

FOR LEASE | BARBER SHOP

632 BROADWAY, DOWNTOWN SAN DIEGO



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632 Broadway, San Diego, CA 92101

PROPERTY OVERVIEW

632 BROADWAY, SAN DIEGO, CA 92101

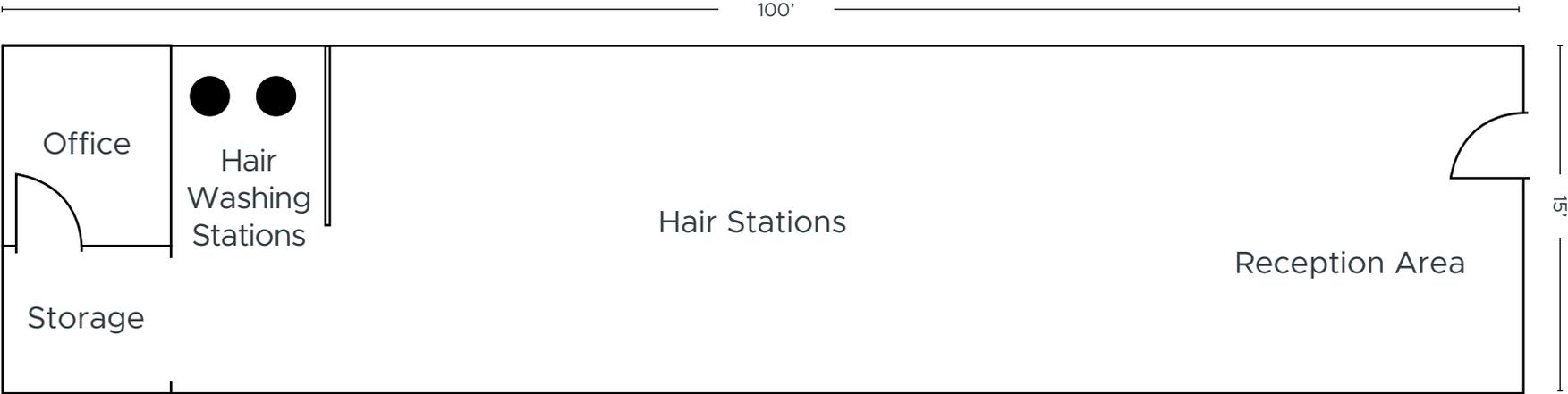
- . +/- 1,500 SF FULLY FURNISHED TURNKEY BARBER SHOP.
- . 6 HAIR STATIONS
- . 2 HAIR WASHING STATIONS
- . RECEPTION AREA
- . SMALL OFFICE AND STORAGE
- . ALL FF&E INCLUDED
- . RECENTLY COMPLETED \$85K BUILD OUT.
- . WALK SCORE 99 - WALKER'S PARADISE

ASKING \$5,500/MONTH ALL IN + KEY MONEY

**PLEASE do Not disturb tenant, owner, employees, or patrons*

SITE & FLOOR PLAN

+/- 1,500 SF fully furnished turnkey Barber Shop



PHOTOS





ANDIA BY BOSHA HIGH-RISE CONDOS



RESEARCH & DEVELOPMENT DISTRICT



EAST VILLAGE GREEN PARK



1HWY1 WATERFRONT PROJECT



EAST VILLAGE QUARTER

DOWNTOWN SAN DIEGO

632 Broadway, San Diego



SAN DIEGO

632 Broadway, San Diego

Downtown San Diego is the vibrant core of a highly resilient tourism economy that generated approximately 32 million visitors and \$22 billion in economic impact during fiscal year 2024. Its mix of beachside leisure, conventions, and annual marquee events like Comic-Con (which delivers up to a 400% sales surge for local shops) underscores the area's importance to vendors and restaurants.

Major new initiatives like a \$50 million funding increase by the Tourism Marketing District aim to boost hotel stays and marketing efforts into 2026. Together, these tourism-driven dynamics make downtown San Diego a fulcrum of economic vitality, cultural attraction, and urban renewal.

TRAFFIC COUNTS

Broadway	12,116
6th Ave	4,200
7th Ave	4,600

210,945
POPULATION
*3 mi radius

\$140,329
AVERAGE HH INCOME
*3 mi radius

37.5
MEDIAN AGE
*3 mi radius

15,148
TOTAL BUSINESSES
*3 mi radius

130,663
TOTAL EMPLOYEES
*3 mi radius

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CONTACT BROKERS FOR MORE INFO
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