

# 301

W. Washington Street  
San Diego, CA 92103

Mission Florence  
Highly Visible Retail for Lease



COLTON SPEAS | Lic. 02062812  
Broker Associate  
(858) 598-2873  
Colton@PacificCoastCommercial.com

TOMMAS GOLIA, CCIM | Lic. 01890744  
Director of Brokerage  
(858) 598-2891  
Tommas@PacificCoastCommercial.com

JASON VIEIRA | Lic. 01896589  
Senior Advisor - Sales & Leasing  
(858) 300-0375  
Jason@PacificCoastCommercial.com

10721 Treena St., Suite 200, San Diego, CA 92131 | [www.PacificCoastCommercial.com](http://www.PacificCoastCommercial.com) | Lic. 01209930

**PACIFIC COAST  
COMMERCIAL**  
SALES - MANAGEMENT - LEASING

**PIT**  
Commercial Real Estate

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

## Property Features



**AVAILABILITY** ± 1,500 SF Highly Visible Window Lined Retail Space



**PROPERTY TYPE** Retail with Residential Condos Above 18 Luxury Condo Units



**LOCATION** Mission Hills—One of San Diego's Most Desirable & Established Neighborhoods



**ACCESSIBILITY** Centrally Located Between I-5 & Hwy 163



**PARKING** On-Site & Street Parking Available



**LEASE RATE** Please Contact Agent

# Floor Plan

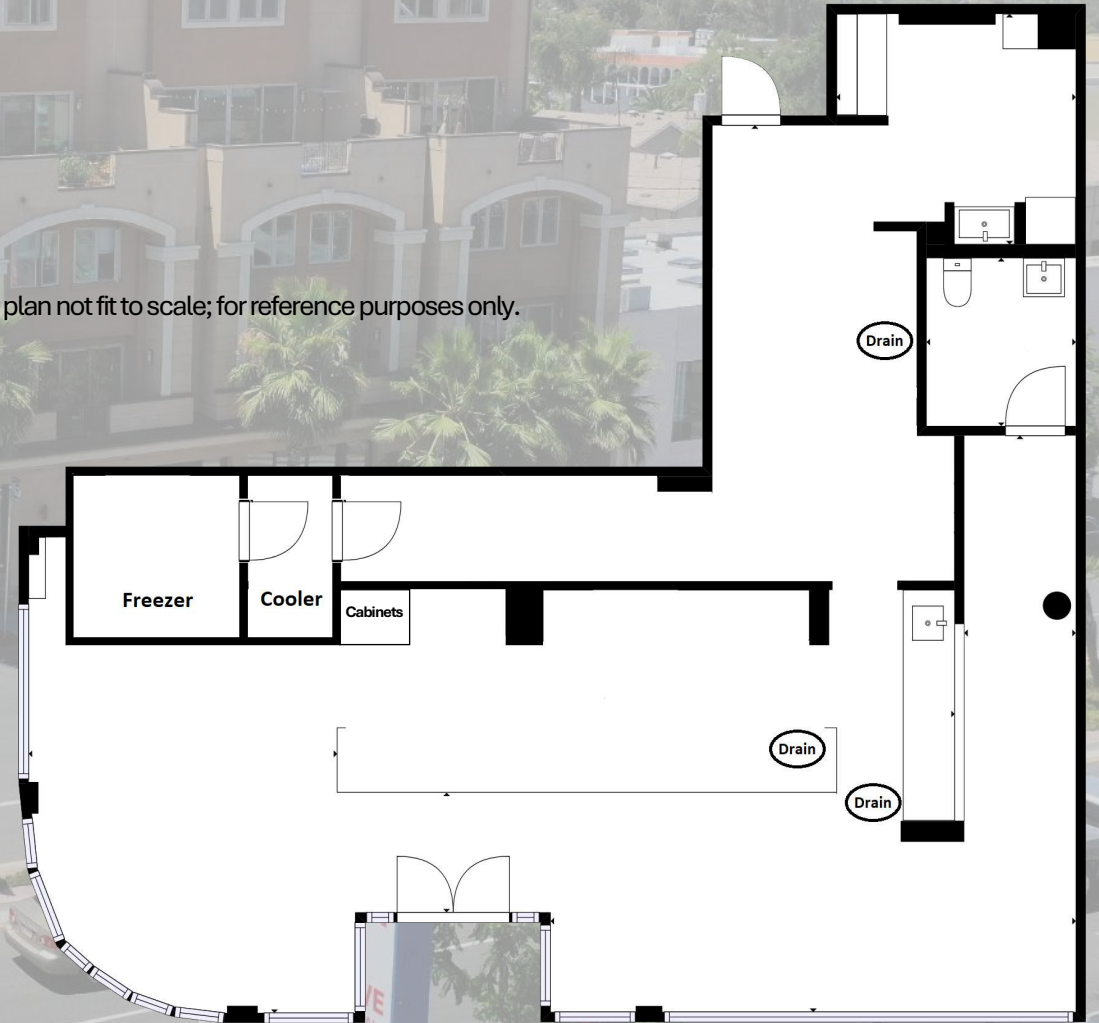


# Retail Space for Lease

**approx. square feet**      **lease rate**      **features**

1,500	please contact agent	former quick service restaurant buildout with grease trap, multiple floor drains, serving counter area, and walk-in cooler (tenant to verify)
-------	----------------------	---

\*floor plan not fit to scale; for reference purposes only.

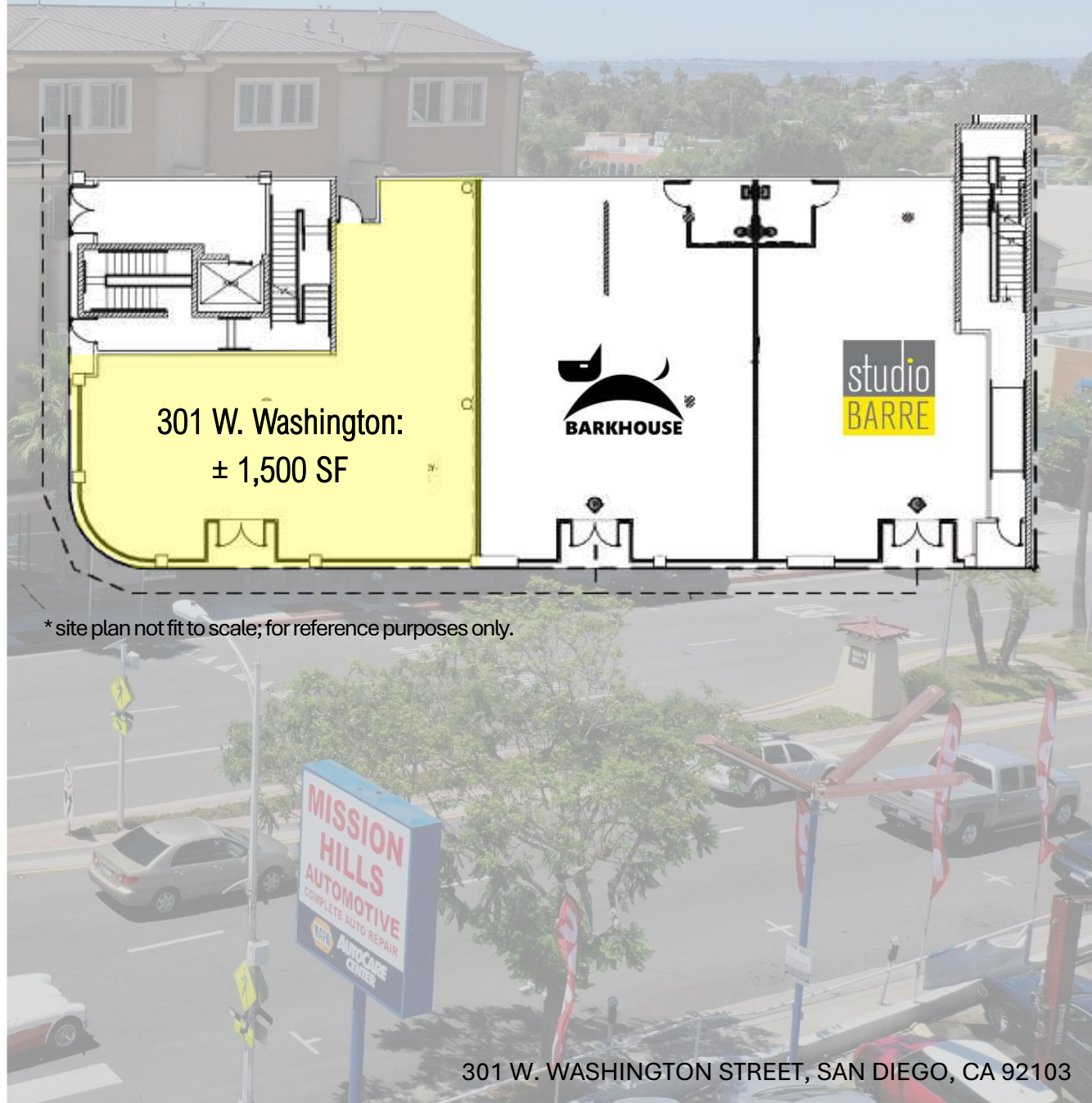


301 W. WASHINGTON STREET, SAN DIEGO, CA 92103

# Site Plan



# Retail Space for Lease

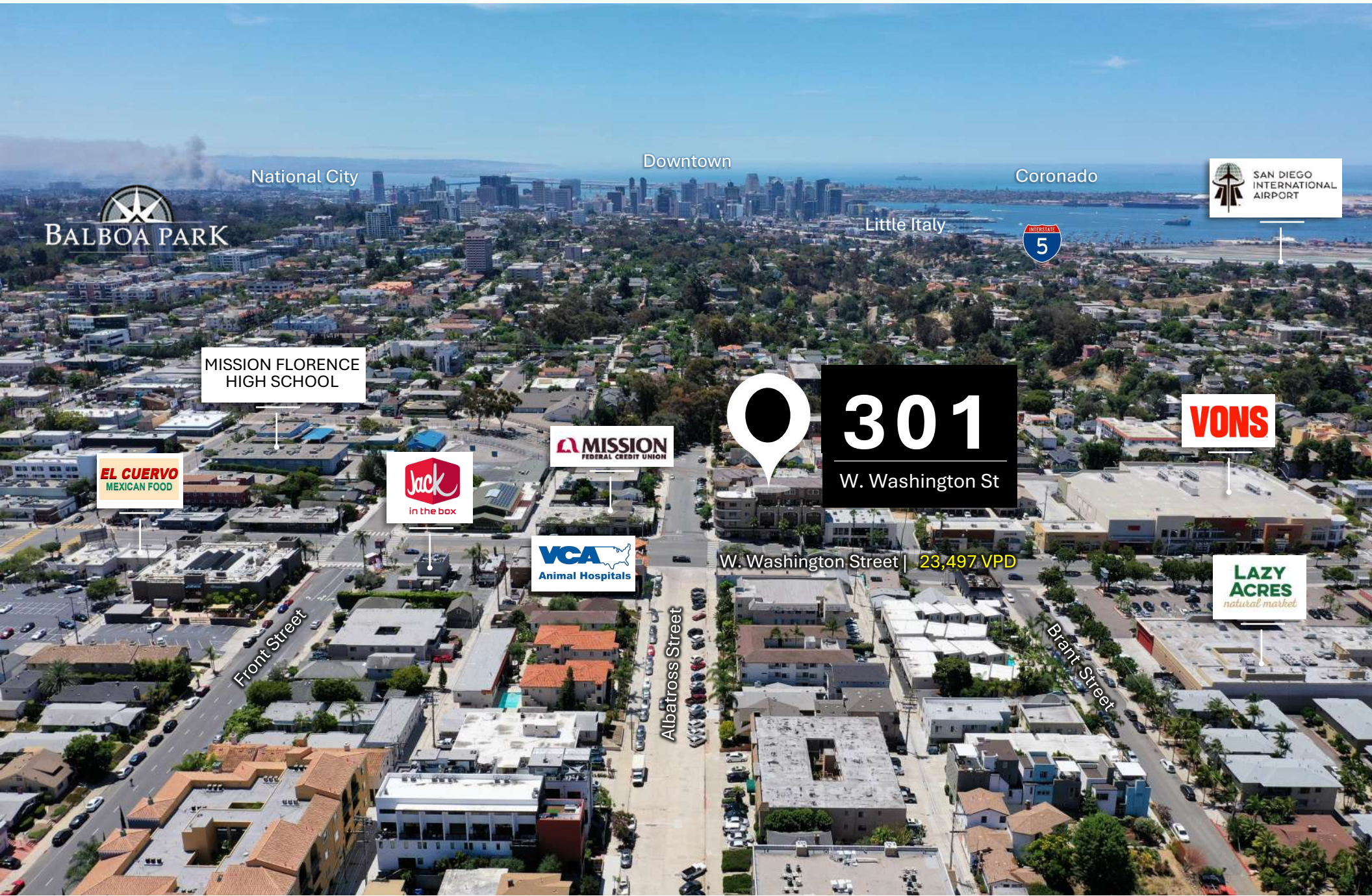


301 W. Washington:  
± 1,500 SF



\* site plan not fit to scale; for reference purposes only.

# Nearby Amenities



# Location



Coronado Island

Downtown San Diego

Interstate 5  
Little Italy

SAN DIEGO INTERNATIONAL AIRPORT

CALIFORNIA 163

BALBOA PARK

ACE Hardware

WHOLE FOODS MARKET

Vibra Hospital  
24 Hour Fitness  
Landmark Cinemas  
Keller Williams  
Kona Coffee

Lemonade  
US Bank  
Burger Lounge  
Snooze A.M. Eatery  
Buffalo Exchange  
Urban Outfitters

CVS pharmacy

Florence Elementary

MISSION FEDERAL CREDIT UNION

SITE

VONS

Brooklyn Girl Eatery  
Farmers Bottega  
Starbucks  
The Patio  
The Lamplighter  
Venissimo Cheese  
Mission Hill Dental  
Berkshire Hathaway

Interstate 5

Jamba Juice  
Starbucks  
Rite Aid  
Which Wich  
Rite Aid  
Flashbacks

Scripps Mercy Hospital

Shell  
Supercuts  
Panda Express  
The UPS Store  
Unleashed  
7-Eleven  
T-Mobile

VCA Animal Hospitals

LAZY ACRES natural market  
WELLS FARGO  
usbank

Ralph's  
Trader Joes  
Barry's Boot Camp  
Wells Fargo  
Panera Bread  
Salon Centric  
  
Starbucks  
Cox Solutions  
Project Juice

CALIFORNIA 163

Scripps Hospice

UC San Diego MEDICAL CENTER

# Demographics



	1 mile	3 mile	5 mile
<b>POPULATION</b>			
Total Population (2022)	24,625	219,333	535,989
Total Population (2027)	24,724	222,147	539,811
Population Growth (2022-2027)	0.1%	0.3%	0.1%
Average Age	43.20	40.00	37.70
<b>HOUSEHOLDS</b>			
Average Household Size	1.70	1.90	2.30
Total Households	13,771	106,123	219,910
Household Growth (2022-2027)	1.97%	2.80%	2.39%
Owner Occupied	4,473	32,457	75,071
Renter Occupied	9,321	74,937	146,414
<b>INCOME</b>			
Average Household Income	\$113,059	\$101,489	\$98,815
Median Household Income	\$85,773	\$78,034	\$73,754
Median Home Value	\$805,172	\$711,378	\$699,022
Total Businesses	4,728	24,515	39,143
Total Employees	30,682	213,541	351,534
Consumer Spending	\$458,832,228	\$2,328,898,827	\$7,103,232,363

Source: Costar Demographic Reports

## Contact Information

COLTON SPEAS | Lic. 02062812  
Broker Associate  
(858) 598-2873  
Colton@PacificCoastCommercial.com

TOMMAS GOLIA, CCIM | Lic. 01890744  
Director of Brokerage  
(858) 598-2891  
Tommas@PacificCoastCommercial.com

JASON VIEIRA | Lic. 01896589  
Senior Advisor - Sales & Leasing  
(858) 300-0375  
Jason@PacificCoastCommercial.com

OFFICE (619) 469-3600  
10721 Trenea St., Suite 200  
San Diego, CA 92131  
www.PacificCoastCommercial.com  
Lic. 01209930



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 should be verified prior to purchase or lease.