

4250 PACIFIC HWY **FOR LEASE**



NAVWAR

SITE
SBA
U.S. Small Business Administration
HUBZone
Historically Underutilized Business Zone

RENDERING | RENOVATIONS UNDERWAY

UP TO ~23K CONTIGUOUS | OFFICE • FLEX • INDUSTRIAL
EXCELLENT EXPOSURE ON PROMINENT CORNER WITH 30FT MAQUEE AND BUILDING SIGNAGE

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CAST
CAPITAL PARTNERS

PROPERTY HIGHLIGHTS



Flexible Space for Every Business A diverse mix of professional and creative suites accommodating everything from compact executive offices to full-floor corporate headquarters, with options including ground-floor storefront retail and ground-floor flex or storage space with roll-up doors.



High-Visibility Corner Location Prominently positioned at the corner of Pacific Hwy and Barnett Ave, with potential for tenant building signage and a 30-foot marquee sign offering exceptional exposure.



Exceptional Connectivity Steps away from NAVWAR via the pedestrian bridge, with direct access to I-5, San Diego International Airport, and the Old Town Transit Center, placing tenants within minutes of the region's key transportation hubs.



Abundant On-Site Parking 245 parking spaces at a 3.25/1,000 SF ratio, accommodating employees and visitors.



Surrounded by Amenities Located within close proximity to Liberty Station, Pechanga Arena, Old Town, and Little Italy, offering tenants and their teams an exceptional array of retail, dining, and entertainment options nearby.



Located in SBA HUBZone Leasing in a federally designated HUBZone gives your business a powerful competitive edge, qualifying you for exclusive government contracting set-asides that represent billions in annual federal spending. Beyond the contracting advantages, your presence here directly supports a thriving, incentivized business community backed by federal investment, positioning your company as both strategically smart and socially impactful.

<https://www.sba.gov/federal-contracting/contracting-assistance-programs/hubzone-program>

PROPERTY DETAILS

TOTAL BUILDING SIZE 75,401 SF

TYPICAL FLOOR SIZE 37,700 SF

LAND AREA 2.5 AC

ZONING C

POWER 2,000A 120/208V
4 Wire 3-Phase

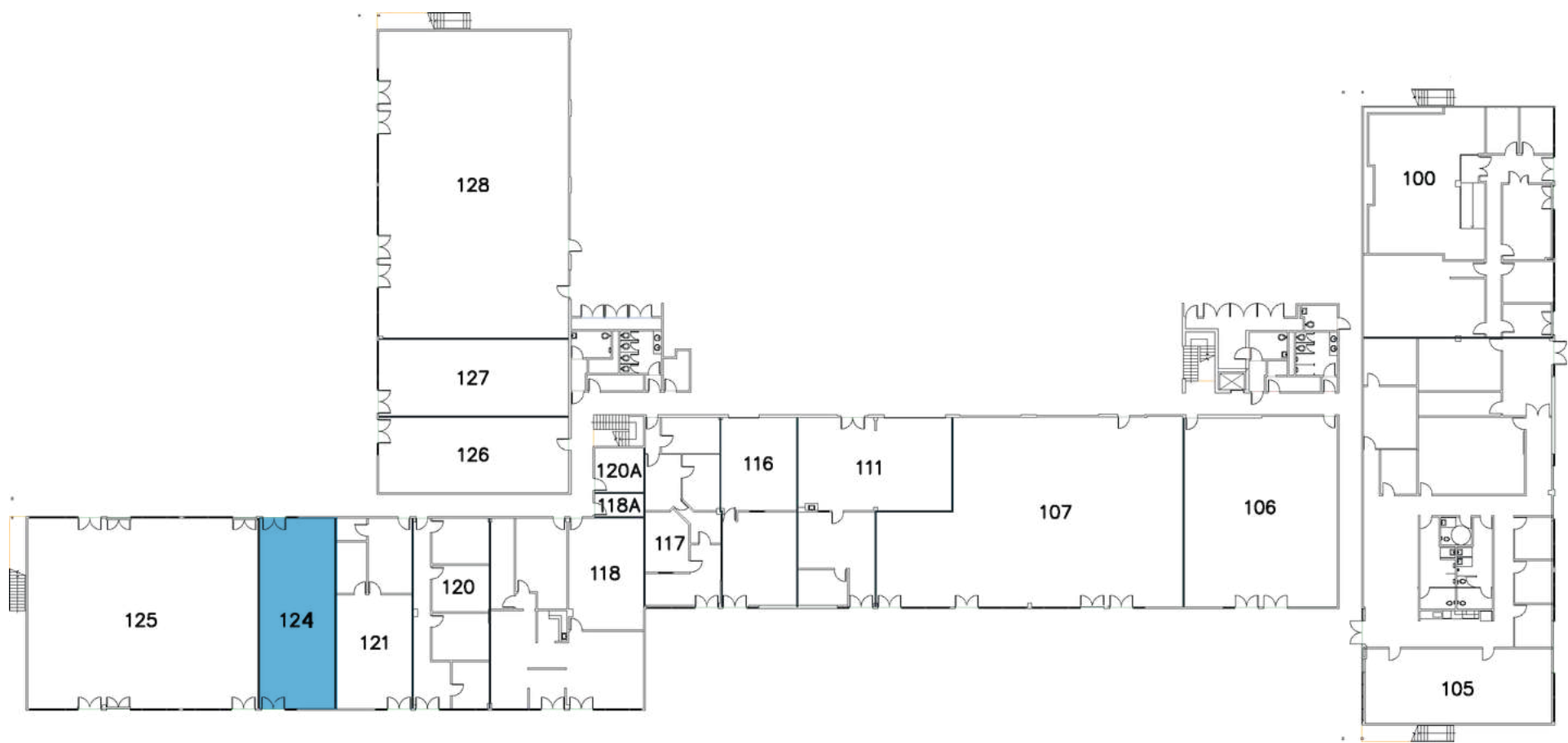
PARKING RATIO 3.25/1,000 SF



RENDERING | RENOVATIONS UNDERWAY

FIRST FLOOR PLAN

AVAILABLE SPACE	
SUITE	SIZE (RSF)
124	±1,213

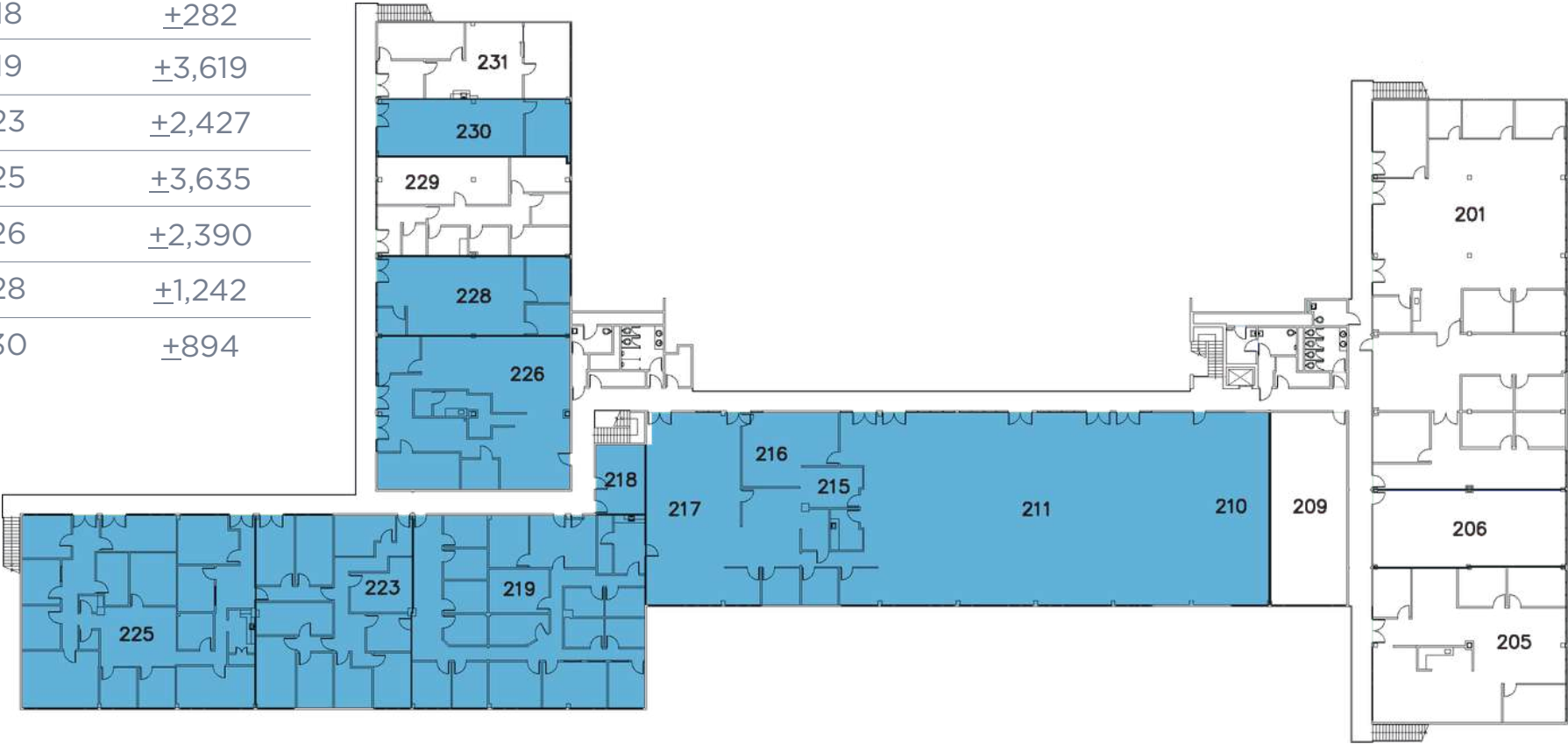


Adjacent suites can be combined to be contiguous. Center structural columns may not be depicted.

SECOND FLOOR PLAN

AVAILABLE SPACES

SUITE	SIZE (RSF)
210-217	±714 - 9,676
218	±282
219	±3,619
223	±2,427
225	±3,635
226	±2,390
228	±1,242
230	±894



Adjacent suites can be combined to be contiguous. Center structural columns may not be depicted.

RENDERINGS



DEMOGRAPHICS

2025 POPULATION

10,354

1 MILE

142,559

3 MILES

426,761

5 MILES

2025 HOUSEHOLDS

3,350

1 MILE

65,483

3 MILES

195,124

5 MILES

AVG HOUSEHOLD SIZE

2.3

1 MILE

1.9

3 MILES

2.0

5 MILES

AVG HOUSEHOLD INCOME

\$140,980

1 MILE

\$134,333

3 MILES

\$128,941

5 MILES

TOTAL SPECIFIED CONSUMER SPENDING

\$122.3M

1 MILE

\$2.2B

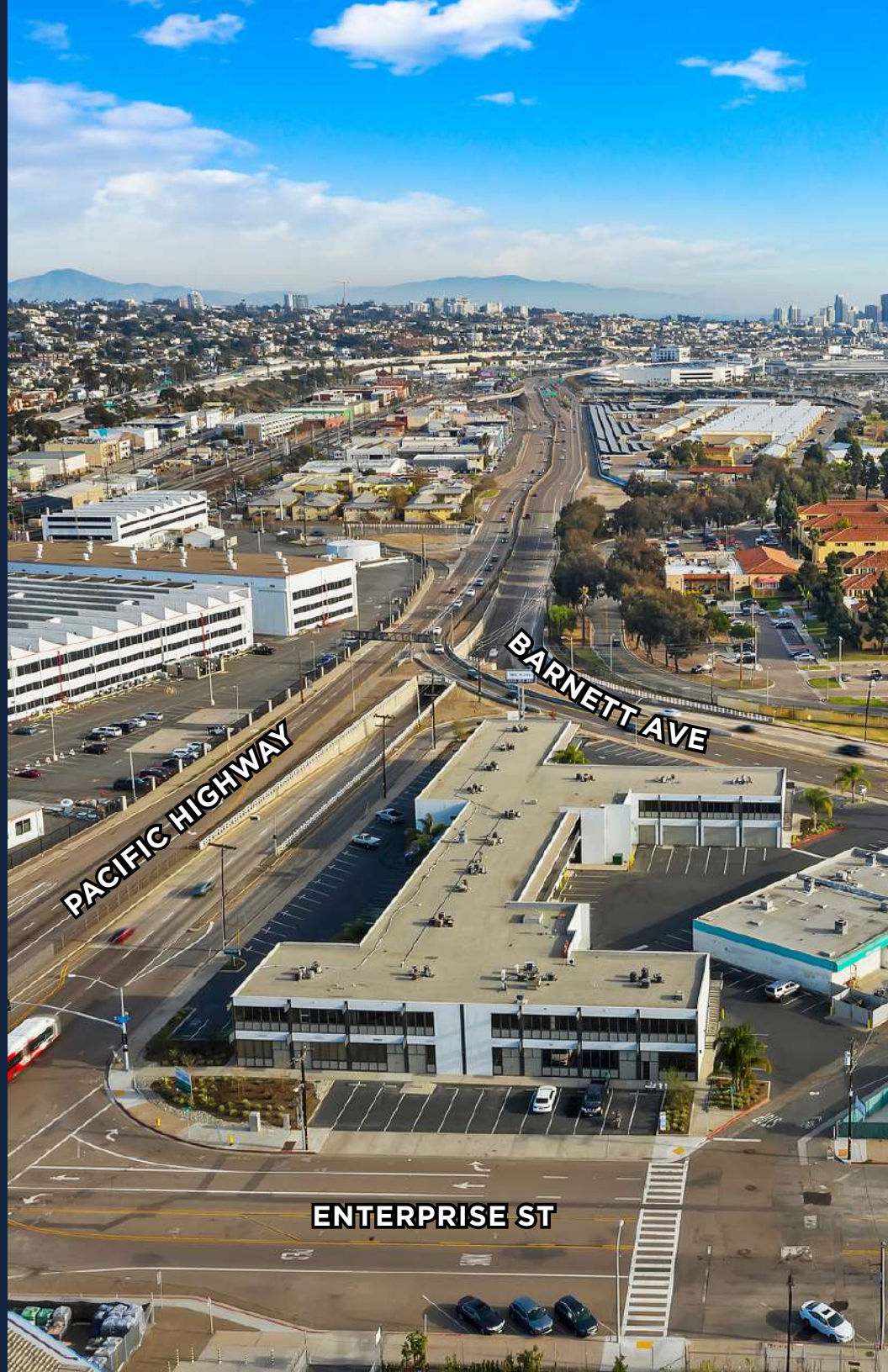
3 MILES

\$6.5B

5 MILES

CPD

111,500





PECHANGA ARENA
SAN DIEGO



OLD TOWN
SAN DIEGO



MIDWAY
RETAIL /
SPORTS ARENA
DISTRICT



OLD TOWN
TRANSIT
CENTER



WOLF IN THE
WOODS



LOMA SQUARE
TJ-MAXX HomeGoods®
DOLLAR TREE

SITE



MISSION HILLS

NAVYWAR
PEDESTRIAN BRIDGE

MARINE CORPS
RECRUIT DEPOT



WASHINGTON
ST TROLLEY
STATION



LIBERTY
STATION



TRADER JOE'S



PORT OF
SAN DIEGO

SAN DIEGO
INTERNATIONAL
AIRPORT



DOWNTOWN
SAN DIEGO



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