



**4250
Pacific
Highway**

San Diego, CA

FOR LEASE

01

PROPERTY OVERVIEW

02

MARKET OVERVIEW

DISCLAIMER NOTICE

Confidentiality & Disclaimer

The information contained here has been obtained from sources considered to be reliable, but no guarantee of its accuracy is made by QFC Real Estate. In addition, no representation is made respecting to zoning, condition of title, dimensions or any matters of a legal or environmental nature. Furthermore, Buyer is responsible for determining that the zoning applicable to the Property and any future potential development of such. Such matters should be referred to legal counsel for determination. Terms and conditions are subject to change without prior notice. The information contained in this brochure is submitted subject to change of price, errors, omissions, or other conditions, withdrawal without notice, and to any special listing conditions imposed by owner. No representation or recommendation is made by QFC Real Estate as to the legal, financial or tax consequences and all prospective Buyers are encouraged to complete their own due diligence, hire independent consultants and/or advisors in order to obtain information they deem reliable.

All property showings are by appointment only. Please contact your QFC Real Estate agent for more details.

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01

PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

A two-story office building totaling **75,401 RSF**

Professional and creative suites ranging from efficient executive spaces to expansive full floor corporate opportunities, with potential to include:

- Ground floor flex space with roll up doors
- Ground floor storage space with roll up doors
- Ground floor storefront retail space
- 30 foot high marquee signage available

PRIME LOCATION

- Pacific Highway Plaza sits at the intersection of Barnett Avenue and Pacific Highway, directly across from NAVWAR (the United States Navy's hub for Information Warfare Systems Command)
- Close proximity to an abundance of retail and service amenities: Liberty Station, Pechanga Arena (Sports Arena Blvd), Old Town and Little Italy

EXCELLENT ACCESS

- 0.5 mile / 2-minute drive to I-5 by way of Pacific Highway
- 2.8 miles / 6-minute drive to San Diego International Airport
- 0.5 mile / 12-minute walk to Old Town Transit Center



Abundance of retail and service amenities



Prime location



Professional & creative suites



Excellent access

PROPERTY HIGHLIGHTS



Casey Brown Company strives to find unpolished gems requiring renovations and a new business plan tailored to its tenants and the community.



Approximately 45,000 cars drive through the intersection of Barnett Avenue and Pacific Highway daily



Renovations include: Exterior Building Repaint, Parking Lot Repave & Restripe, Upgraded Common Areas, Common Area Conference Room and Demo-Whitebox of Previous Office Spaces.



Parking Ratio: 3.25/1,000 USF and abundant street parking surrounding the property. EV charging stations available.



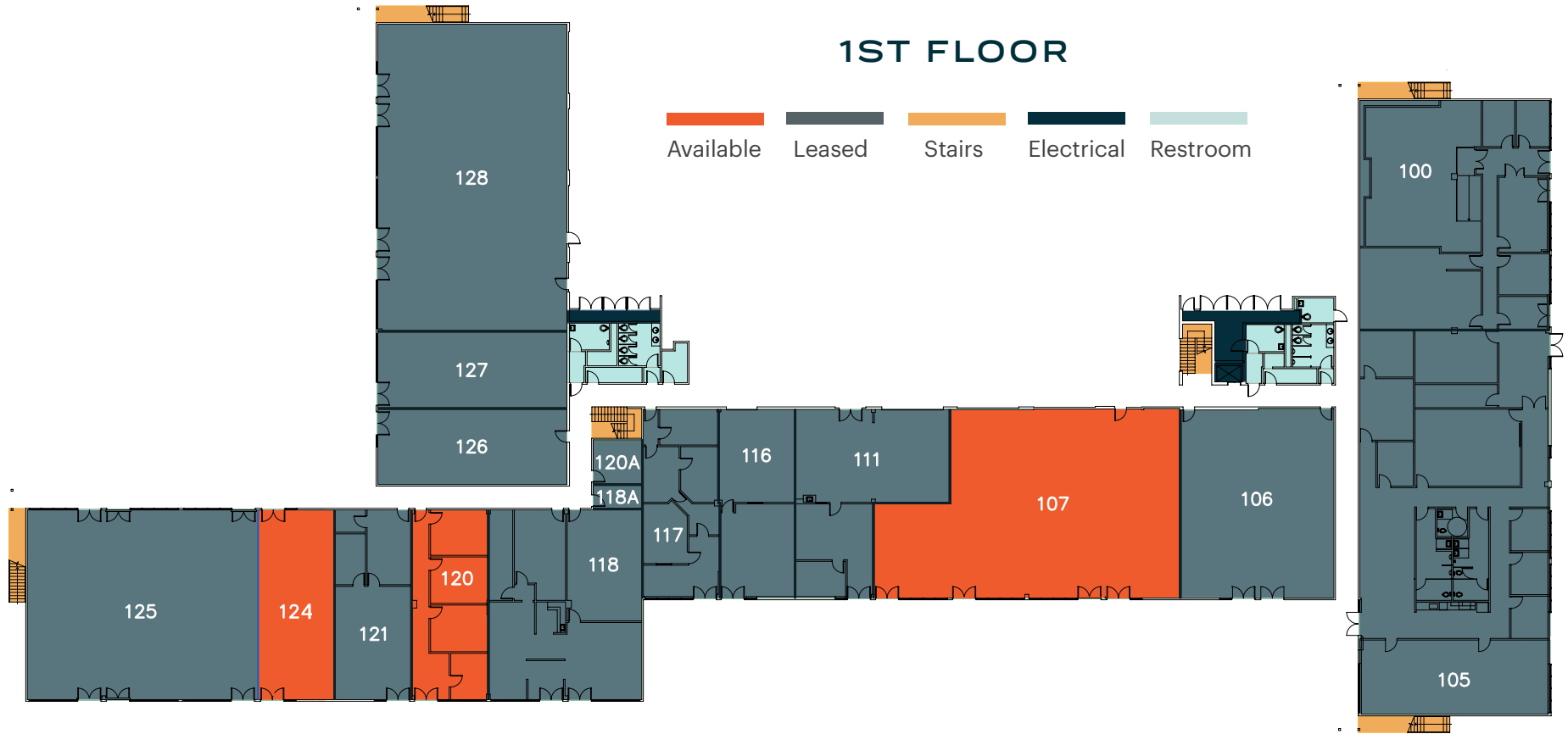
Maximize project signage with a 30 foot, Highly Visible Marquee Sign and Tenant Building Signage Opportunities.



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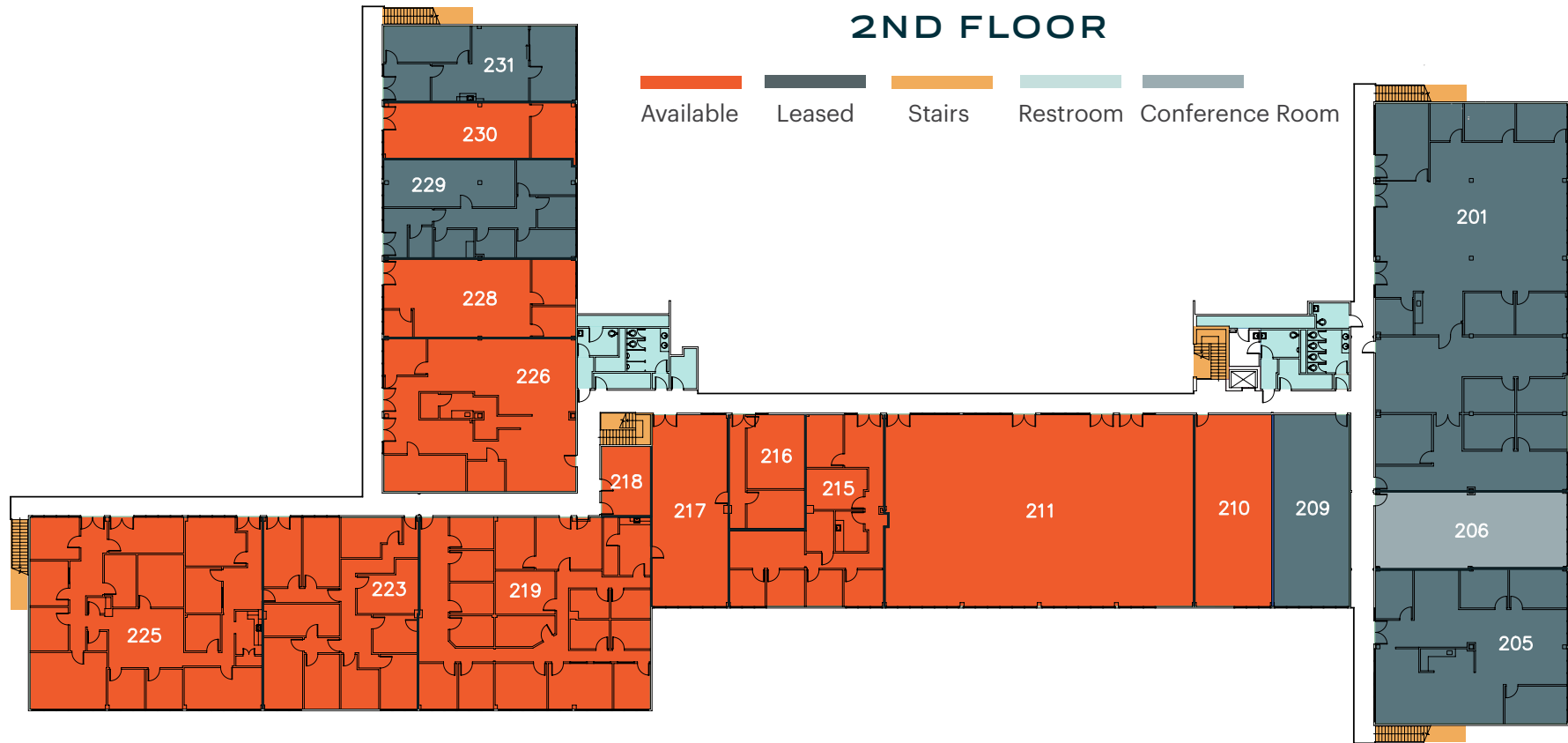
SQUARE FOOTAGE CAPABILITIES



Suite	Size (RSF)	Lease Rate
107	5,400 RSF	\$2.95/RSF/MO + Utilities
120	1,210 RSF	\$2.95/RSF/MO + Utilities
124	1,213 RSF	\$2.95/RSF/MO + Utilities

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SQUARE FOOTAGE CAPABILITIES



Suite	Size (RSF)	Lease Rate
210-225	19,639 RSF (*divisible to as small as 1,200 RSF)	\$2.95/RSF/MO + Utilities
226-228	3,631 RSF	\$2.95/RSF/MO + Utilities
230	893 RSF	\$2.95/RSF/MO + Utilities

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MARKET OVERVIEW

PECHANGE ARENA

OLD TOWN

PIZZA BELLA ITALIAN BISTRO
ROCKIN' BAJA LOBSTER
CASA GUADALAJARA
CASA DE REYES
BARRA BARRA
MIGUEL'S COCINA

EL AGAVE
NEW ORLEANS CREOLE CAFÉ
JACK & GIULIO'S ITALIAN
THE CONGRESS CAFÉ
CASE DE MARIA
BERTA'S LATIN CUISINE

PROPERTY

SAN DIEGO
INTERNATIONAL
AIRPORT

CRACK SHACK
NOLITA HALL
RAKIRAKI RAMEN
HERB & WOOD
JUNIPER & IVY
NAPIZZA
UNDERBELLY
IRONSIDE
CRAFT & COMMERCE
BARBUSA
BORN & RAISED
MORNING GLORY
DAVANTI ENOTECA

LITTLE ITALY

02

MARKET OVERVIEW

Midway

The Midway district of Point Loma is currently undergoing a massive proposed redevelopment. With a focus on making the community less industrial and more residential, San Diego is re-aligning blocks of industrial properties with new streets, bike lanes, and vibrant retail plazas.

The Midway Rising Project proposal currently includes:

- 2,000+ Affordable Homes
- A New Modern Sports and Entertainment Arena
- Multi-Acre Urban Park
- Retail Shops and Dining
- 8,500 New Jobs
- \$7B in Economic Benefits

MIDWAY 
RISING



379,953 POPULATION (5-Mile)



283,473 BUSINESS POPULATION (5-Mile)



\$109,926 AVERAGE HHI (5-Mile)



\$85,372 MEDIAN HHI (5-Mile)



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