

FOR LEASE

866-870 GRAND AVENUE
SAN DIEGO, CA 92109



Lev Mizan

DRE Lic. #: 01998777

C: 619.888.5343

Seth Pite

DRE Lic. #: 02108503

C: 858.997.5472

 **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

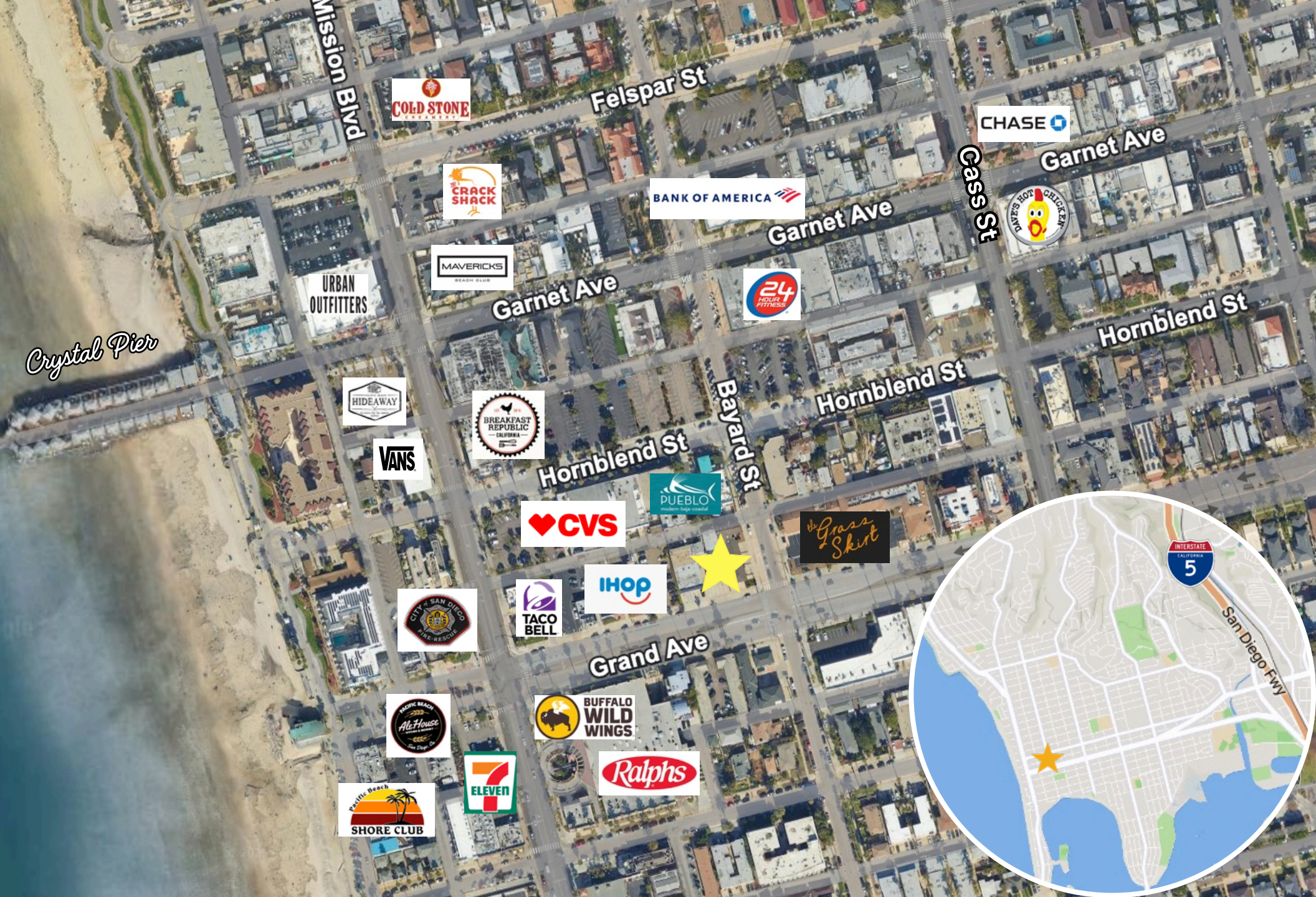
Private central patio between all three buildings. Can be used for outdoor dining, gathering area, loading, and more

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



HIGHLIGHTS

Lease Rate: Contact Agent

Available: April 1, 2025

Size: ±1,847 SF

866 Building: 420 SF

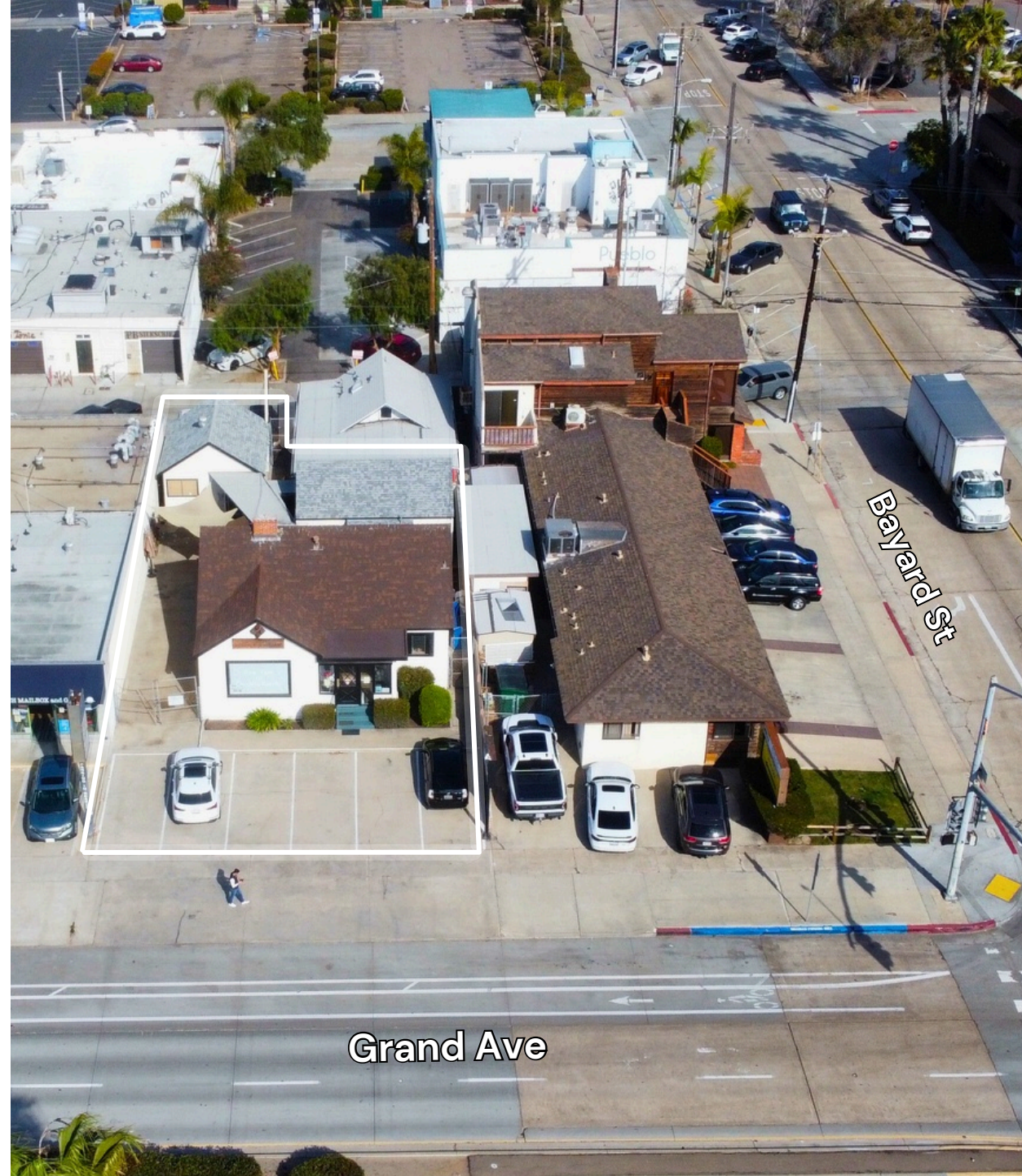
868 Building: 320 SF

870 Building: 1,107 SF

Parking Spaces: 8

Restrooms: 2

Zoning: CC-4-2



SPACE DETAILS



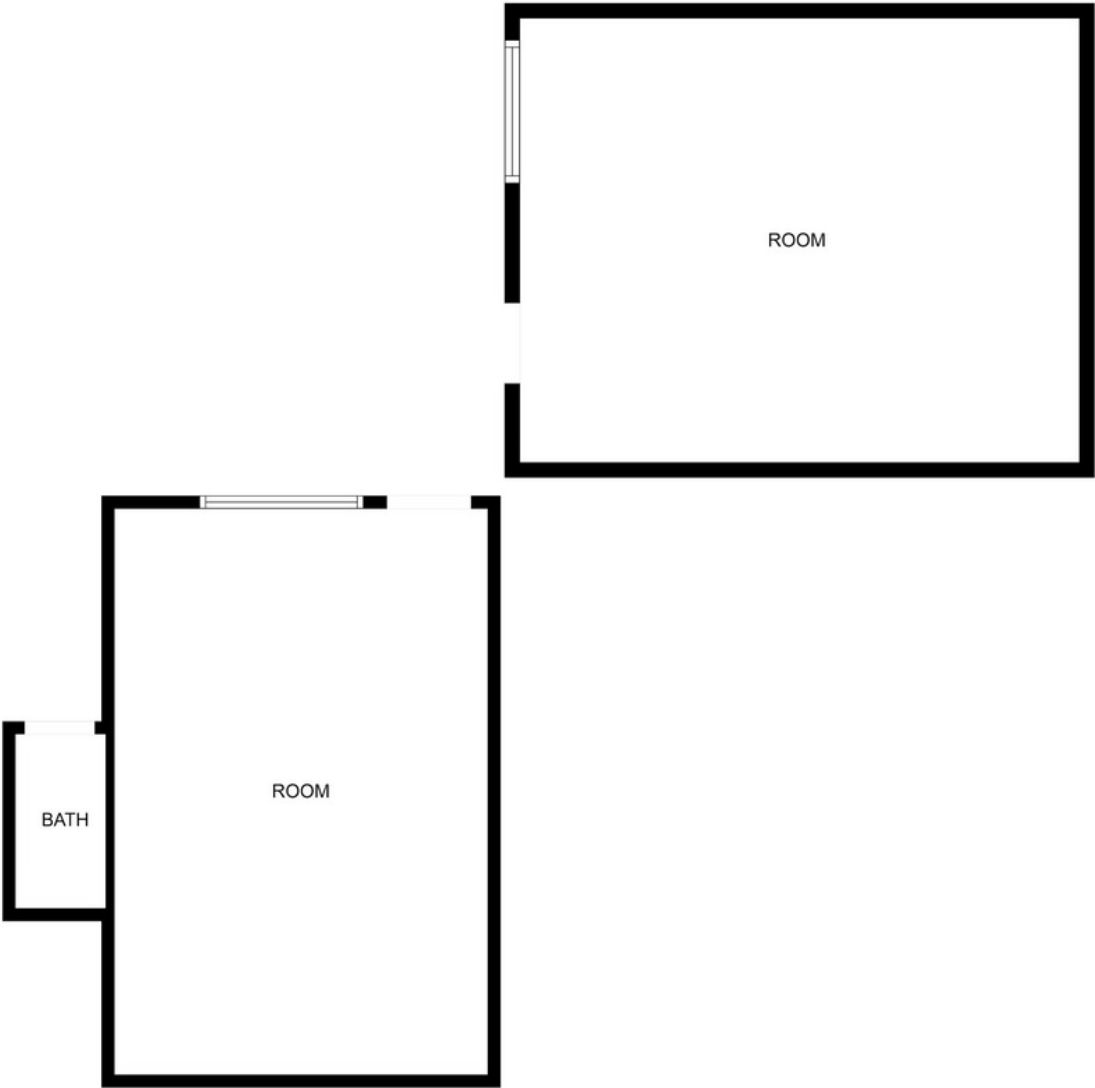
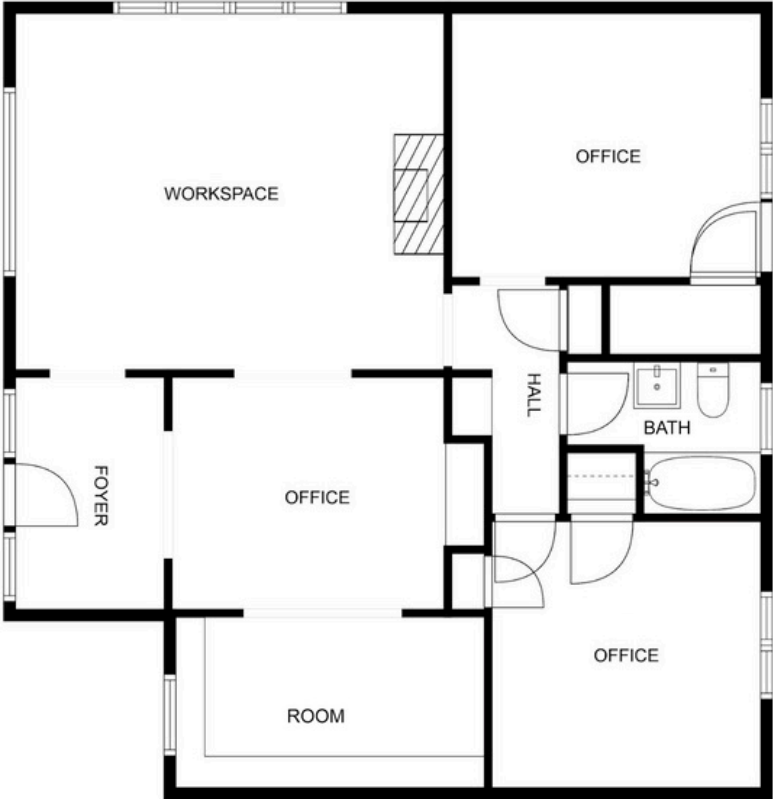
870 Grand: This building was originally constructed as a home and offers a very cozy and welcoming environment. Offers two private offices, restroom, 3 larger open areas that can be used to display merchandise, open guest seating, sales floor, etc.

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

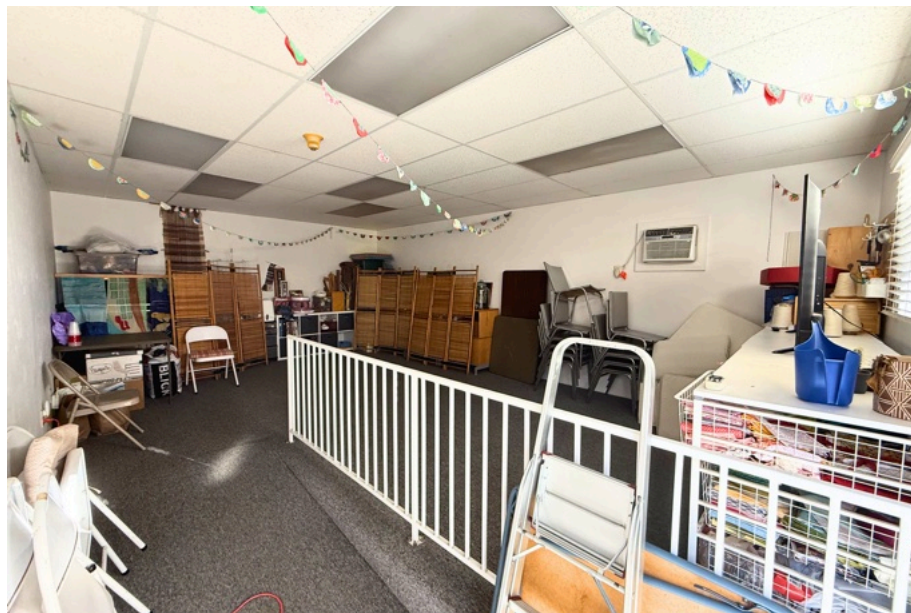
868 Grand: Grade level entry to a carpeted open space. Can be used for private meetings or storage.

FLOOR PLAN

Grand Ave











FRONT PARKING (6 SPACES + DRIVEWAY)



BACK PARKING (2 SPACES)

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





LEV MIZAN

Managing Broker

DRE Lic. #: 01998777

C: 619.888.5343

O: 619.314.8181 ext. 101

Lev@InfinityInvestProp.com

SETH PITE

Senior Associate

DRE Lic. #: 02108503

C: 858.997.5472

O: 619.314.8181 ext. 102

Seth@InfinityInvestProp.com



Infinity Investment Properties, Inc. All rights reserved. This information has been obtained from sources deemed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. Infinity Investment Properties, Inc. and the Infinity Investment Property logo are service marks for Infinity Investment Properties, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of Infinity Investment Properties. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.