

4480 HAINES STREET

— PACIFIC BEACH | SAN DIEGO —

± 500 SF RESTAURANT SPACE WITH OUTDOOR PATIO SEATING
7 BLOCKS TO THE BEACH | LOCATED ON HIGH TRAFFIC STREET

CURRENT



POTENTIAL



KRIS BOEHMER | Lic. 01890240
Investment Sales & Leasing
(858) 243-7757
Kris@PacificCoastCommercial.com

PACIFIC COAST COMMERCIAL | Lic. 01209930
10721 Treena St., Suite 200, San Diego, CA 92131
Office (619) 469-3600
www.PacificCoastCommercial.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning and use should be verified prior to lease.

PROPERTY HIGHLIGHTS



PROPERTY

- 4480 Haines Street, San Diego, CA 92109
- ± 500 SF Second Generation Restaurant Space
- Outdoor Patio with Increased Potential of ± 250 Seating
- Grease Trap, 3-Part Sink, Oven, Refrigerator

LOCATION

- High Traffic Corner on Haines St & Garnet Ave (25,407 VPD)
- San Diego's Most Popular Beach Community & Nightlife Scene
- 7 Blocks from the Beach - Very Walkable Location
- Strong Daytime & Residential Demographics

LEASE RATE

- \$3,500/Month + (\$.62/SF NNN)
- 5 Year Lease Term Minimum



RESTAURANT

± 500 SF Restaurant

Stove

3-Part Sink

Oven

Refrigerator

Grease Trap

All Gender Restroom

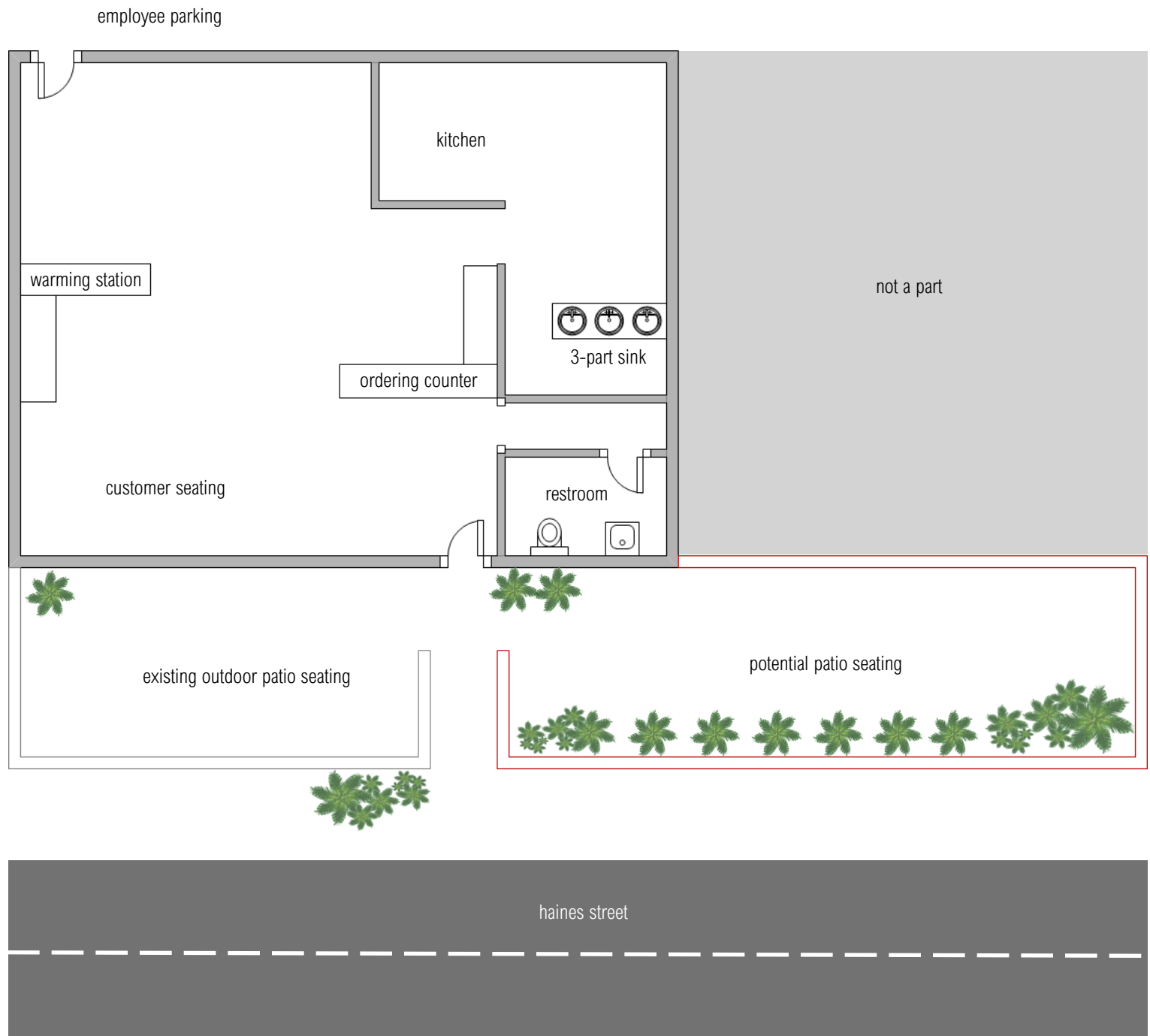
Warming Station

Ordering Counter

DECK

Outdoor Patio Seating

Potential Increase: ± 250 SF



*Floor Plan Not to Scale; For Reference Purposes Only.

PROPERTY PHOTOS

CURRENT PATIO



EMPLOYEE PARKING



STREET VIEW



POINT LOMA

OCEAN BEACH

MISSION BEACH



CROWN POINT

MISSION BAY

INGRAHAM STREET

HAINES STREET

GRAND AVENUE

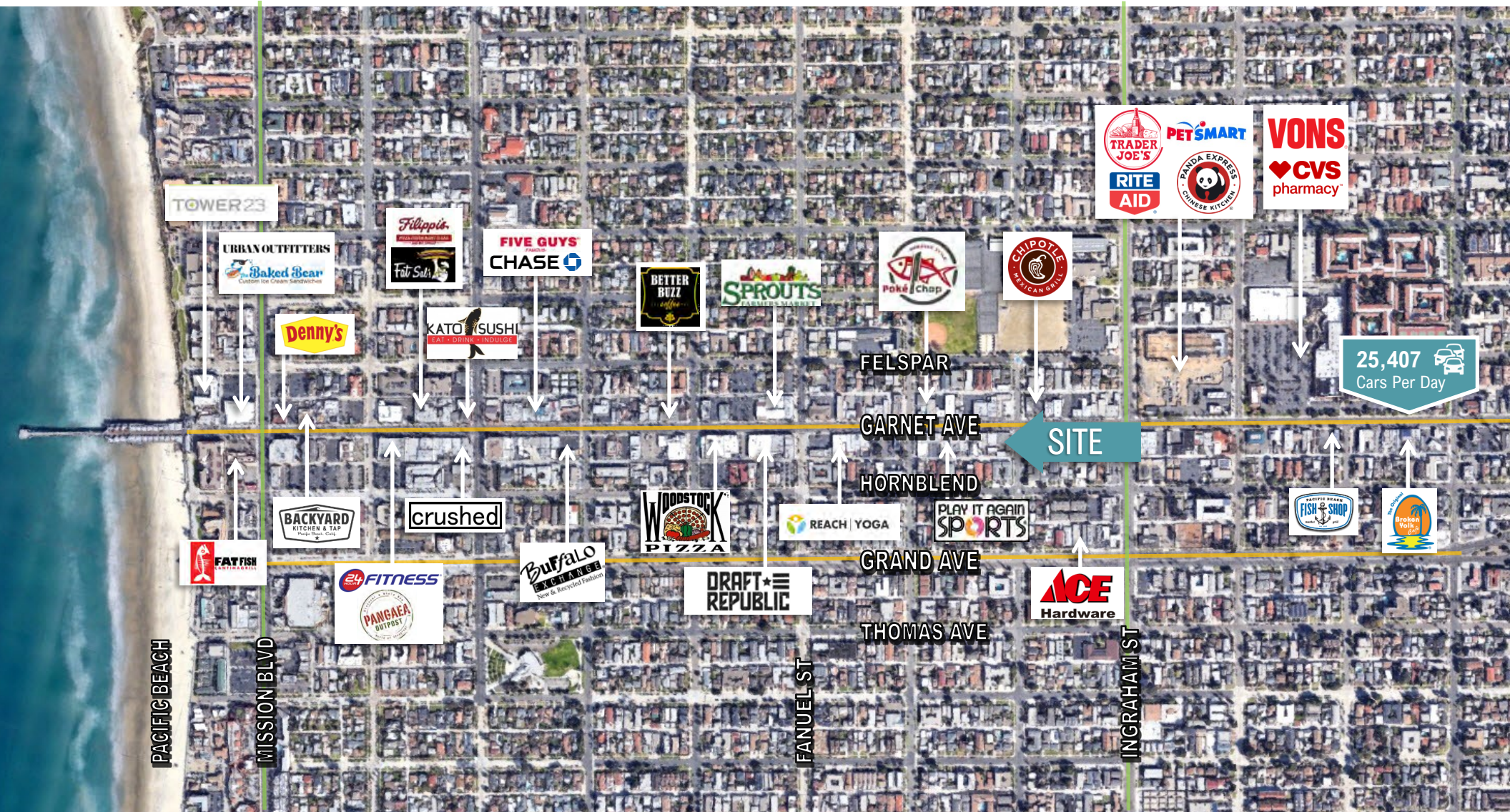
GRESHAM STREET

FANUEL STREET

GARNET AVENUE

SITE

25,407  Cars Per Day



PACIFIC BEACH is a relaxed neighborhood by the beach, popular with sunbathers and surfers. Trendy hotel bars and casual cafes line the boardwalk, while Mission Boulevard and the surrounding streets are dotted with clothing boutiques, yoga studios and casual drinking spots that draw a young, bar-hopping crowd. Inland, the grassy slope of Kate Sessions Park has sweeping views of the city and San Diego Bay.



\$206.8B

Gross Domestic Product



25 MINS

Mean Travel Time



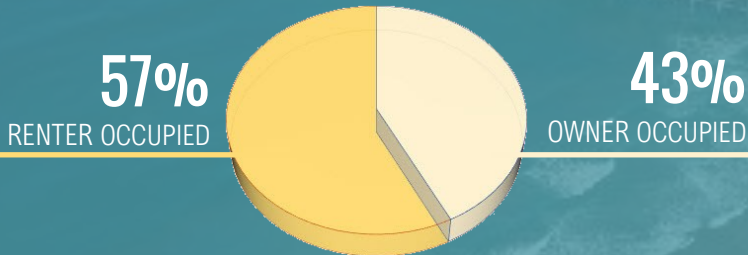
93

Walk Score



13,619

Businesses (5 Mile)



	1 Mile	3 Mile
Population	35,065	94,845
Total Households	18,160	44,116
Number of Employees	11,351	35,047
Average Age	34.70	39.00
Total Consumer Spending	\$474,711	\$1,335,761
Average Household Income	\$90,010	\$108,866



#1

Beach in San Diego



3.2 MILE

Beach Boardwalk

4480 HAINES STREET

— PACIFIC BEACH | SAN DIEGO —

± 500 SF RESTAURANT SPACE WITH OUTDOOR PATIO SEATING
7 BLOCKS TO THE BEACH | LOCATED ON HIGH TRAFFIC STREET



CONTACT INFORMATION

KRIS BOEHMER | Lic. 01890240
Investment Sales & Leasing
(858) 243-7757
Kris@PacificCoastCommercial.com

PACIFIC COAST COMMERCIAL | Lic. 01209930
10721 Treena St., Suite 200, San Diego, CA 92131
Office (619) 469-3600
www.PacificCoastCommercial.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information including zoning and use should be verified prior to lease.

