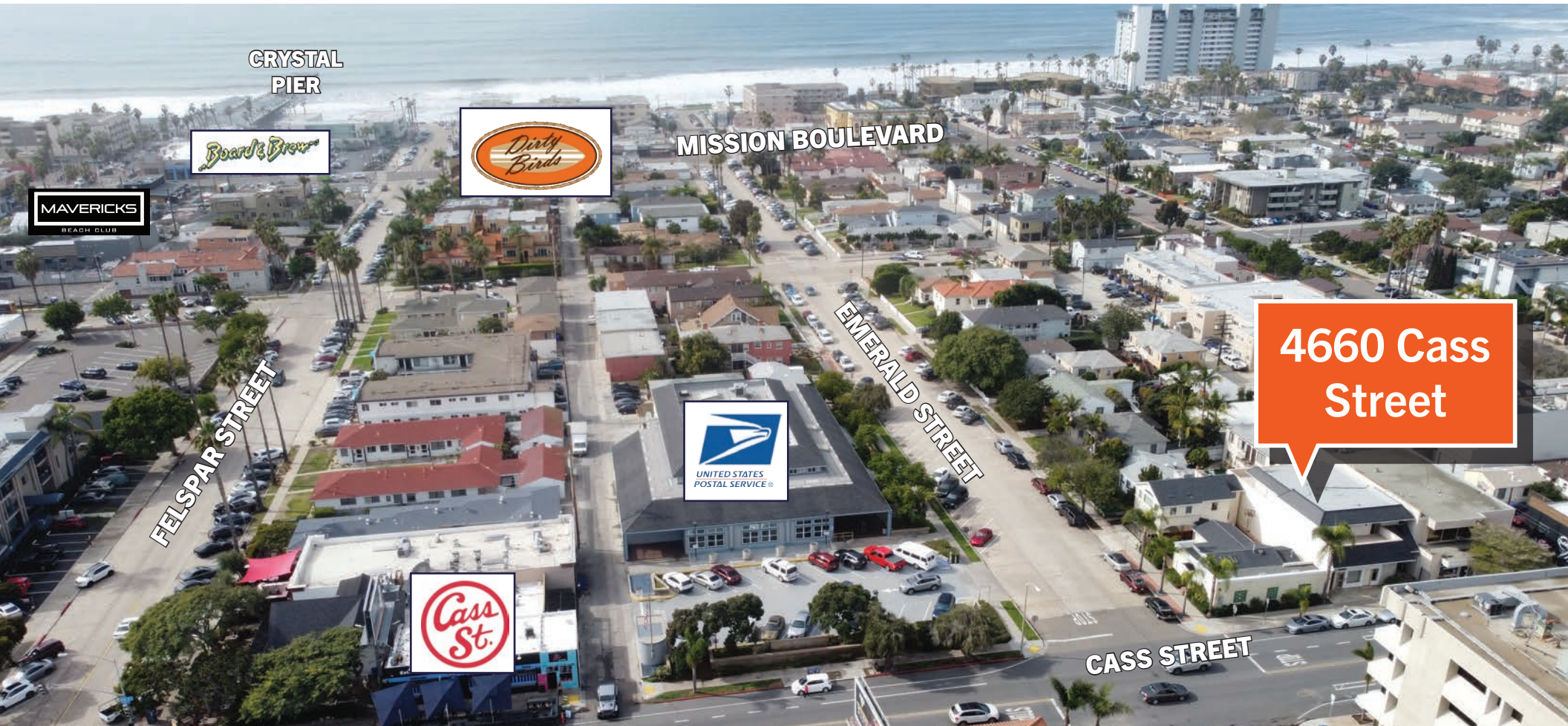


RETAIL SPACE FOR LEASE



4660 Cass
Street

4660 Cass Street
Pacific Beach, CA 92109

FOR MORE INFORMATION, PLEASE CONTACT:

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RETAIL SPACE FOR LEASE

4660 Cass Street

LEASE DETAILS

Availability:	1,000 - 2,200 SF
Gross Rent:	Contact agent for lease rate
Space Details:	Security System, Private Restrooms, High Ceilings, Lofted Storage, 10.5' Roll Up Door

PROPERTY HIGHLIGHTS

- Walking Distance from Shops and Restaurants on Garnet Avenue
- Located in the Heart of Pacific Beach's coveted Cass Street
- Two Blocks from the Beach and Boardwalk
- Excellent Signage Opportunity
- Across the Street from USPS Office Divisible Unit(s)
- First Time Available in Decades



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4660 CASS STREET

DEMOGRAPHICS

1 MILE

25,679

2022

POPULATION

\$89K

MEDIAN HH
INCOME

13,233

NUMBER OF
HOUSEHOLDS

3 MILE

84,577

2022

POPULATION

\$98K

MEDIAN HH
INCOME

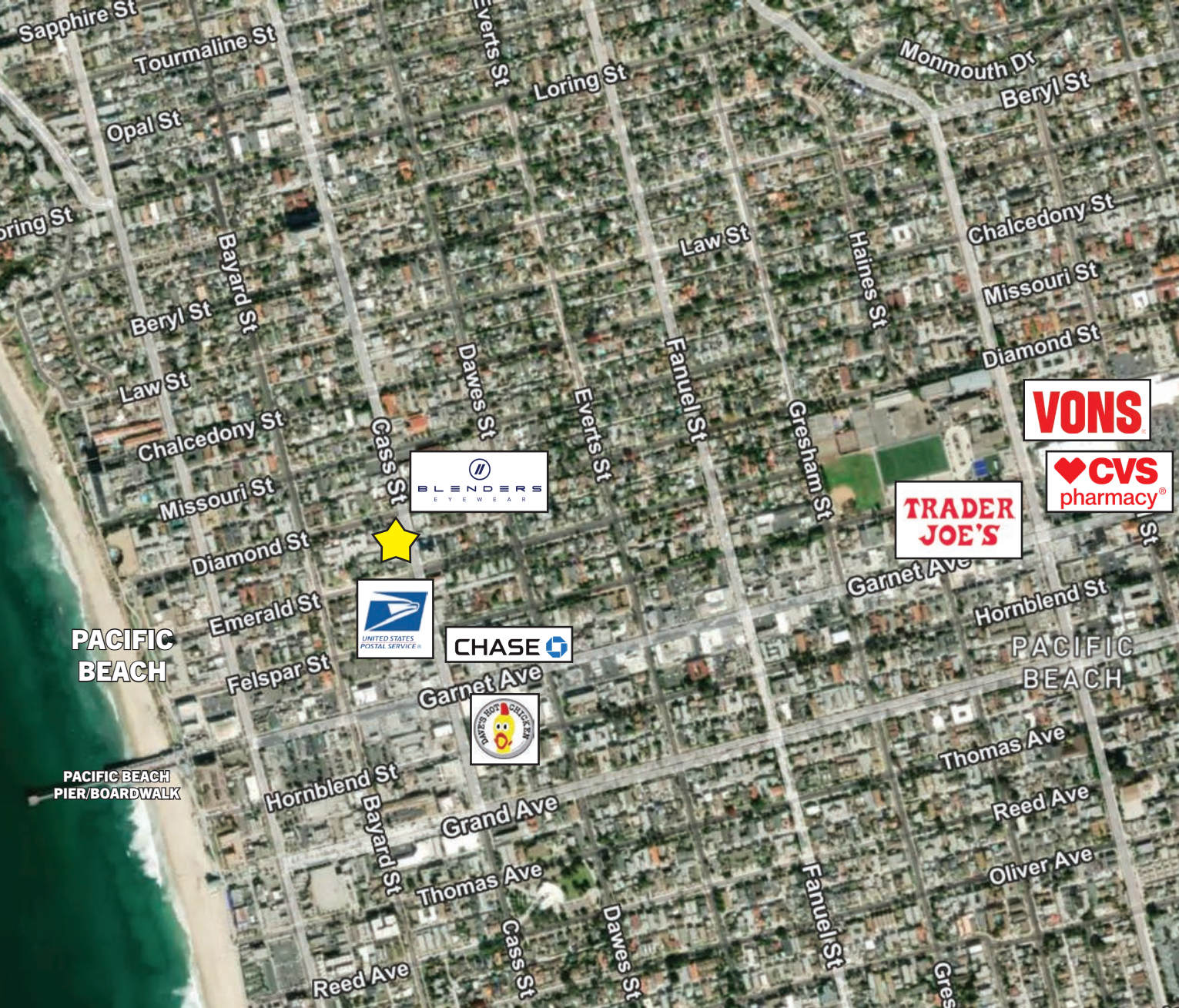
40,121

NUMBER OF
HOUSEHOLDS



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**PACIFIC BEACH,
CALIFORNIA**
**Nearby
Amenities**



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