

# FOR LEASE

5026-B CASS STREET SAN DIEGO, CA 92109

±3,900 SF PACIFIC BEACH INDUSTRIAL/RETAIL



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## ±3,900 SF

**5026-B Cass Street** is a unique 3,900 SF retail/industrial building on Cass Street in Pacific Beach. The property is located within close walking distance to local residences, restaurants and retail amenities as well as some of San Diego's finest beaches and parks.

### KEY FEATURES

**Unique Retail/industrial** building on Cass Street

**Large Mezzanine area and open floorplan**

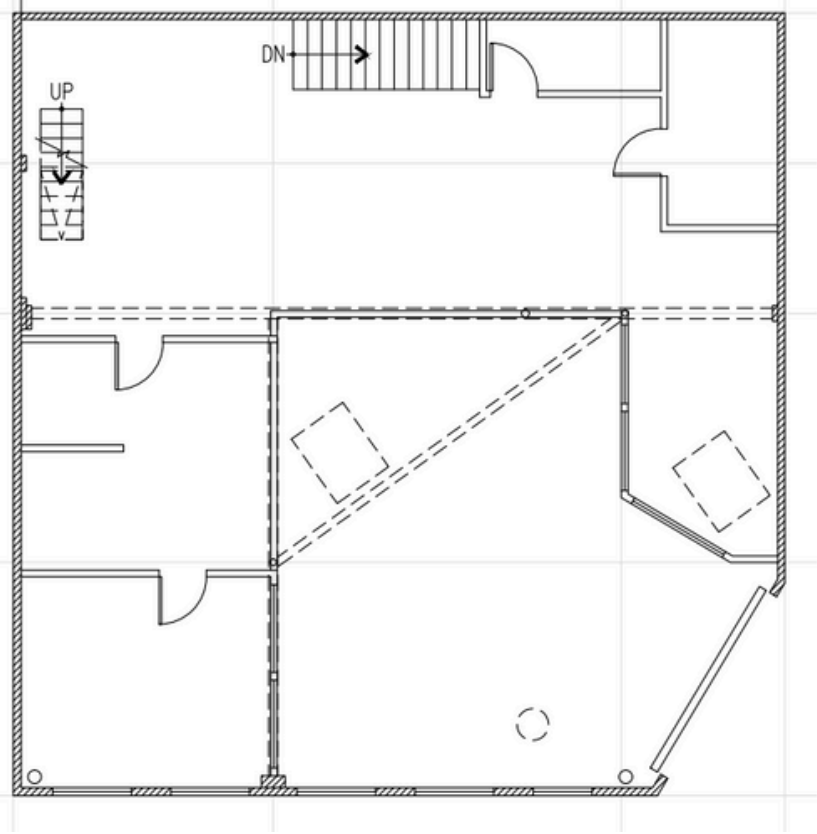
**4 mini split** units, with capacity for a 5th

**Private Bathroom with Shower**

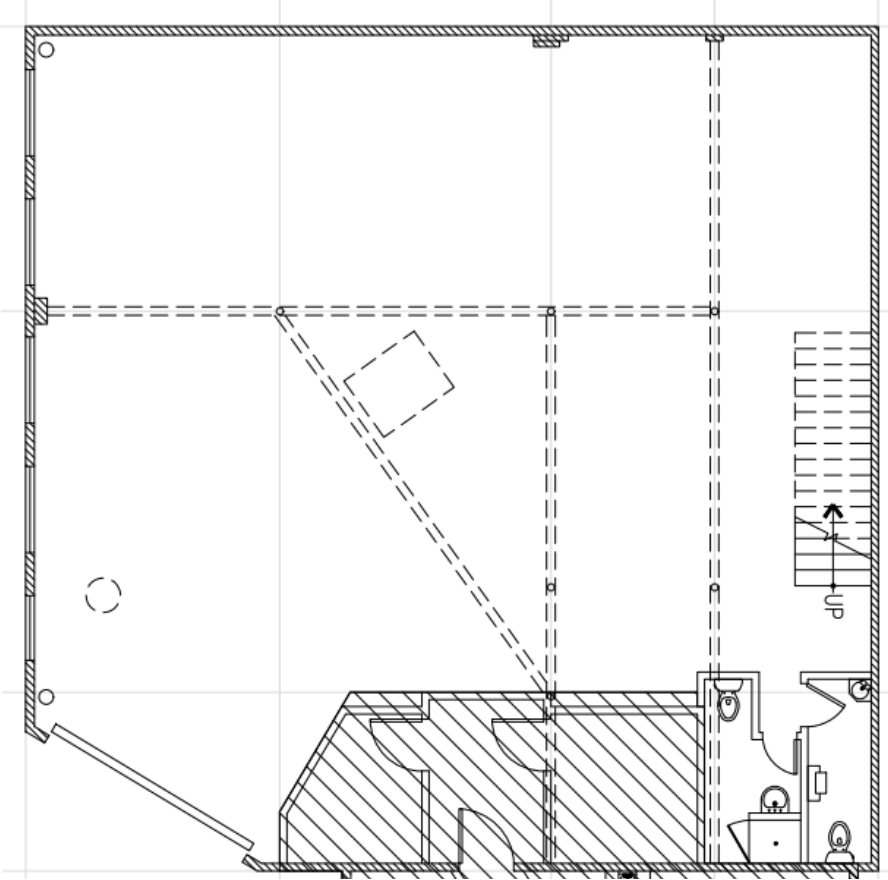
**Large roll up door**

# FLOOR PLAN

Size: ±3,900 SF  
Rent: Contact Agent  
Available: 11/1/2024



1 **MEZZANINE FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



1 **1ST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



# DEMOGRAPHICS

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## 1 MILE

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POPULATION

**22,499**

AVERAGE HH INCOME

**\$143,907**

HOUSEHOLDS

**10,818**

## 3 MILES

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POPULATION

**90,504**

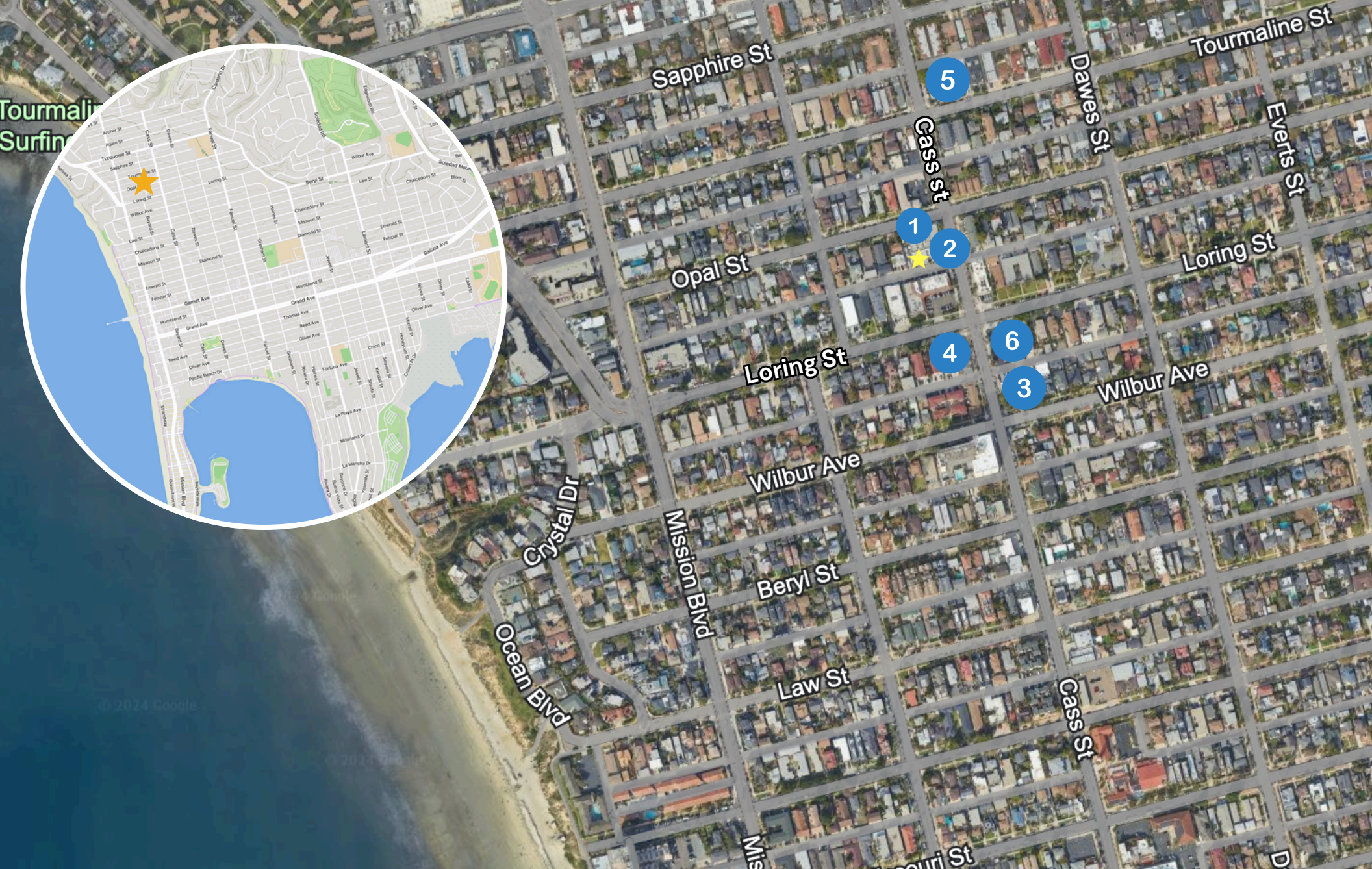
AVERAGE HH INCOME

**\$141,283**

HOUSEHOLDS

**41,999**





# AMENITIES MAP

- 1. The Fishery
- 2. Second Nature
- 3. PB Fitness
- 4. Java Earth Coffee
- 5. Fig Tree Cafe
- 6. Seven Eleven



## SETH PITE

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