



# 875

**SEACOAST  
DRIVE**  
IMPERIAL BEACH, CA 91932

**FOR LEASE**  
 $\pm$  3,027 SF Beach Area Restaurant

**MARTIN F. ALFARO**  
Associate Vice President  
(858) 598-2890  
[Martin@PacificCoastCommercial.com](mailto:Martin@PacificCoastCommercial.com)  
Lic. 01230078

**PACIFIC COAST COMMERCIAL**  
10721 Treena Street, Suite 200  
San Diego, CA 92131  
(619) 469-3600  
[www.PacificCoastCommercial.com](http://www.PacificCoastCommercial.com)  
Lic. 01209930



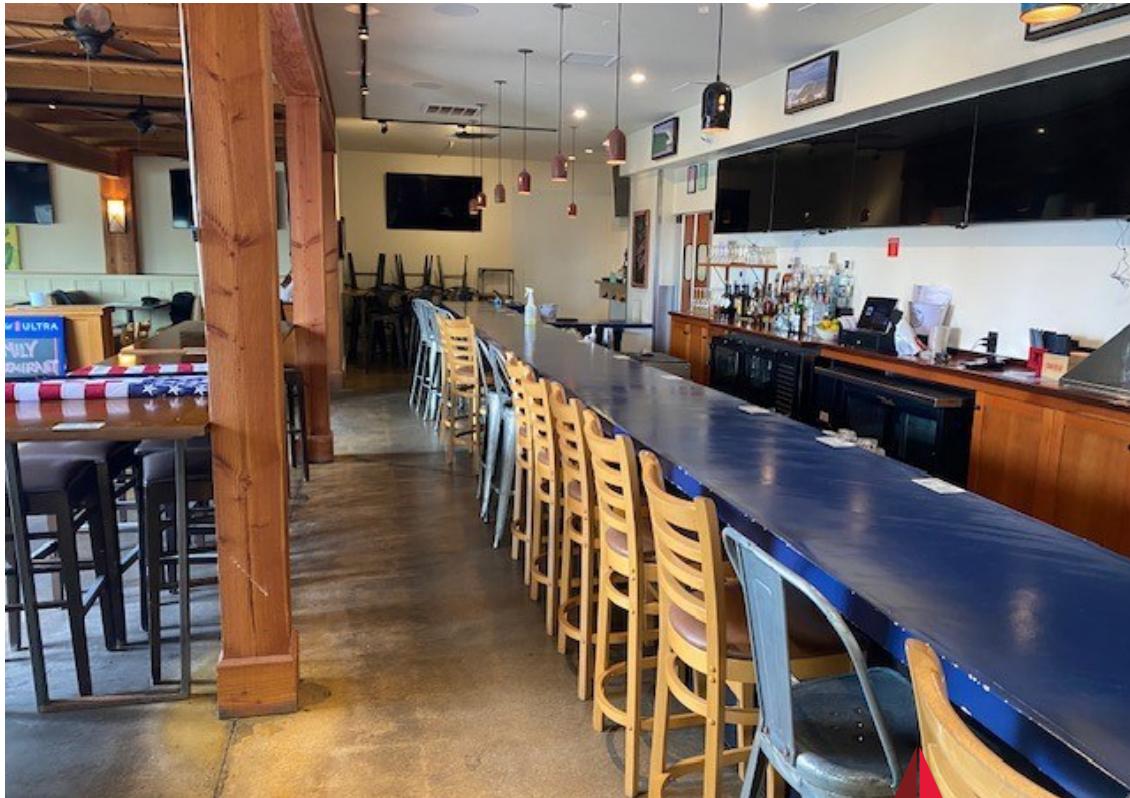
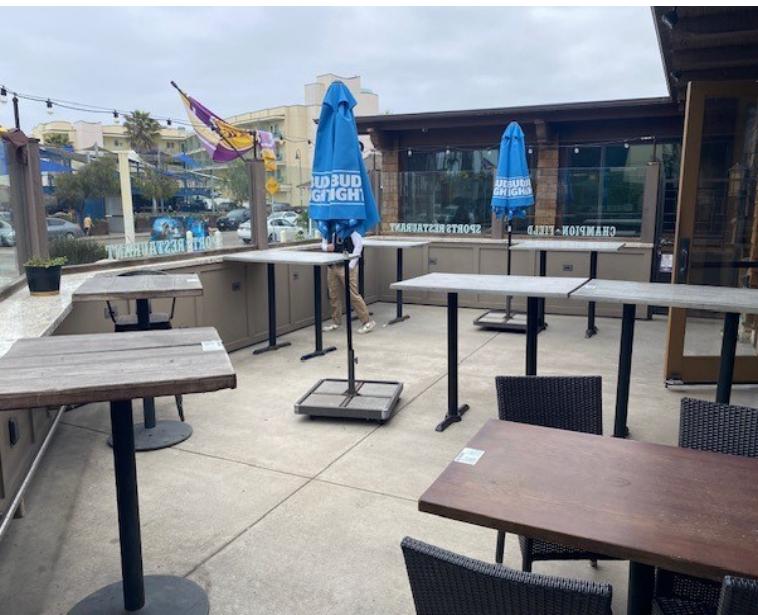
**PACIFIC COAST  
COMMERCIAL**  
SALES - MANAGEMENT - LEASING

## PROPERTY FEATURES

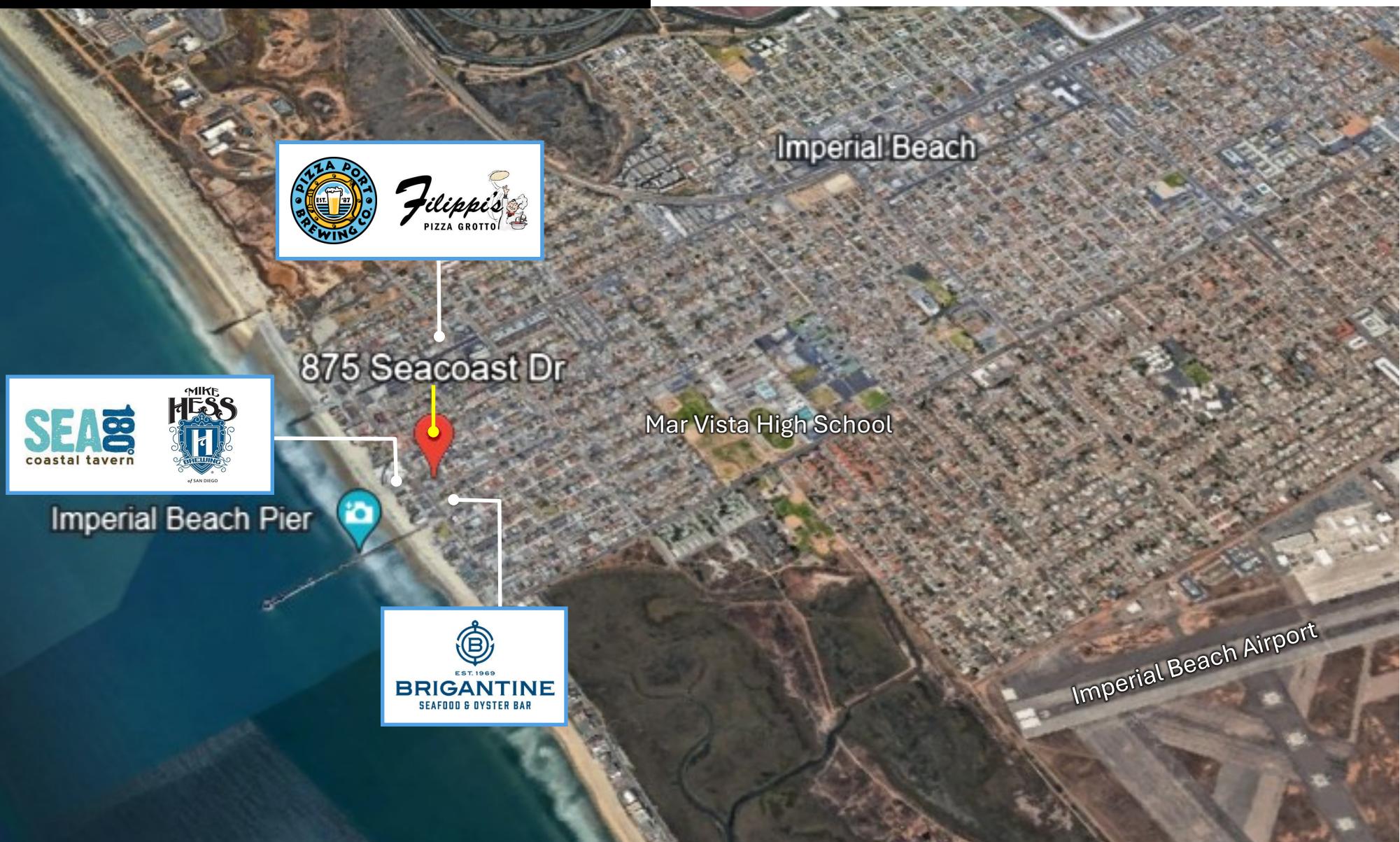
- ▶ 875 Seacoast Drive, Imperial Beach, CA 91932
- ▶ 2nd Generation Restaurant with Ocean Views and 1/2 Block from the Imperial Beach Pier with On-Site Parking
- ▶ ± 3,027 Square Foot Free-Standing Restaurant with Two Patios
- ▶ Liquor License Available For Fee
- ▶ Property Surrounded with Newer Residential Development and Increase in Density
- ▶ Great Imperial Beach Location and 10 Minutes from Coronado Island
- ▶ Rent Choice for Qualified Tenants:  
\$3.75/SF + NNN **OR** \$2.00/SF + % Rent + NNN  
Low NNN for the Property  
*Call Listing Office for Details*



## PROPERTY PHOTOS



## LOCATION & NEARBY AMENITIES



### MARTIN F. ALFARO

Associate Vice President

(858) 598-2890

Martin@PacificCoastCommercial.com

Lic. 01230078

### PACIFIC COAST COMMERCIAL

10721 Treena Street, Suite 200

San Diego, CA 92131

(619) 469-3600

[www.PacificCoastCommercial.com](http://www.PacificCoastCommercial.com)

Lic. 01209930

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.