

FOR LEASE

866-870 GRAND AVENUE
SAN DIEGO, CA 92109



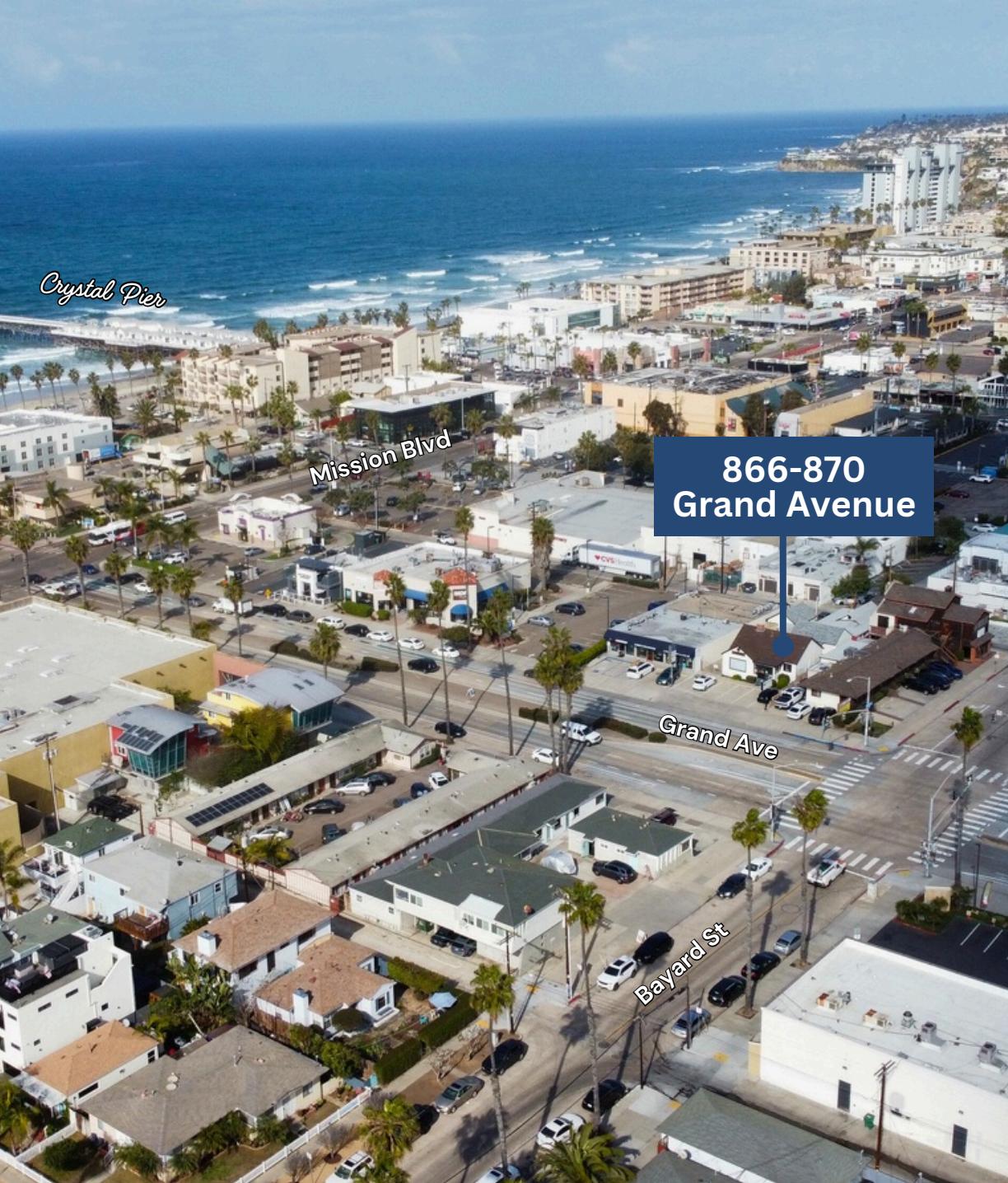
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 INFINITY
INVESTMENT PROPERTIES



FOR LEASE

**±1,847 SF SPACE AVAILABLE
OFFICE/RETAIL/RESTAURANT**

866-870 Grand Ave is a property consisting of **3 structures totaling ±1,847 SF**. The space can suit a business looking for office, retail, or restaurant space located just one block from the beach! Positioned on Grand Avenue, the property features rare monument signage facing both East and West, providing excellent visibility. Strategically located near San Diego's top retailers, restaurants, and beaches, this location offers prime access and visibility.

KEY FEATURES

Monument Signage facing East and West on Grand Avenue

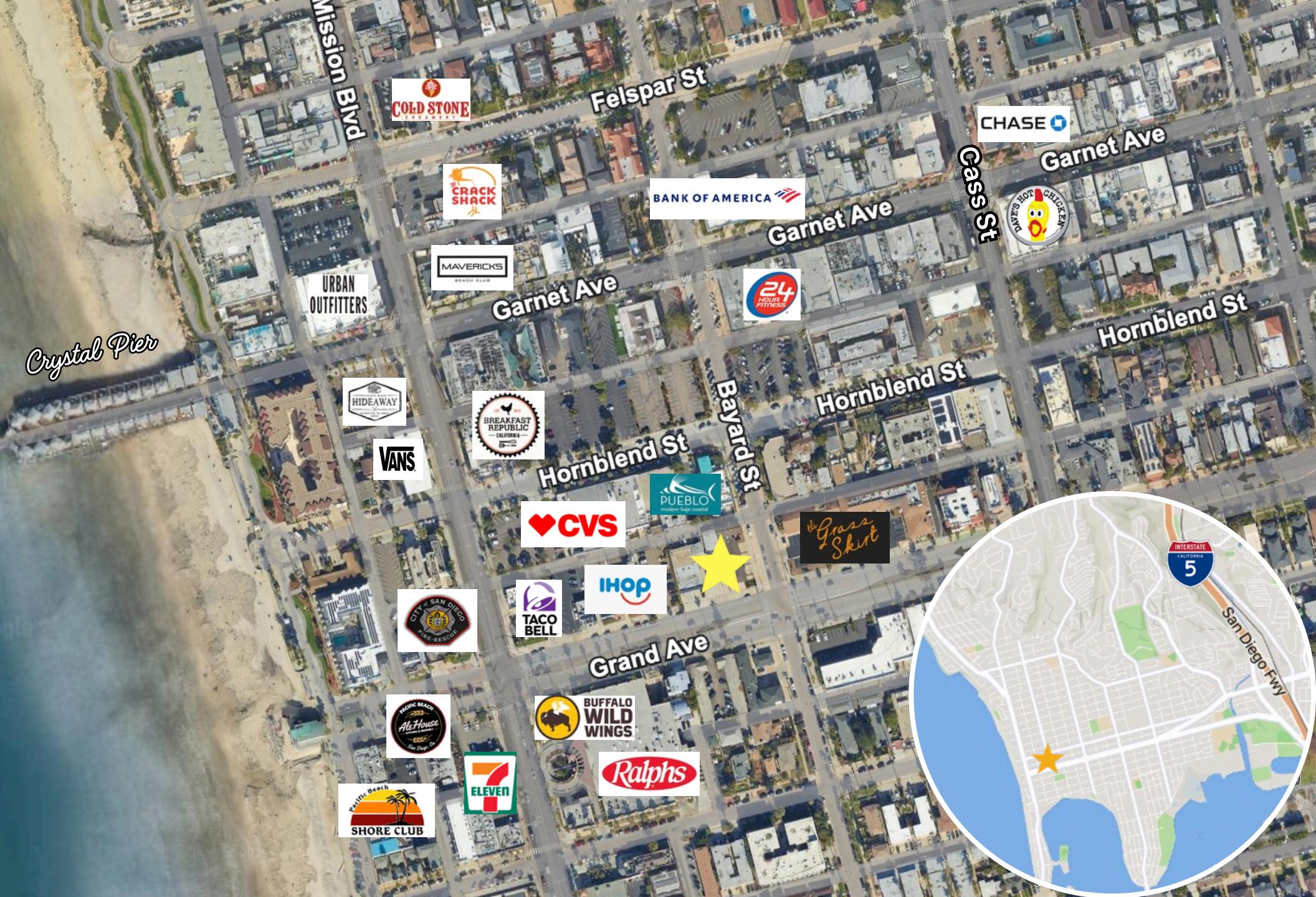
Private central patio between all three buildings. Can be used for outdoor dining, gathering area, loading, and more

Gated side entrance wide enough to fit a large car or truck. No height restriction on passage.

All structures have their own electrical meters

One Block from the Beach

Heating and cooling



AMENITIES MAP

HIGHLIGHTS

Lease Rate: Contact Agent

Available: April 1, 2025

Size: ±1,847 SF

866 Building: 420 SF

868 Building: 320 SF

870 Building: 1,107 SF

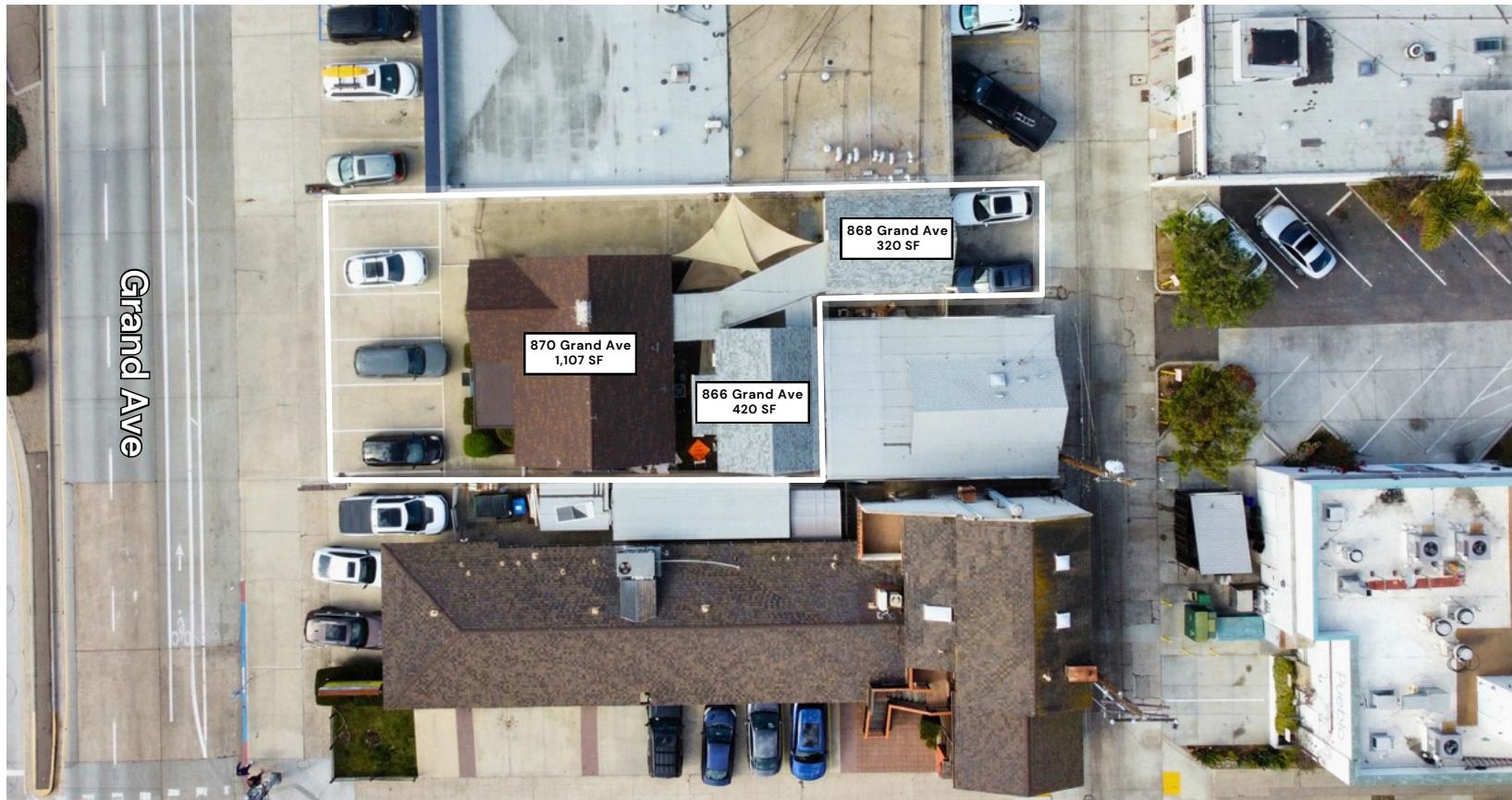
Parking Spaces: 8

Restrooms: 2

Zoning: CC-4-2



SPACE DETAILS



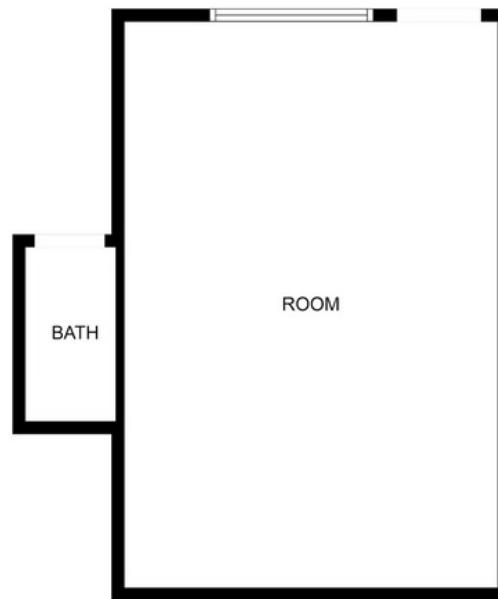
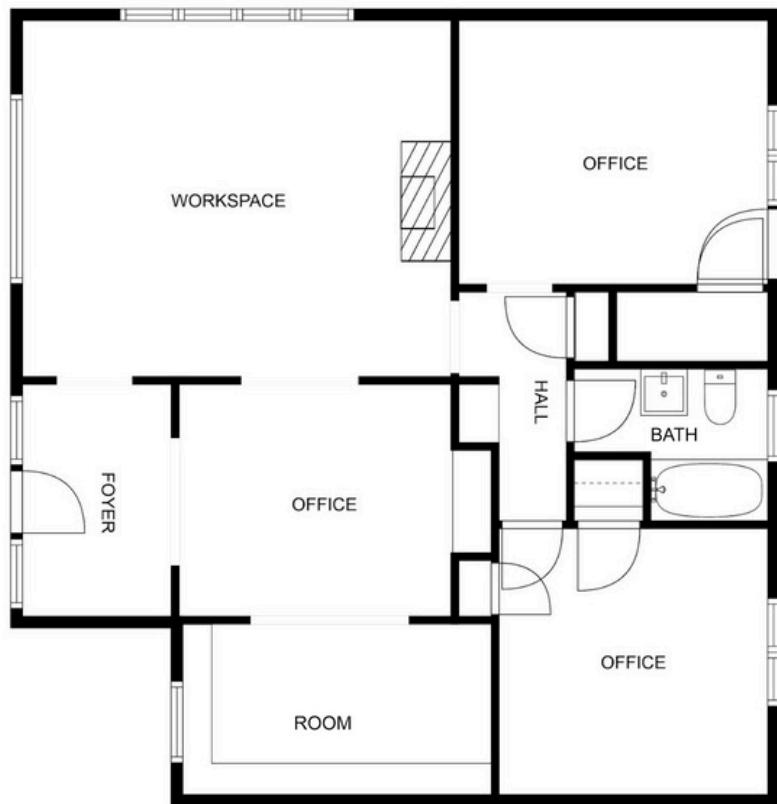
870 Grand: This building was originally constructed as a home and offers a very cozy and welcoming environment. Offers two private offices, restroom, 3 larger open areas that can be used to display merchandise, open guest seating, sales floor, etc.

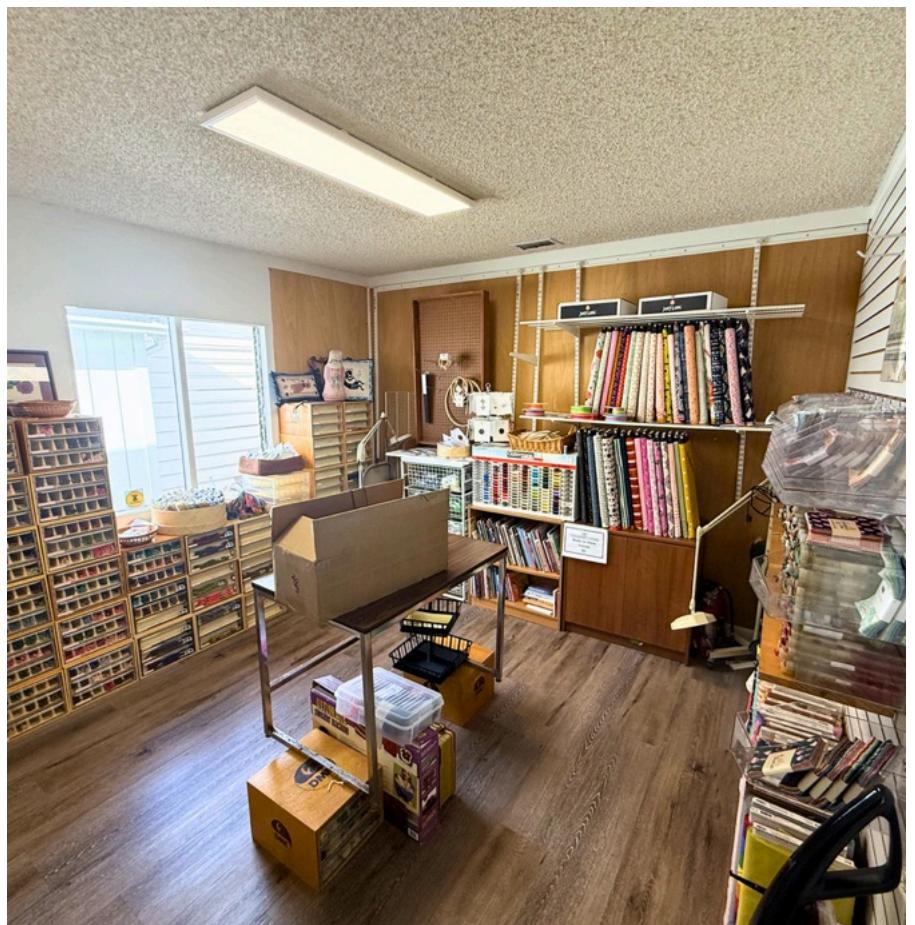
866 Grand: Ramp leading to a carpeted open space. Can be used for private meetings or storage.

868 Grand: Grade level entry to a carpeted open space. Can be used for private meetings or storage.

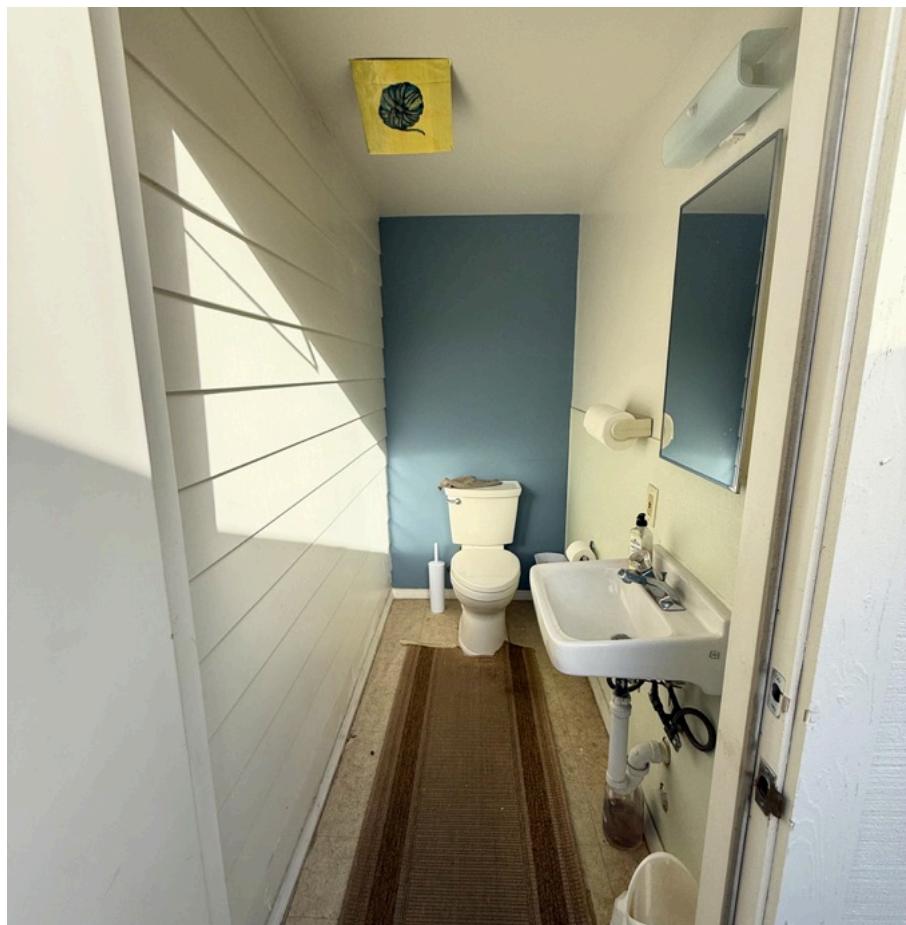
FLOOR PLAN

Grand Ave

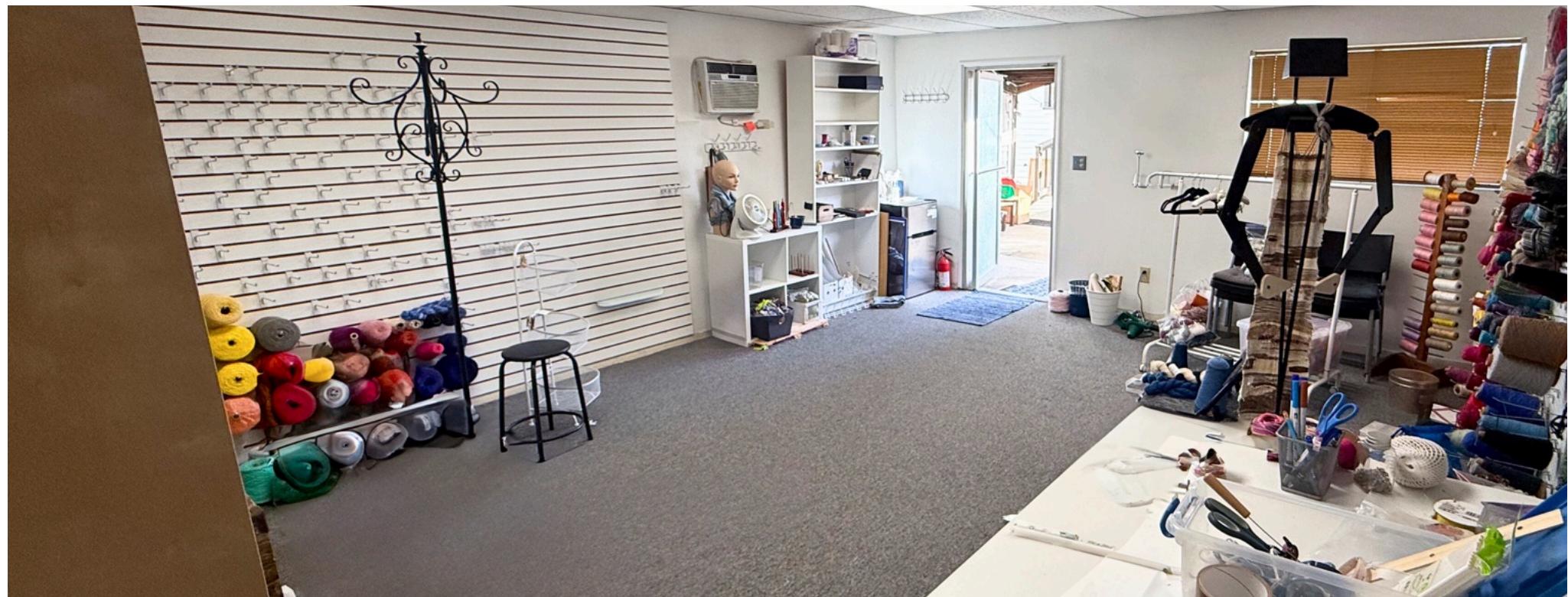




870 Grand Ave



866 Grand Ave





DEMOGRAPHICS

1 MILE

POPULATION
23,253

AVERAGE HH INCOME
\$100,489

HOUSEHOLDS
12,390

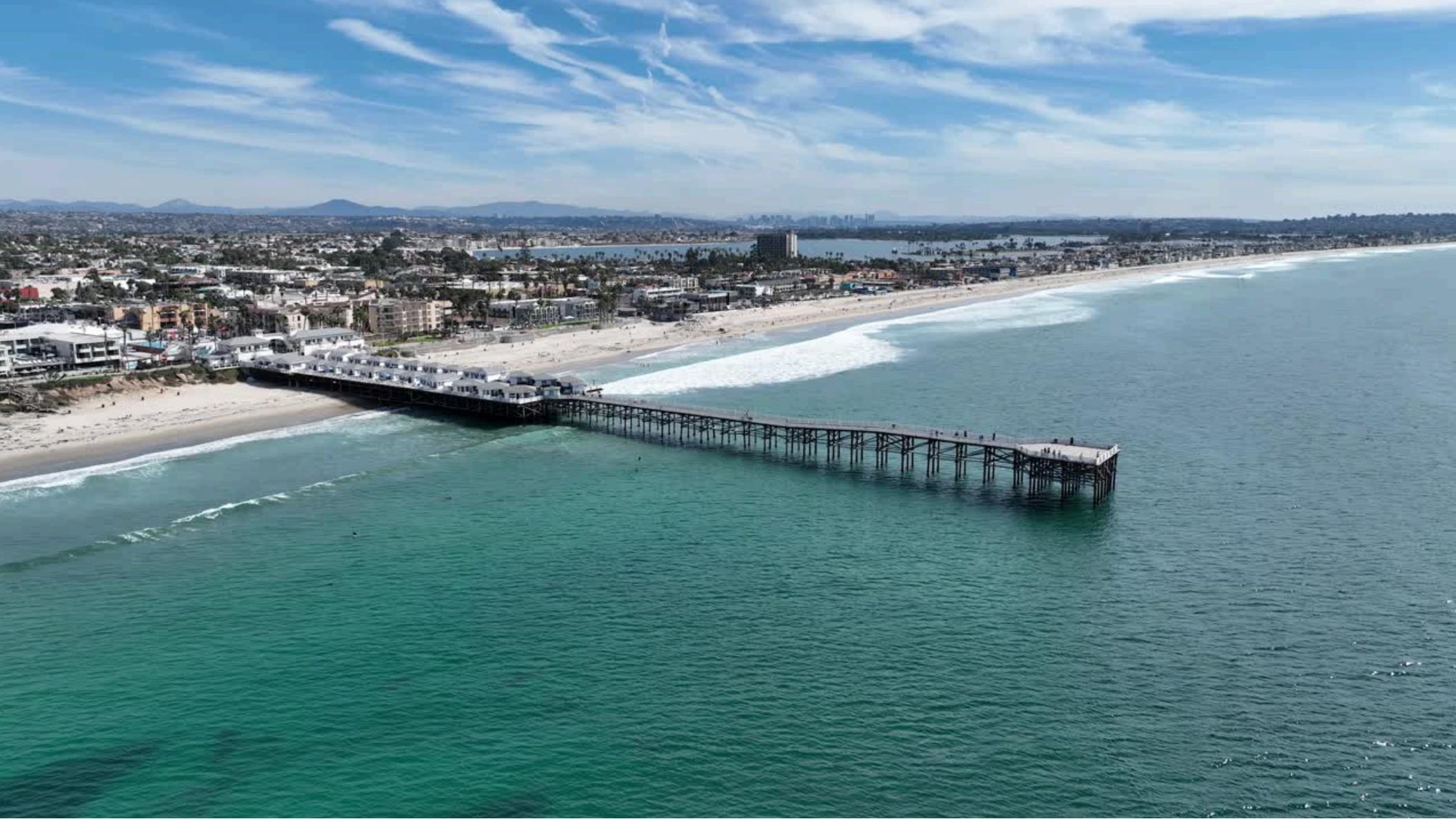
3 MILES

POPULATION
79,866

AVERAGE HH INCOME
\$108,396

HOUSEHOLDS
37,581





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