109

# 4

## DEMOGRAPHICS

5005-19 Cass St.  
San Diego, CA 92109

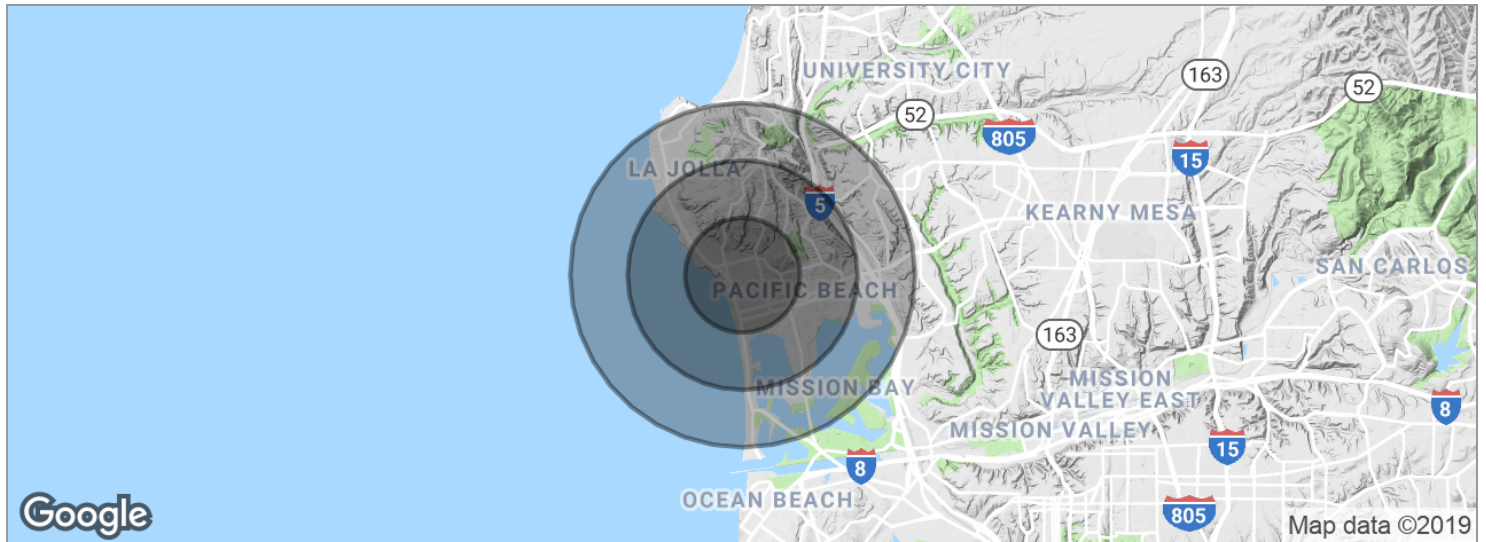


# Demographics Report

	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total population	18,753	53,191	81,312
Median age	34.4	36.0	37.8
Median age (male)	34.3	36.0	37.0
Median age (female)	34.7	36.0	38.4
	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total households	9,768	26,594	39,192
Total persons per HH	1.9	2.0	2.1
Average HH income	\$93,512	\$101,441	\$107,093
Average house value	\$824,689	\$867,482	\$874,023

\* Demographic data derived from 2010 US Census

# Demographics Map



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total population	18,753	53,191	81,312
Median age	34.4	36.0	37.8
Median age (Male)	34.3	36.0	37.0
Median age (Female)	34.7	36.0	38.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
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\* Demographic data derived from 2010 US Census

# 5 ADVISOR BIOS

5005-19 Cass St.  
San Diego, CA 92109

# Advisor Bio & Contact 1

## **LESHA MONTOYA, DRE#02007808**

Senior Advisor

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2555 Camino Del Rio South, Suite 201  
San Diego, CA 92108  
T 858.266.8329  
C 619.992.5863  
lesha.montoya@svn.com  
CalDRE #02007808

## **PROFESSIONAL BACKGROUND**

With a background in city planning working with former Councilmen Kevin Faulconer in District 2 and Mark Kersey of District 5, over a decade in project management for events and then several years heading extensive marketing campaigns for the private sector, Lesha Montoya joined forces with Jim Taylor and Scott Cook of SVNAAG Commercial Sales team in early 2016. Her primary focus is multifamily and redevelopment land acquisitions & dispositions for east county territories, but often has the opportunity to close deals in various parts of the county. Lesha sees the value in crossing state lines and works hard to bring buyers to various markets around the United States where higher yield markets still exist for investors.

A fourth generation San Diegan and a local to East County, Lesha was appointed by SDAR [San Diego Association of REALTORS®] to Government Affairs Committee 2017, Vice- Chair 2018 and Chair 2019; Elected to the SDAR Board of Directors 2019, CAR appointed Key Contact to Assemblyman Randy Voepel 71st District 2017-2020 and appointed by NAR [National Assoc. of REALTORS®] to Congressman Scott Peters of the 52nd District as a Federal Political Coordinator 2017; also serving San Diego Tax Payers Association appointment to the ICOC for Santee School Board 2012-2015 Bond Measure R, Vice-Chair 2014-2015; appointed the third alternate for the San Diego Redistricting Commission in 2010 by San Diego Superior Court Judges; appointed 4th Vice President- Fundraising for the La Mesa Woman's Club 2014; on the Board of Directors for the Lincoln Club of San Diego from 2009-2012; and was a GOP State Delegate 2012-2014, 2017-2019. Selected a Judge for the Miss California Pageant 2013 and served on the Screen Actors Guild Nominating Committee in 2005 following more than two decades in arts & entertainment industry- as SAG/AFTRA Professional Actor/Host/Model/Dancer/Choreographer for commercials, TV/movie production & theatrical endeavors. Lesha now serves the commercial entertainment industry as a specialist in relocation services, leases and sales as a REALTOR®.

With education near and dear to her heart, Lesha has provided over \$110K in grants and has created programs for K-12 and collegiate in the arts. Lesha still loves politics, making a difference in her community and constantly growing mentally and spiritually.

## **EDUCATION**

SDSU- Public Admin/City Planning Emphasis 1995

SDSU- Certified Grant Writer 2010

USC- Project Management Master's Certification 2012

## **MEMBERSHIPS & AFFILIATIONS**

SDAR [Government Affairs Committee 2017, Vice-Chair 2018, Chair 2019] Board of Directors 2019, California Association of REALTORS®, National Association of REALTORS®, NRA, SAG/AFTRA, La Mesa Women's Club, Lincoln Club of San Diego County



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