

FOR LEASE

# Bay Park

RETAIL / OFFICE SUITES



**COLTON SPEAS**

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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 transaction.



## PROPERTY OVERVIEW

Conveniently located at 2603-2621 Denver St in San Diego, this property offers exceptional visibility and accessibility in a thriving commercial area. Its strategic location ensures steady foot traffic and proximity to a dynamic neighborhood, making it an ideal spot for businesses to connect with customers and maximize exposure.



### Property Address

2603-2621 Denver Street, San Diego, CA 92110



### Flexible Space Options

Retail and Office Suites Ranging in Size From  $\pm 470$  SF to  $\pm 1,200$  SF Available



### Zoning

CC-1-3



**Prime Location:** Strategically situated near Pacific Beach, La Jolla, and USD with immediate freeway access



**High Visibility:** Positioned in a bustling area with significant foot and vehicle traffic



**Nearby Amenities:** Surrounded by parks, cafes, and shops for added convenience



**Versatile Usage:** Ideal for retail or office purposes in a vibrant community setting



**Signage:** Monument signage available



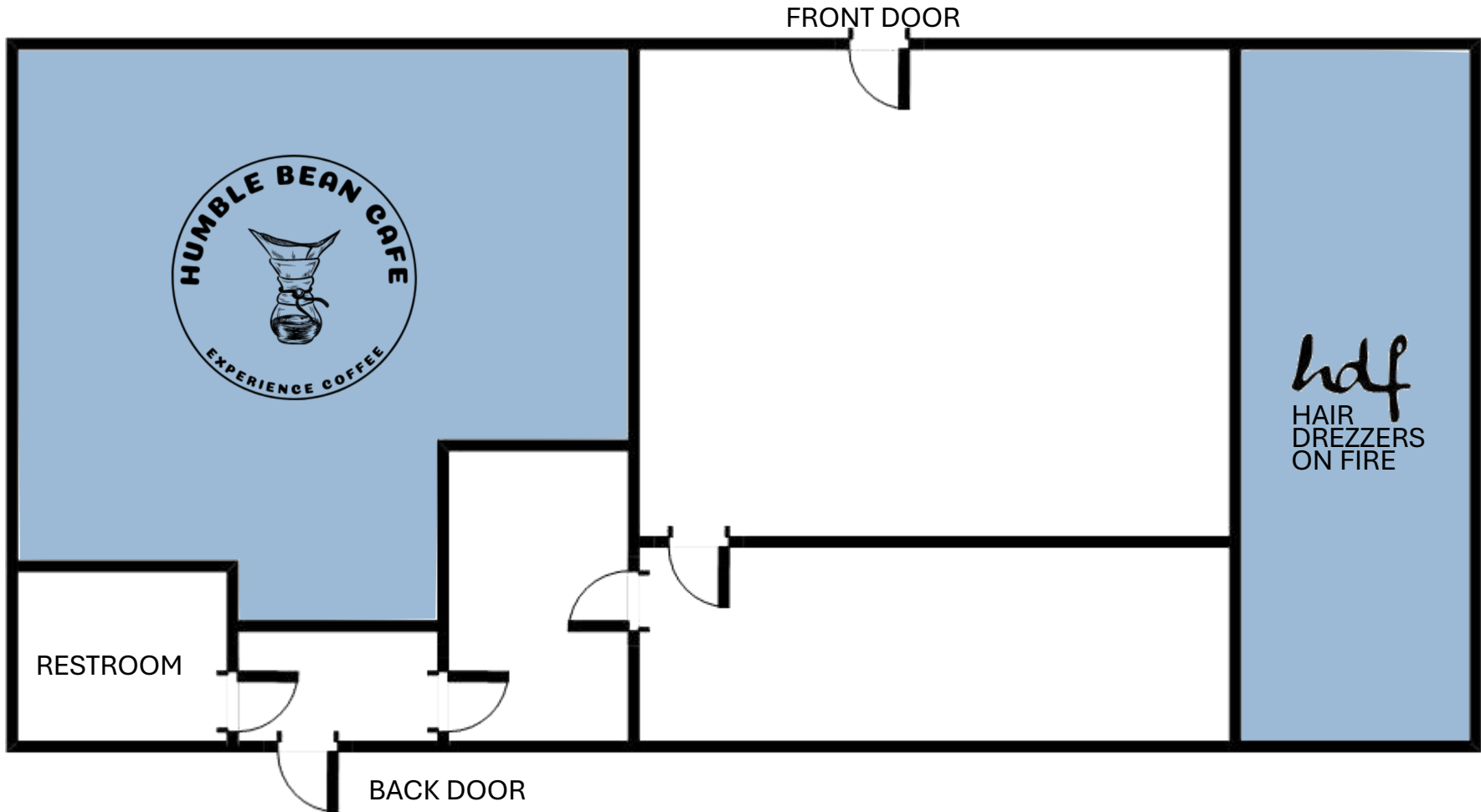
 ±1,200 SF

 First Floor  
Retail / Office

 Available Now

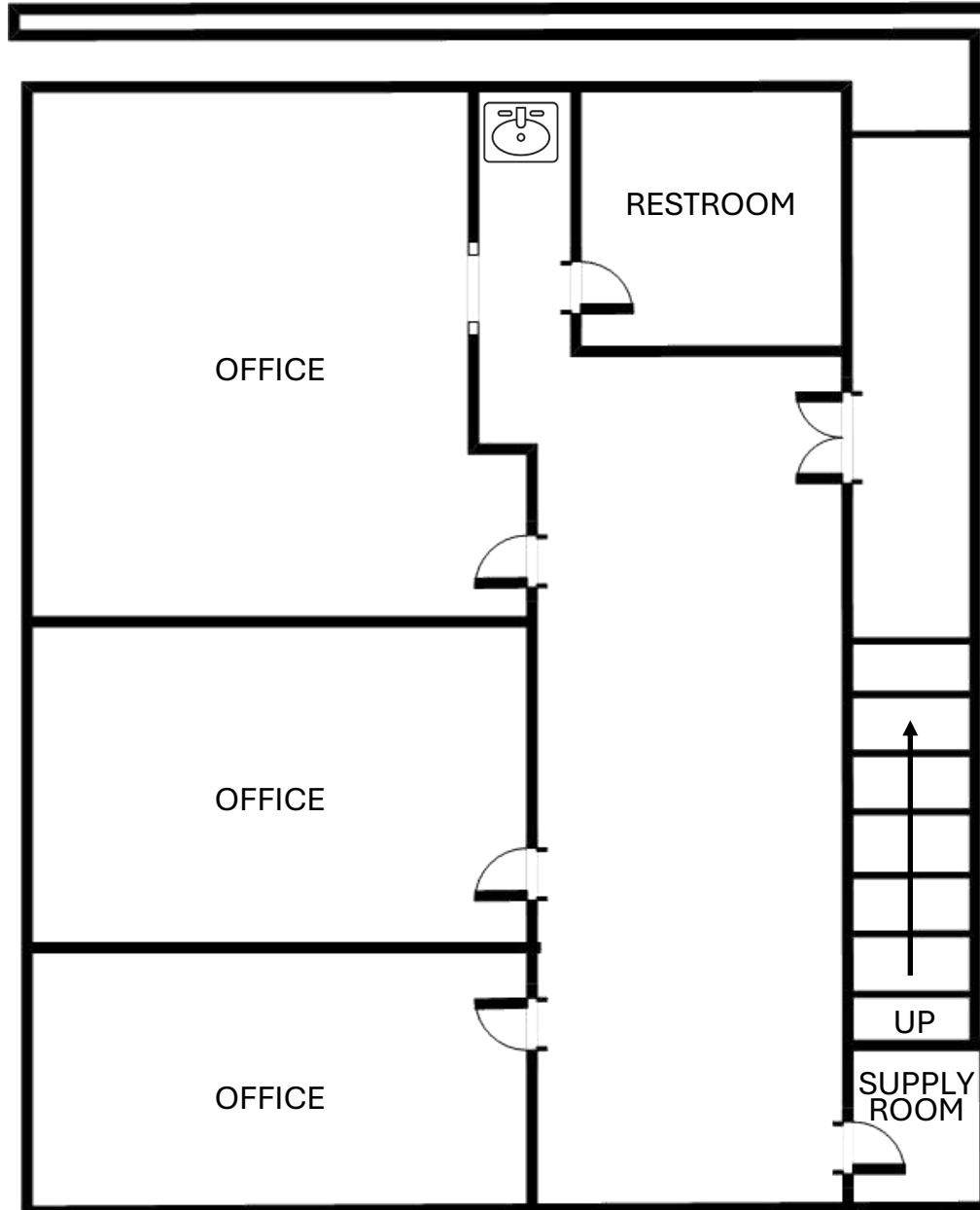


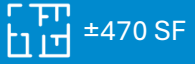
\$2.00/SF + NNN (\$0.67/SF)



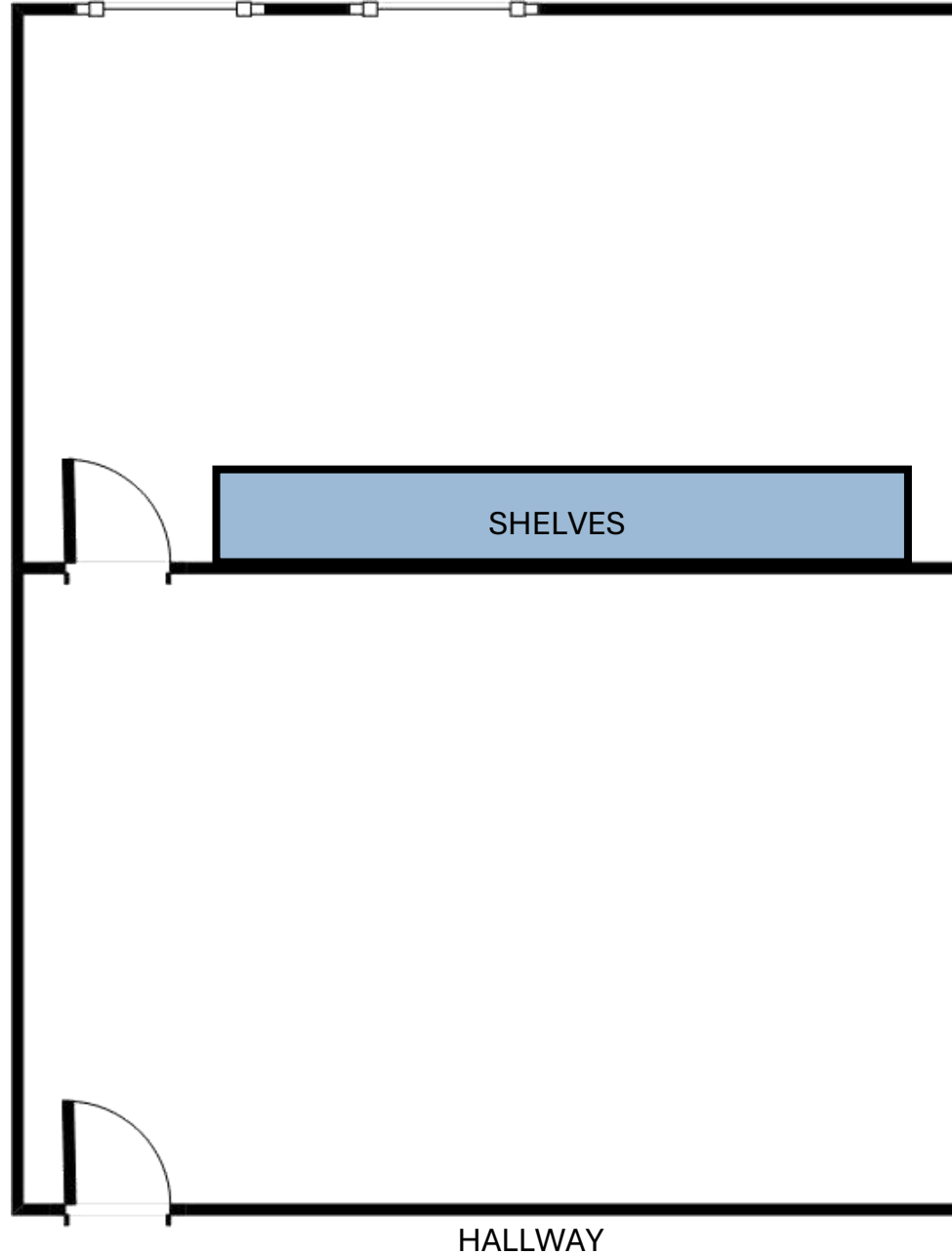


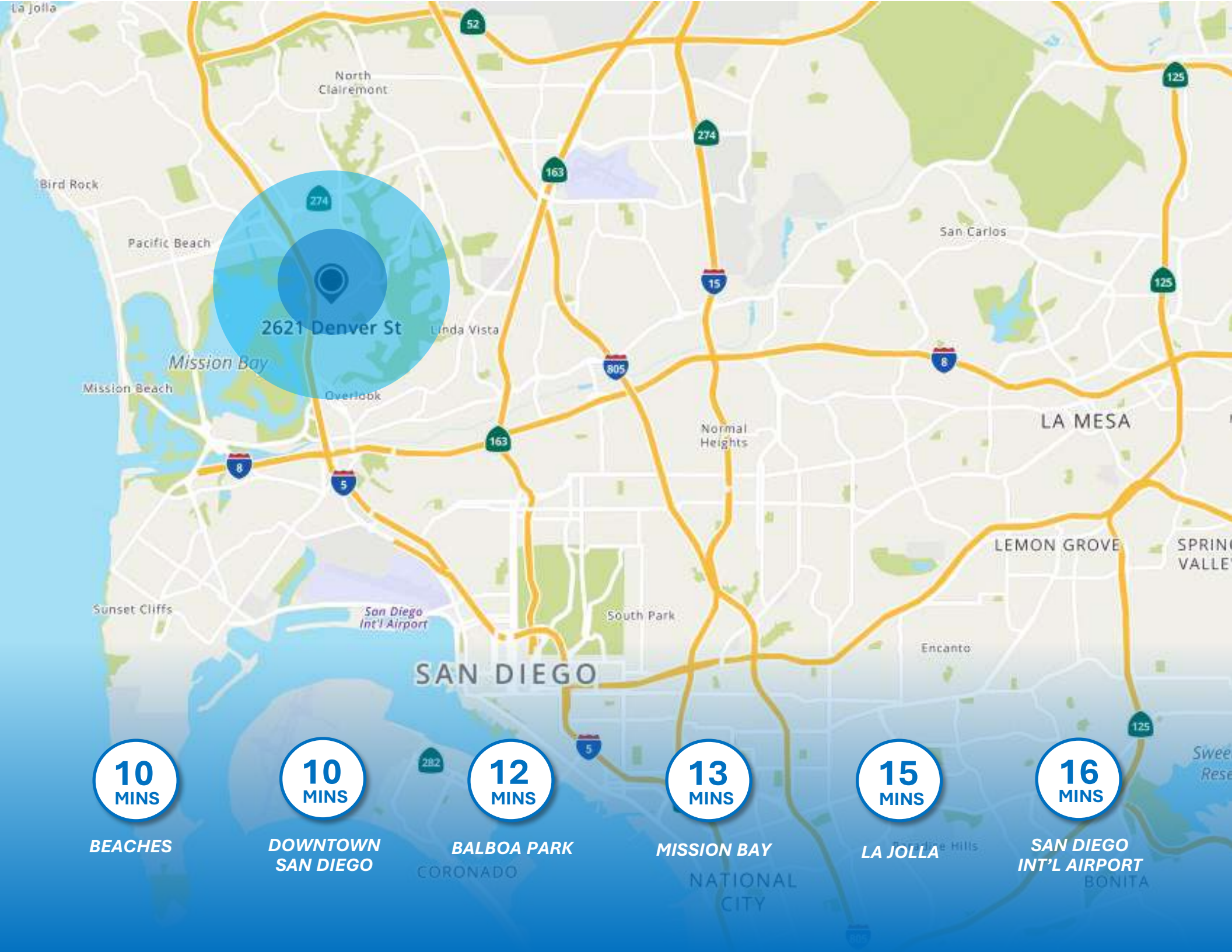
\$1.75/SF + NNN (\$0.67/SF)





\$1.50/SF + NNN (\$0.67/SF)





2621 Denver St

**10**  
MINS

BEACHES

**10**  
MINS

DOWNTOWN  
SAN DIEGO

**12**  
MINS

BALBOA PARK  
CORONADO

**13**  
MINS

MISSION BAY  
NATIONAL CITY

**15**  
MINS

LA JOLLA

**16**  
MINS

SAN DIEGO  
INT'L AIRPORT  
BONITA

## AREA HIGHLIGHTS

This property is well positioned near parks, trendy cafes, and a variety of unique shops and galleries, making it an excellent choice for businesses seeking a central and vibrant neighborhood. Take advantage of the area's diverse foot traffic and local charm to elevate your commercial presence.



**381,289**

2024 Population



**381,673**

2029 Population  
Projection



**\$121,570**

Avg Household  
Income



**38.2**

Median Age



**53%**

College Educated



**\$884,969**

Median  
Home Value

## CONTACT INFORMATION

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