

# 4603 MISSION BLVD

— PACIFIC BEACH | SAN DIEGO —

± 1,014 SF RETAIL SPACE AVAILABLE FOR **SUBLEASE**  
2 BLOCKS TO THE BEACH | LOCATED ON HIGH TRAFFIC STREET



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# PROPERTY HIGHLIGHTS



## PROPERTY

- 4603 Mission Blvd, Ste 103, San Diego, CA 92109
- ± 1,014 SF Retail Space
- Currently built out with approximately \$80K in Fast-Casual Restaurant improvements, including the drywall, metal framework, and underground plumbing with a grease trap, a countertop bar frame, ADA compliant restroom frame, with complete plans by CLTVT.

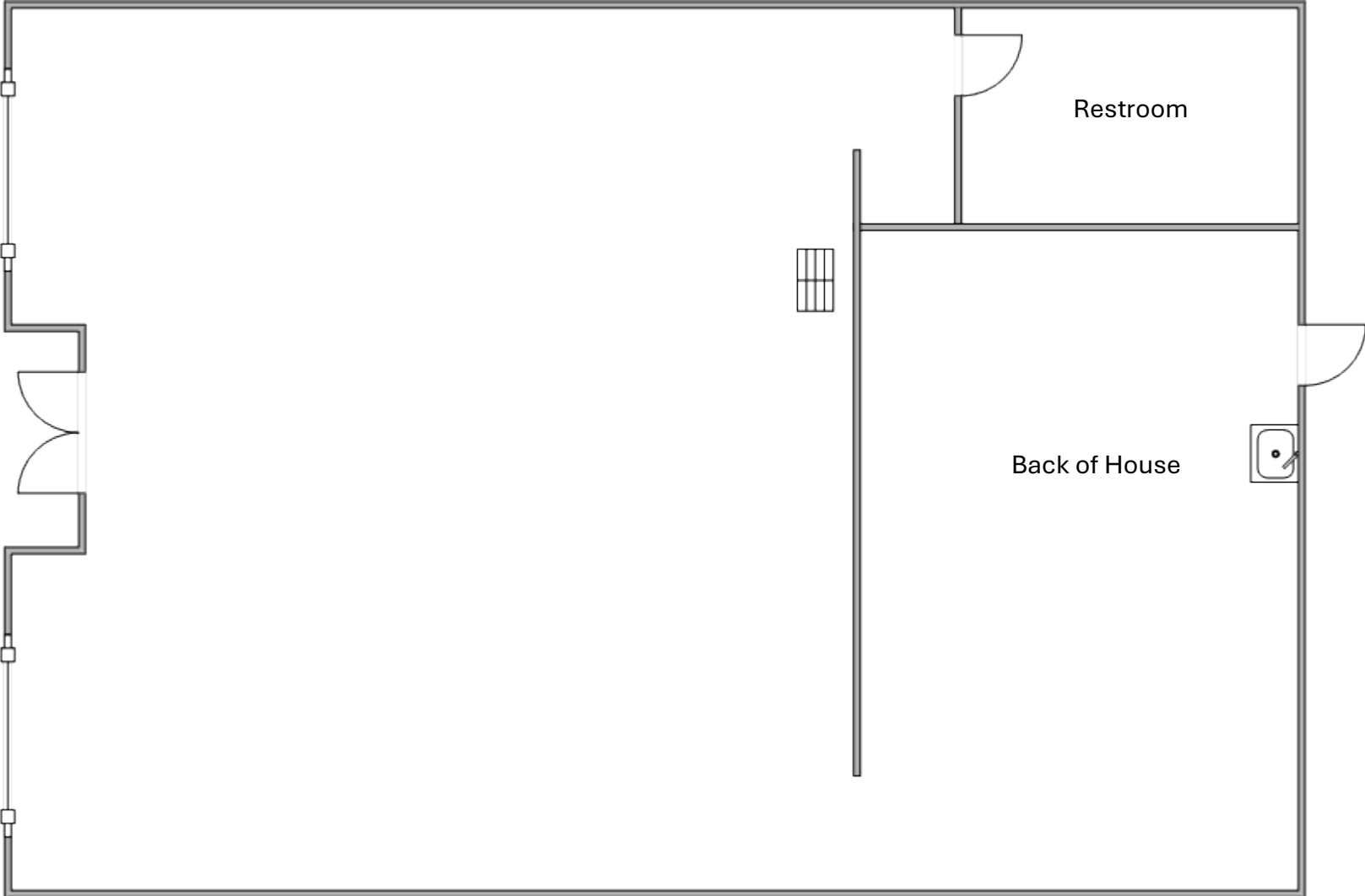
## LOCATION

- Off-Street Parking Available
- High Traffic Street at the Intersection of Mission Blvd and Felspar Street (20,254 VPD)
- San Diego's Most Popular Beach Community & Nightlife Scene
- 2 Blocks from the Beach - Very Walkable Location (93)
- Strong Daytime & Residential Demographics

## LEASE RATE

- Inquire Lease Rate with Broker
- ± 2.5 Years Remaining Term (Landlord Open to Longer Term)

# FLOOR PLAN



Floor Plan Not Fit to Scale; for Reference Purposes Only.







**PACIFIC BEACH** is a relaxed and diverse community that attracts professionals, families, young adults, students, surfers, and retirees. It is bordered by I-5 to the east, the ocean to the west, Mission Beach and Mission Bay to the south, and La Jolla to the north. Home to nearly 47,000 residents, 1,500 businesses, and several hotels, Pacific Beach is a quintessential beach town. Its iconic sandy shoreline extends over two miles, nestled next to the community's residential and commercial areas. As one of the busiest beach areas in San Diego, it draws large crowds in the summer. Locals and visitors alike can enjoy exploring its restaurants, pubs, shops, and Mission Bay.



93

Walk Score



\$1.4B

Consumer Spending  
(3 Mile)



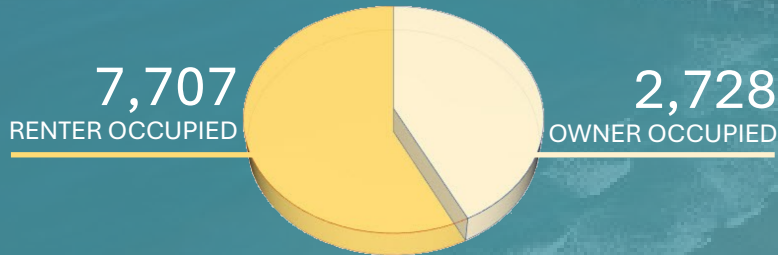
39.1

Average Age  
(3 Mile)



1,500

Businesses in PB



|                             | 1 Mile    | 3 Mile    |
|-----------------------------|-----------|-----------|
| Population                  | 20,406    | 76,904    |
| Total Households            | 10,602    | 36,902    |
| Number of Employees         | 10,999    | 33,431    |
| Households                  | 10,602    | 35,009    |
| Bachelor's Degree or Higher | 64%       | 62%       |
| Average Household Income    | \$124,710 | \$134,397 |



#1

Beach in San Diego



3.2 MILE

Beach Boardwalk

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## CONTACT INFORMATION

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