

4250 PACIFIC HWY

SAN DIEGO, CA 92110



**AVAILABLE
FOR LEASE**
RETAIL |
OFFICE | FLEX

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CAST
CAPITAL PARTNERS

PROPERTY HIGHLIGHTS



Flexible Space for Every Business A diverse mix of professional and creative suites accommodating everything from compact executive offices to full-floor corporate headquarters, with options including ground-floor storefront retail and ground-floor flex or storage space with roll-up doors.



High-Visibility Corner Location Prominently positioned at the corner of Pacific Hwy and Barnett Ave, with potential for tenant building signage and a 30-foot marquee sign offering exceptional exposure.



Exceptional Connectivity Direct access to I-5, San Diego International Airport, and the Old Town Transit Center, placing tenants within minutes of the region's key transportation hubs.



Abundant Parking & EV Infrastructure 245 parking spaces at a 3.25/1,000 SF ratio, plus on-site EV charging stations to accommodate today's workforce.



Surrounded by Amenities Located within close proximity to Liberty Station, Pechanga Arena, Old Town, and Little Italy, offering tenants and their teams an exceptional array of retail, dining, and entertainment options nearby.

PROPERTY DETAILS

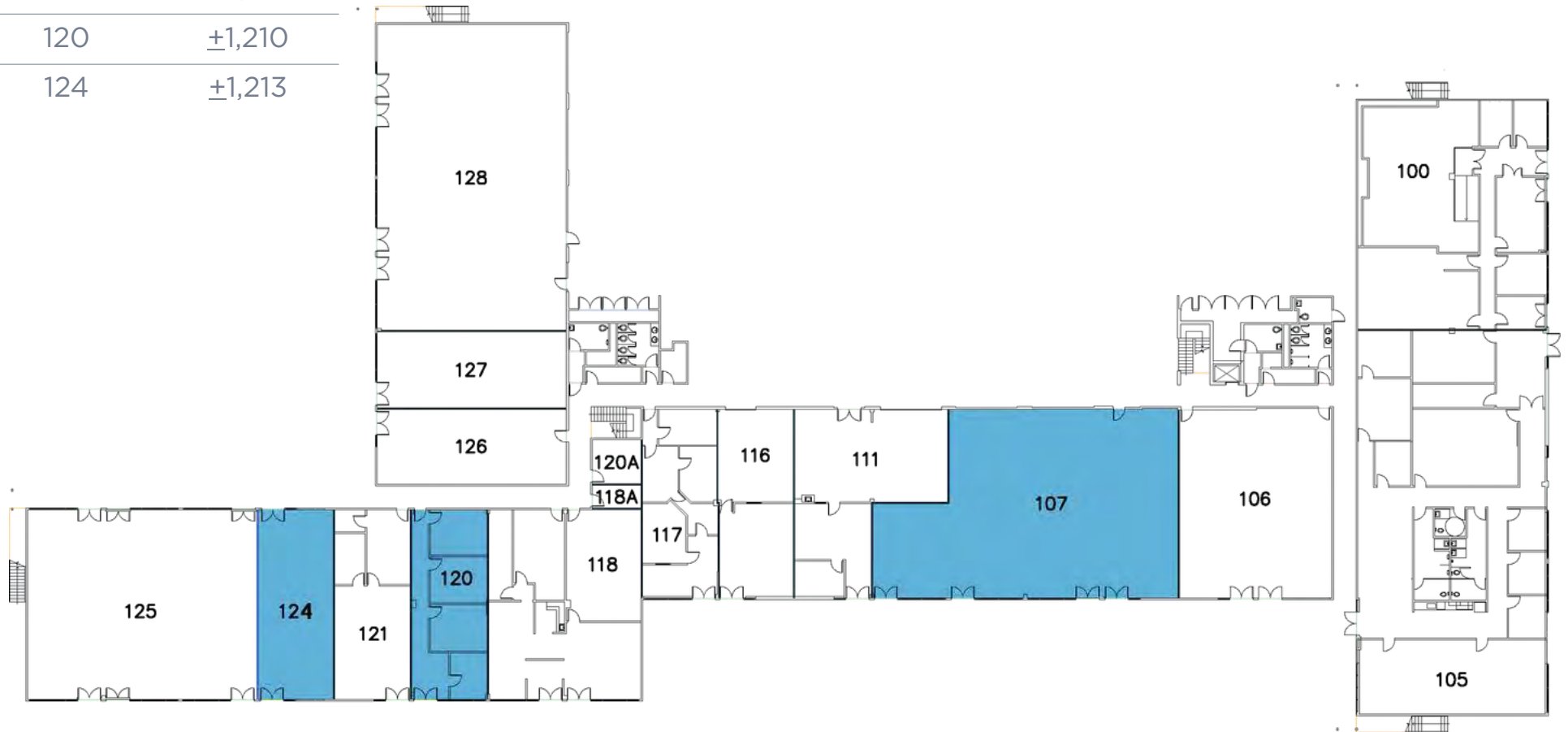
TOTAL BUILDING SIZE	75,401 SF
TYPICAL FLOOR SIZE	37,700 SF
LAND AREA	2.5 AC
ZONING	C
POWER	2,000A 120/208V 4 Wire 3-Phase
PARKING RATIO	3.25/1,000 SF



FIRST FLOOR PLAN

AVAILABLE SPACES

SUITE	SIZE (RSF)
107	±4,214
120	±1,210
124	±1,213



Adjacent suites can be combined to be contiguous. Center structural columns may not be depicted.

SECOND FLOOR PLAN

AVAILABLE SPACES

SUITE	SIZE (RSF)
210-217	±714 - 9,676
218	±282
219	±3,619
223	±2,427
225	±3,635
226	±2,390
228	±1,242
230	±894



Adjacent suites can be combined to be contiguous. Center structural columns may not be depicted.

DEMOGRAPHICS

2025 POPULATION

10,354

1 MILE

142,559

3 MILES

426,761

5 MILES

2025 HOUSEHOLDS

3,350

1 MILE

65,483

3 MILES

195,124

5 MILES

AVG HOUSEHOLD SIZE

2.3

1 MILE

1.9

3 MILES

2.0

5 MILES

AVG HOUSEHOLD INCOME

\$140,980

1 MILE

\$134,333

3 MILES

\$128,941

5 MILES

TOTAL SPECIFIED CONSUMER SPENDING

\$122.3M

1 MILE

\$2.2B

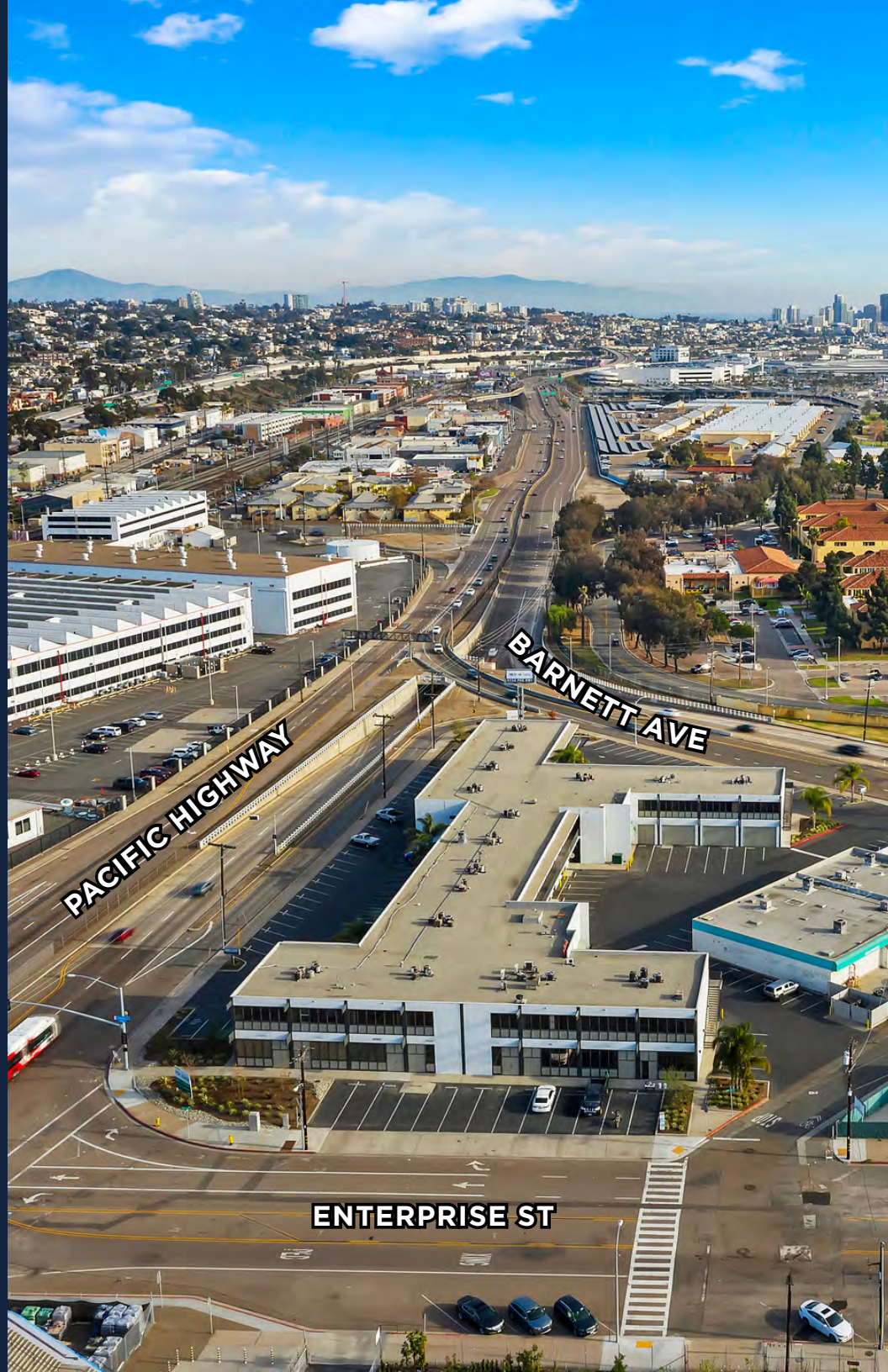
3 MILES

\$6.5B

5 MILES

CPD

111,500





MIDWAY
RETAIL /
SPORTS ARENA
DISTRICT



LOMA SQUARE

TJ-maxx HomeGoods®

 **DOLLAR TREE**



OLD TOWN
TRANSIT CENTER



OLD TOWN
SAN DIEGO



SITE

WOLF IN THE
WOODS

MISSION HILLS

NAVWAR
PEDESTRIAN BRIDGE

WASHINGTON
ST TROLLEY
STATION

LIBERTY
STATION



PORT OF
SAN DIEGO



SAN DIEGO
INTERNATIONAL AIRPORT



DOWNTOWN
SAN DIEGO



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