

4888 Cass St

PACIFIC BEACH / CALIFORNIA

RI



SITE

FOR LEASE:
±1,845 SF
with exclusive
patio up to
±1,105 SF

D Y N A M I C

Pacific Beach

Three miles of boardwalk and year-round festivities makes this coastal community a top destination for both college students and young adults. This neighborhood comes alive at night with the glow of bonfires and the electricity of the area's top-rated patios and bars.



Property Highlights.

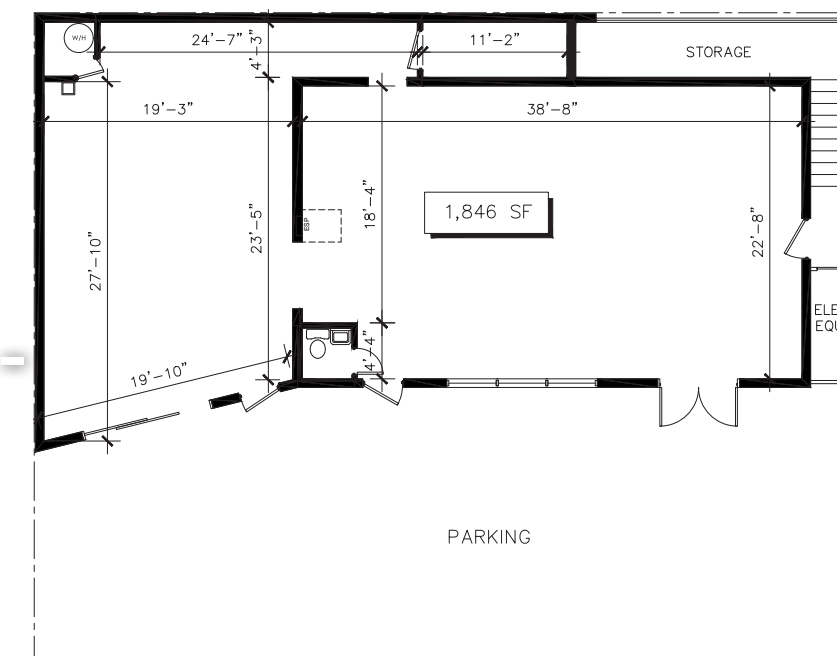
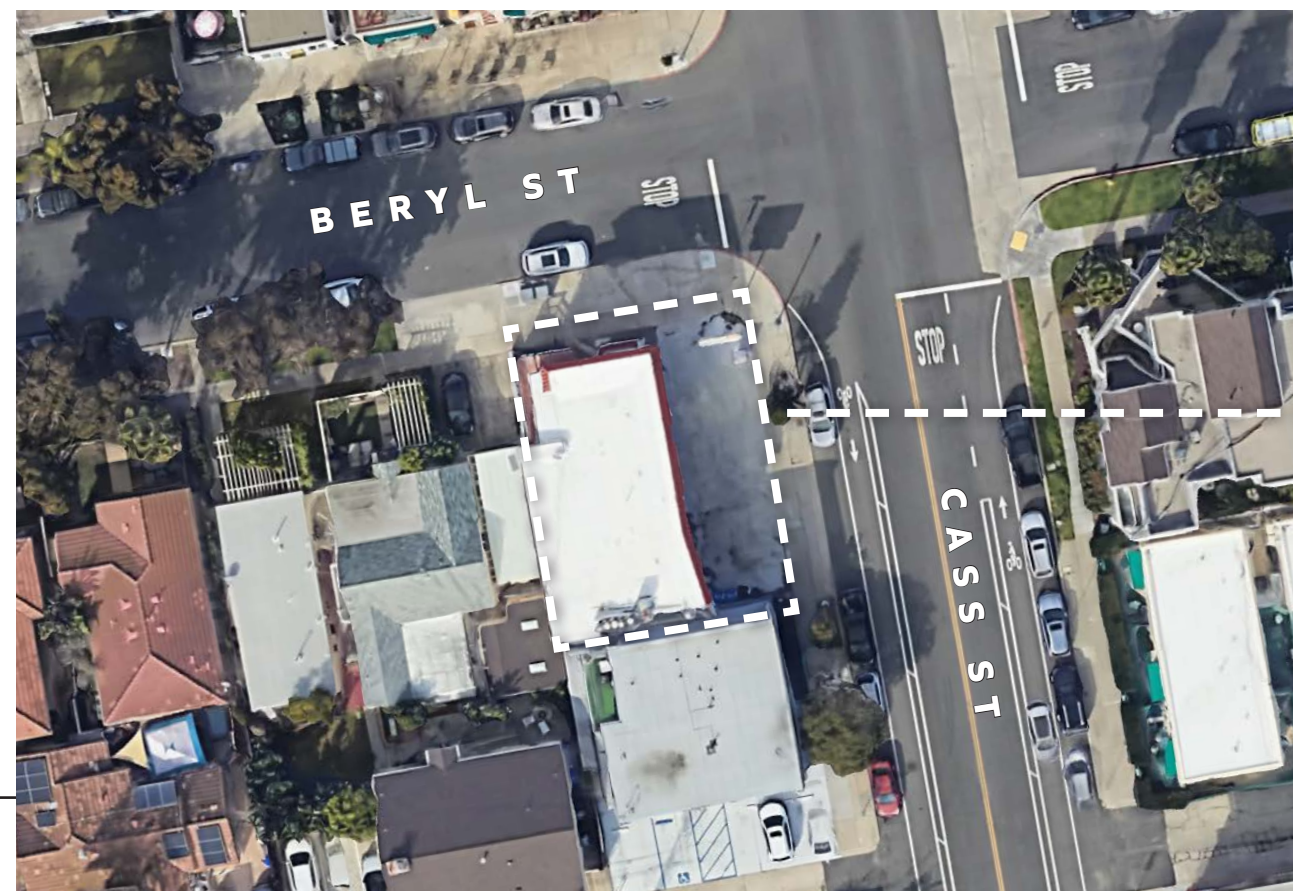
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- 1,846 SF with optional patio space up to 1,105 SF
- Exclusive monument signage
- End cap at SWC of Cass St and Beryl St

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



CONCEPTUAL RENDERING





Tenants in the Area.

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RETAIL:

Blenders Sunglasses
Lksd
Arbor
Green Gardens Nursery
Mimi And Red
Rip Curl
Sprouts
Grocery Outlet
Trader Joe's

FITNESS:

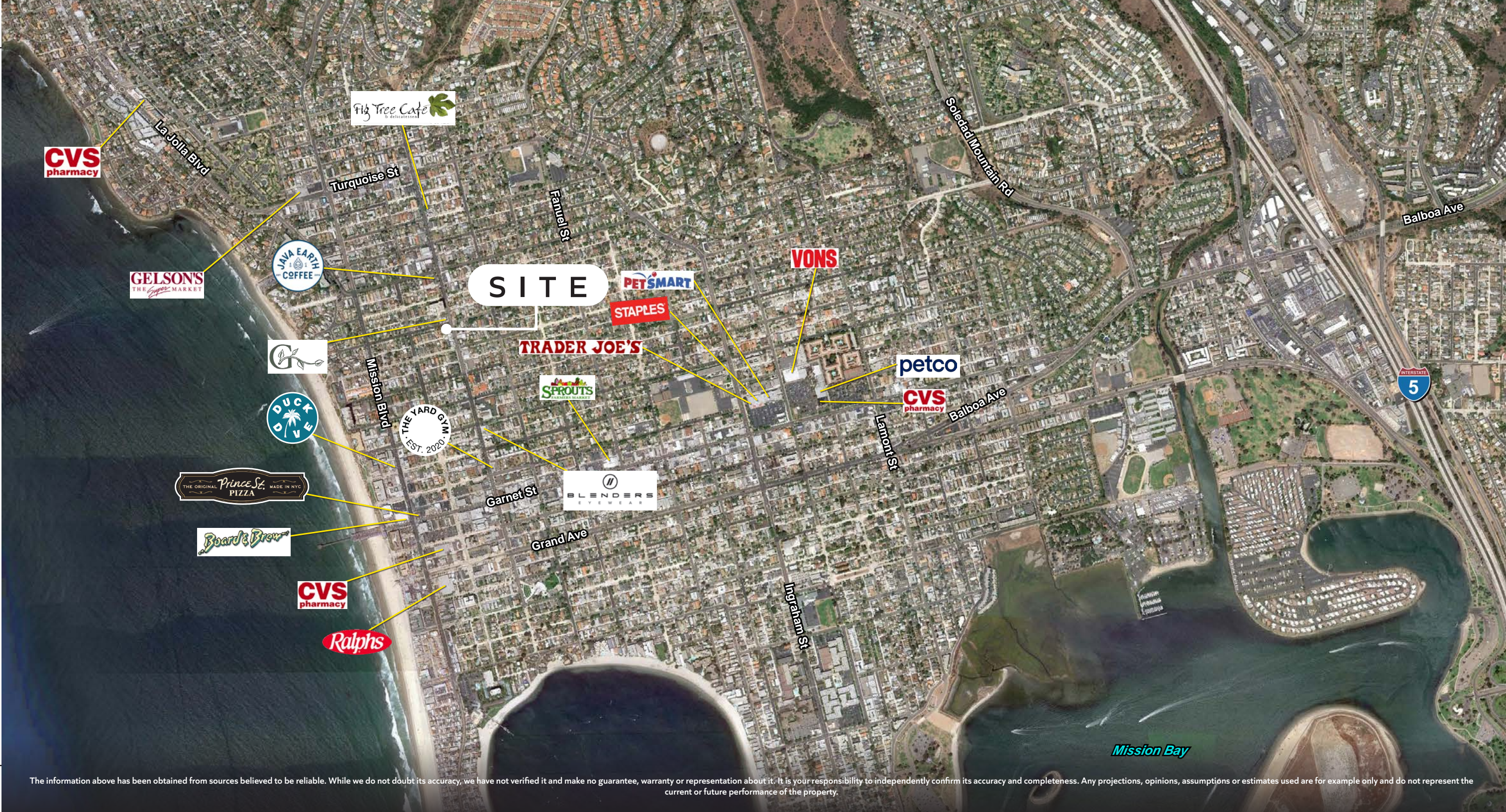
The Yard
PB Fitness
Salt
Yoga Box
Renegade
Skin Habit
Glotox
Rose + Honey Skincare
Natura

RESTAURANTS:

JRDN
Waterbar
The Fishery
Java Earth
Enoteca Adriano
Hideaway
Palmy's
Pop Pie
Handel's
The Grass Skirt

Location Aerial.

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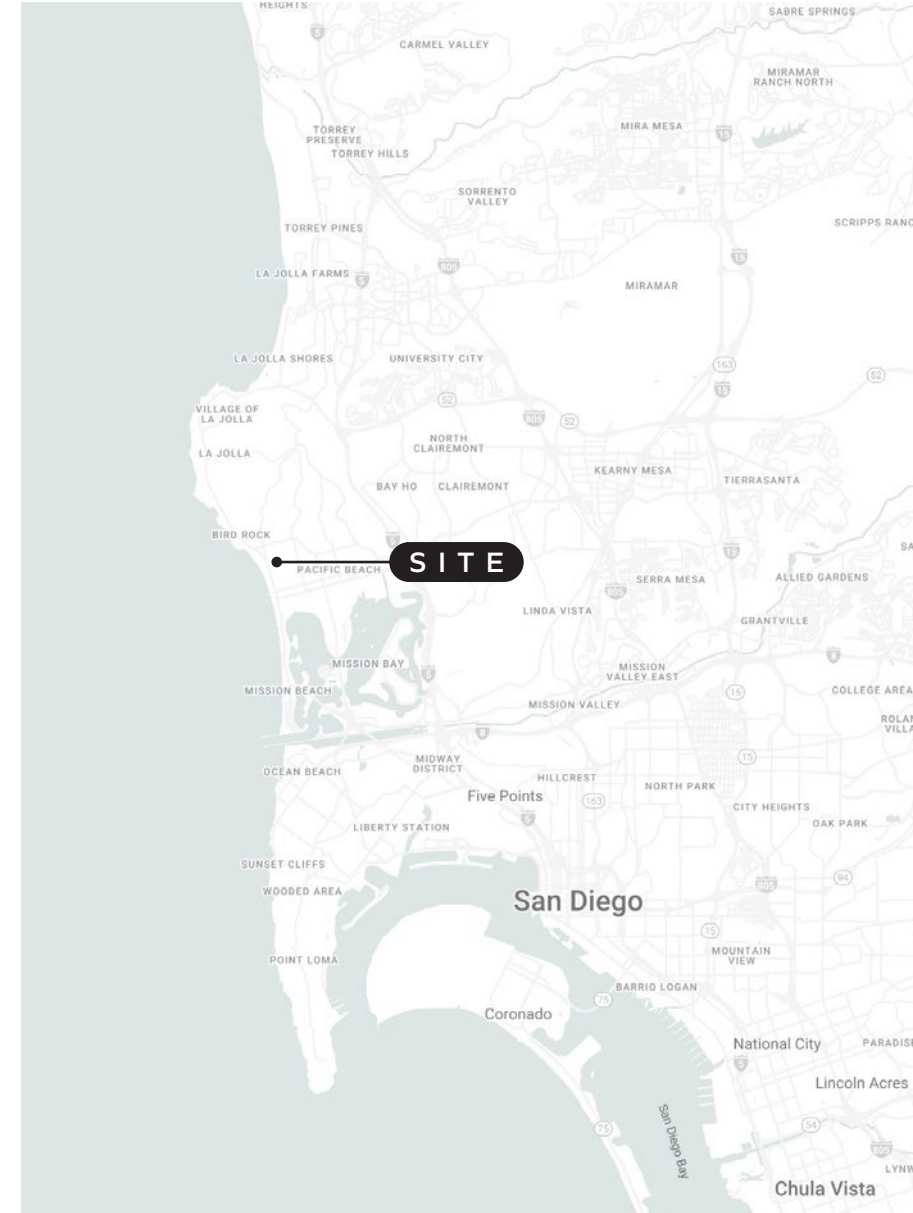


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Demos.

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	1 mile	3 miles	5 miles
Total Population	22,124	81,767	241,927
Daytime Population	19,149	70,763	222,572
# of Workers	12,238	39,148	118,615
Median Age	34.7	38.4	37.2
Average Income	\$170,753	\$179,789	\$156,198
Median Income	\$119,149	\$123,276	\$110,351



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RETAIL INSITE

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