

FOR LEASE
Bay Park
RETAIL / OFFICE SUITES



COLTON SPEAS
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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.


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Commercial Real Estate

PROPERTY OVERVIEW

Conveniently located at 2603-2621 Denver St in San Diego, this property offers exceptional visibility and accessibility in a thriving commercial area. Its strategic location ensures steady foot traffic and proximity to a dynamic neighborhood, making it an ideal spot for businesses to connect with customers and maximize exposure.



Property Address

2603-2621 Denver Street, San Diego, CA 92110



Space Options

Office Suite: ±580 SF Available



Zoning

CC-1-3



Prime Location: Strategically situated near Pacific Beach, La Jolla, and USD with immediate freeway access



High Visibility: Positioned in a bustling area with significant foot and vehicle traffic



Nearby Amenities: Surrounded by parks, cafes, and shops for added convenience



Versatile Usage: Ideal for retail or office purposes in a vibrant community setting



Signage: Monument signage available



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±580 SF



Second Floor
Office



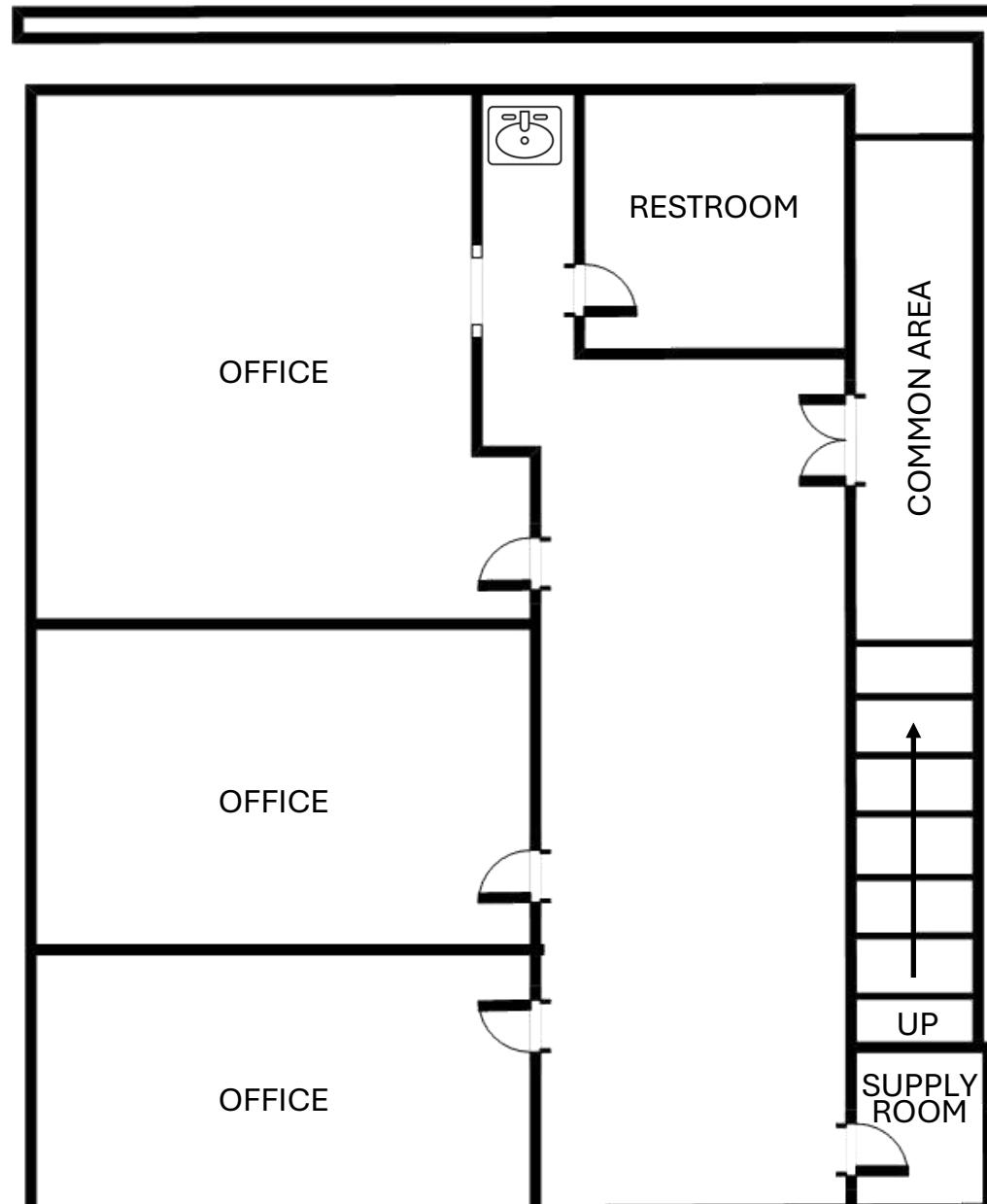
3 Private Offices,
Restroom and Supply Room



Available Now

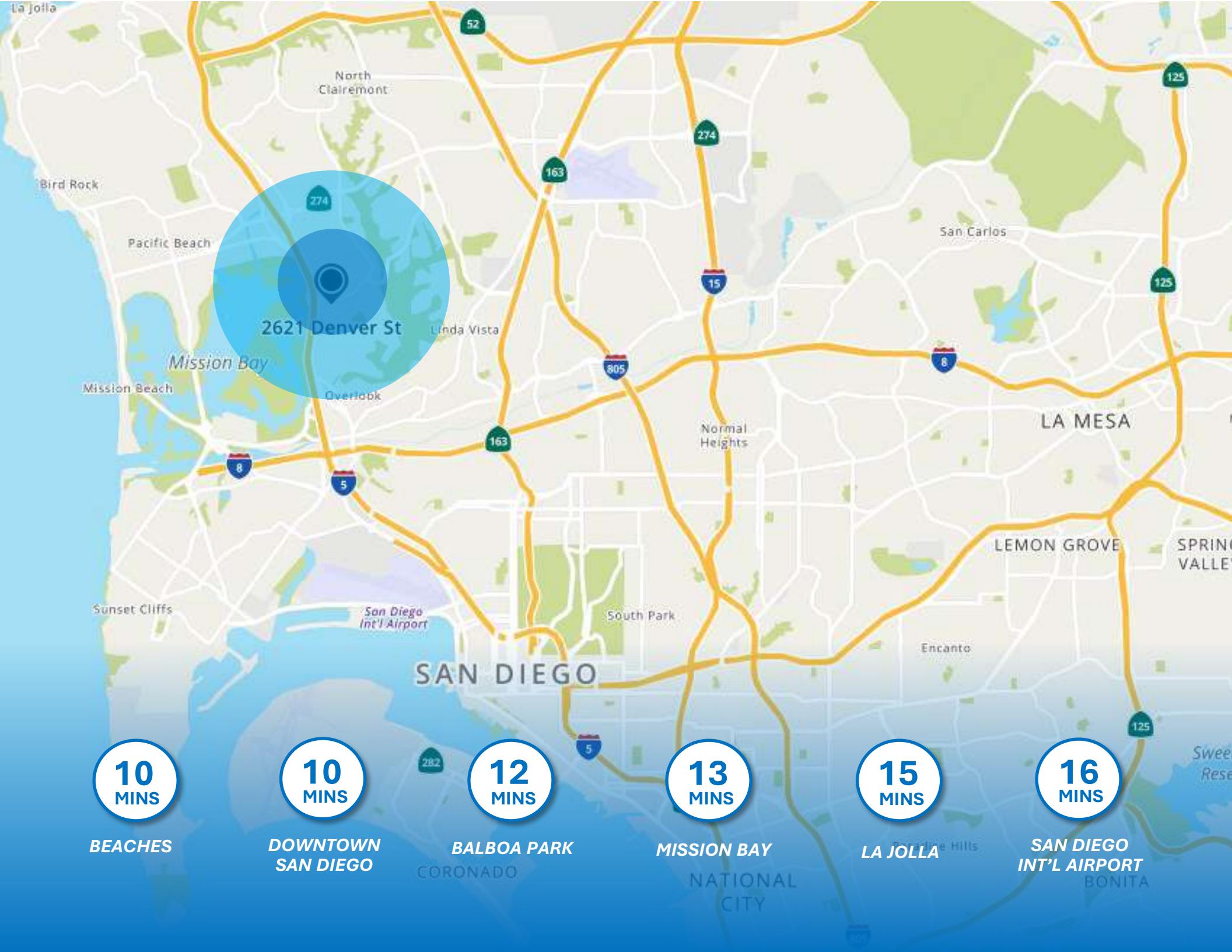


\$1.75/SF + NNN (\$.67/SF)



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AREA HIGHLIGHTS

This property is well positioned near parks, trendy cafes, and a variety of unique shops and galleries, making it an excellent choice for businesses seeking a central and vibrant neighborhood. Take advantage of the area's diverse foot traffic and local charm to elevate your commercial presence.



381,289

2024 Population



381,673

2029 Population
Projection



\$121,570

Avg Household
Income



38.2

Median Age



53%

College Educated



\$884,969

Median
Home Value



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