

1606 GRAND AVENUE

SAN DIEGO, CA 92109



AVAILABLE FOR LEASE | ±25,000 SF

RYAN KING

619-567-2677
ryan.king@cast-cap.com
CA License #01885401

JOSH SIMMS

619-500-7473
josh.simms@cast-cap.com
CA License #02080261

PATRICK WALKER

858-752-1938
patrick.walker@cast-cap.com
CA License #01317007

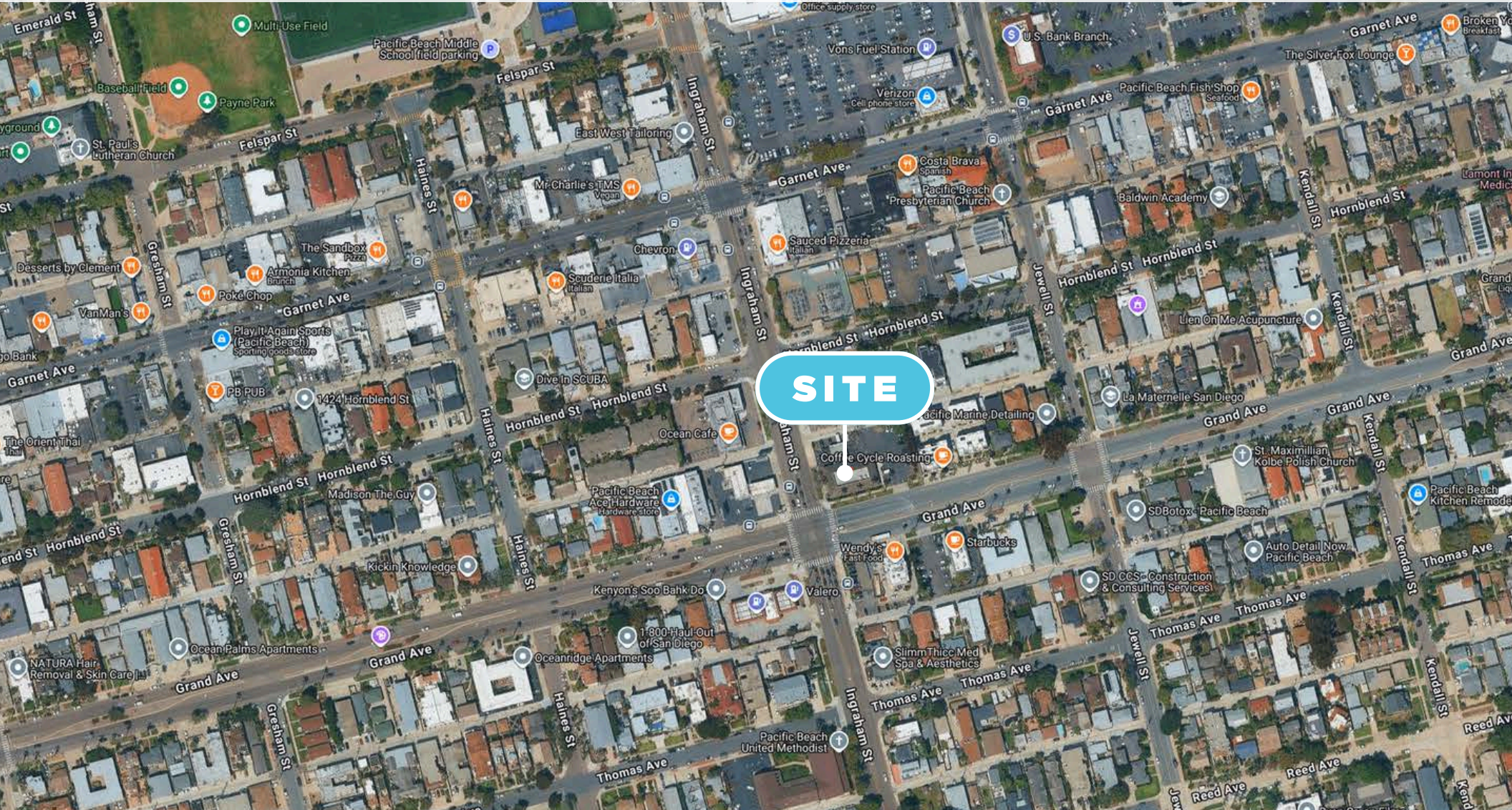
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PROPERTY HIGHLIGHTS

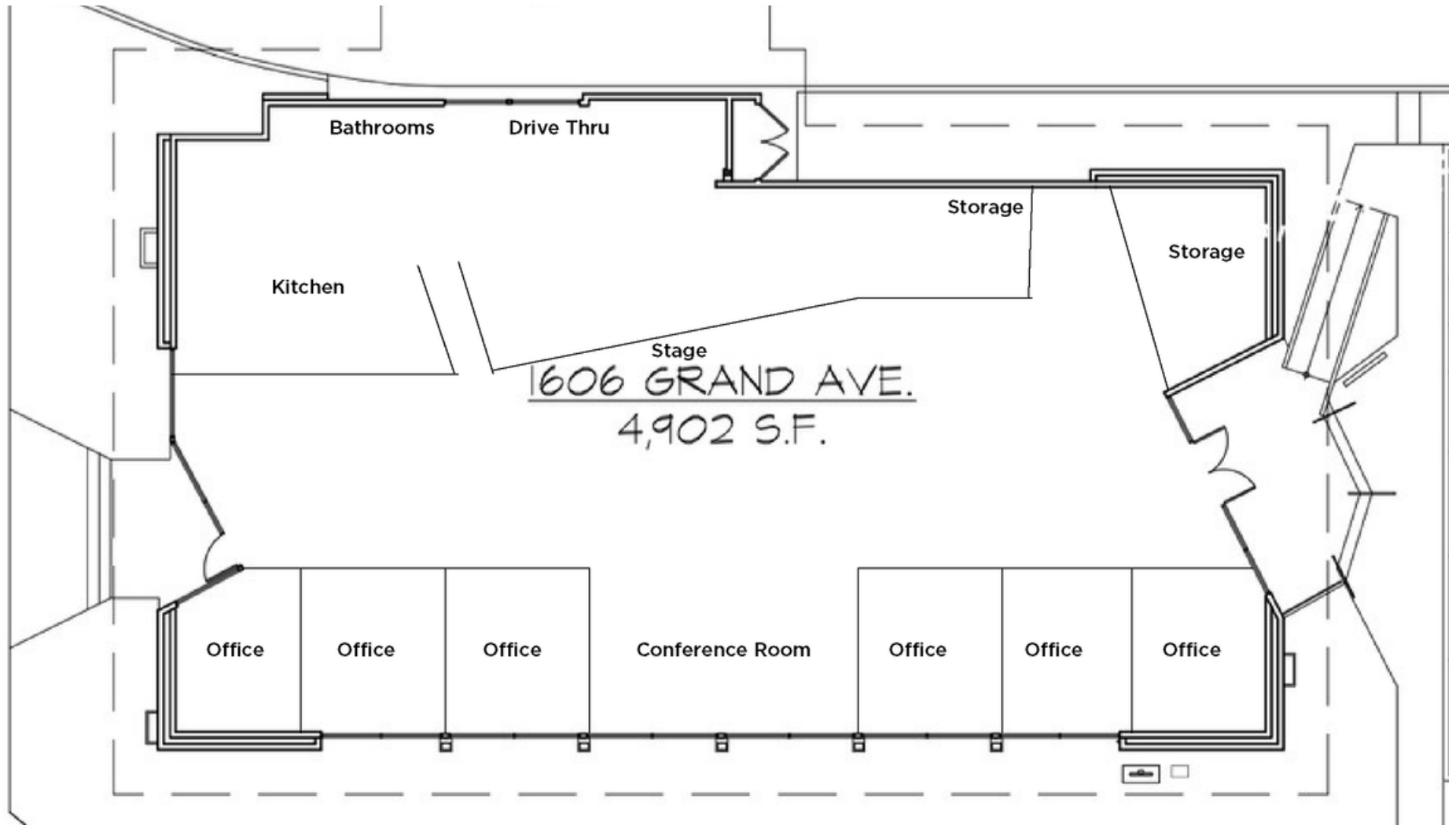
- Flexible zoning allows for a multitude of uses
- Stand-alone building on signalized intersection
- On-site parking lot with 20+ parking spaces
- 30' of frontage
- Prominent corner location with 64,000+ CPD

SPACE DETAILS

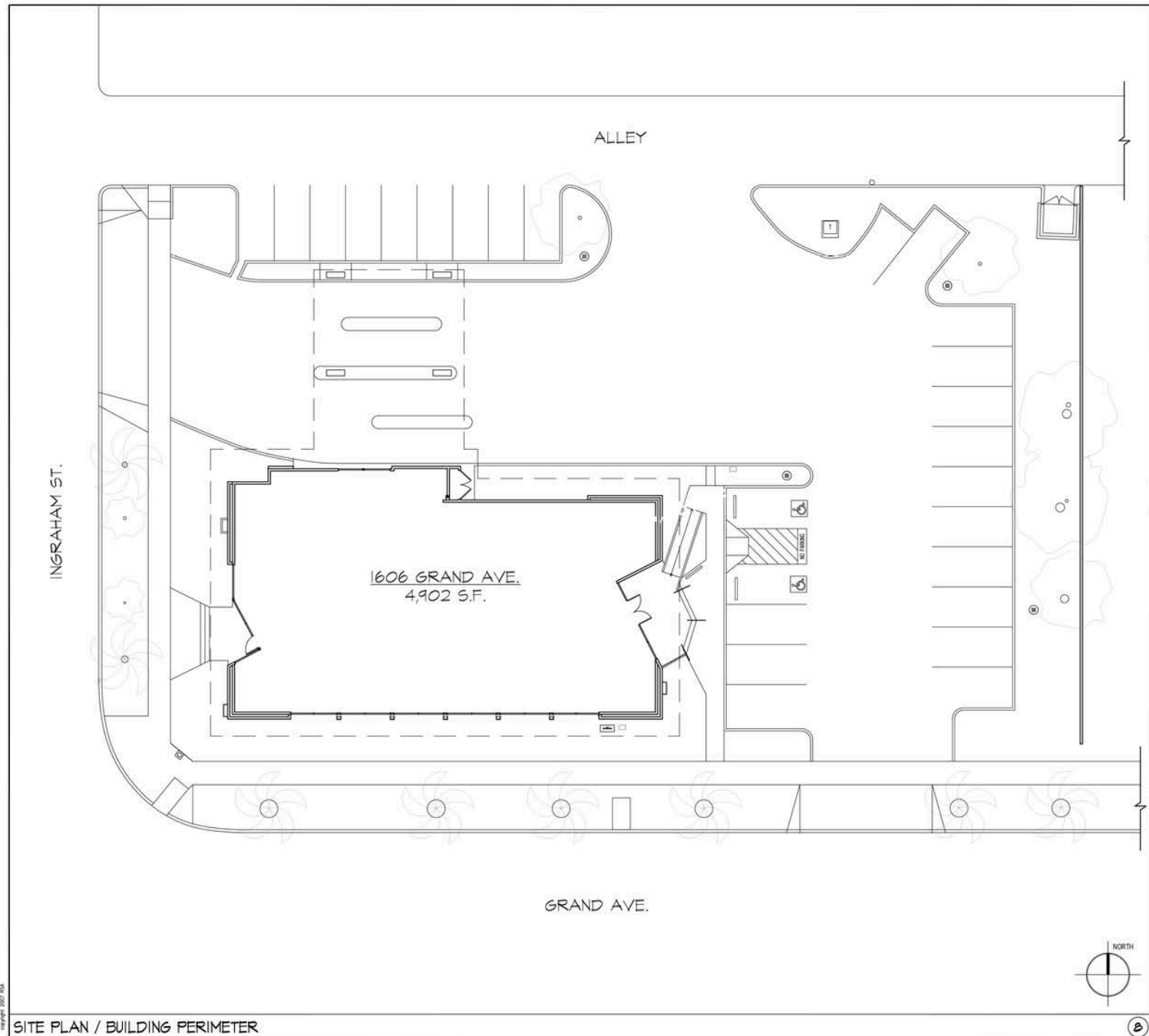
- Land Size: 24,918 SF
- Building Size: +2,500 - 4,836 SF
- Zoning: CC-4-2








FLOOR PLAN

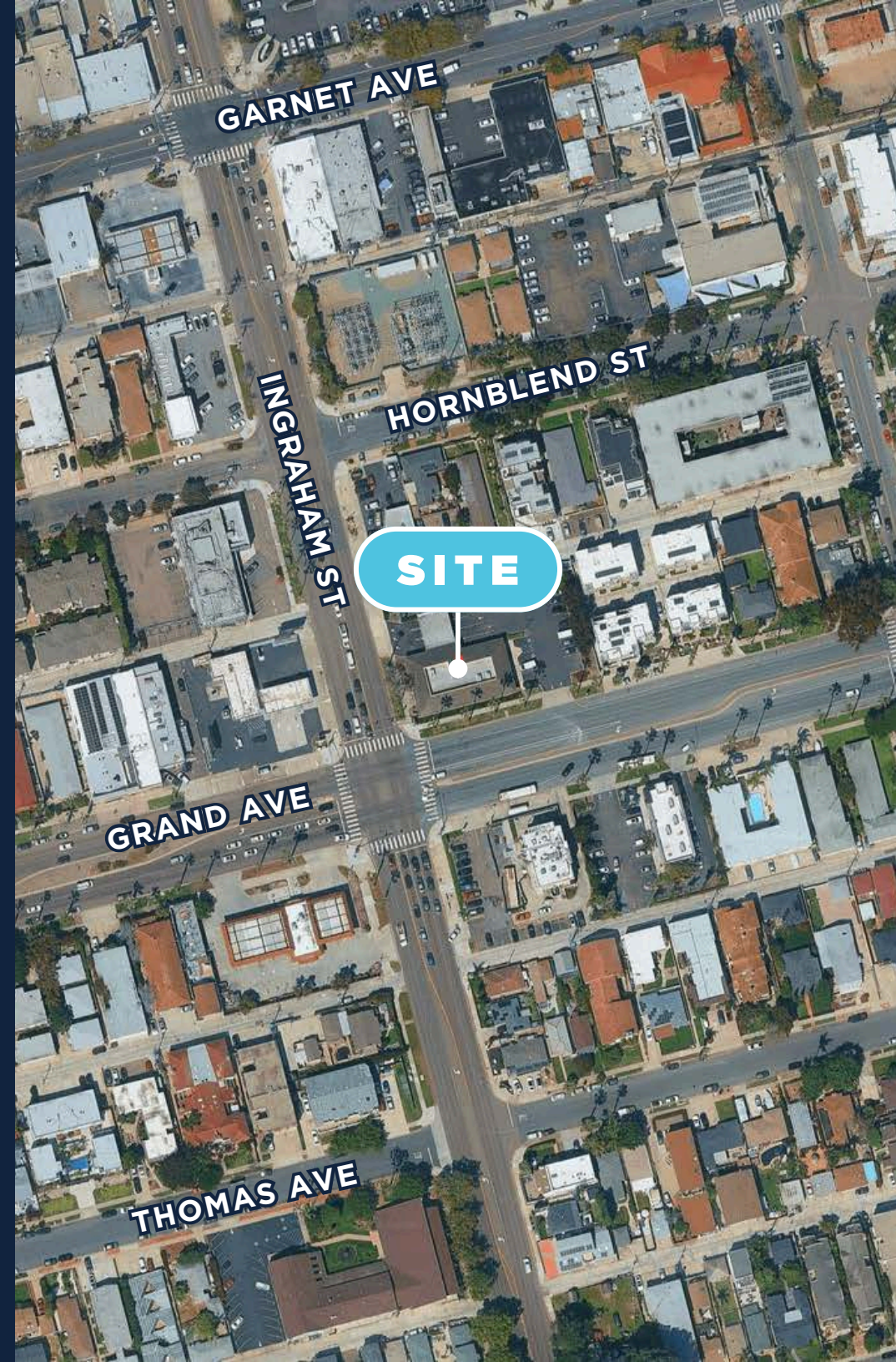


SITE PLAN



DEMOGRAPHICS

POPULATION & HOUSEHOLDS	1 MILE	3 MILE	5 MILE
 2025 POPULATION	32,914	99,516	301,302
 2025 HOUSEHOLDS	16,748	45,347	127,065
 HOUSEHOLD INCOME	\$143,731	\$153,661	\$141,963
 TOTAL SPECIFIED CONSUMER SPENDING	\$594.2M	\$1.8B	\$4.7B
 CPD		64,142	





AMENITIES MAP

PACIFIC PLAZA



TRADER JOE'S
STAPLES



Better Buzz
COFFEE ROASTERS

SITE

SPROUTS
FARMERS MARKET



ACE
Hardware



CVS pharmacy





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CAPITAL PARTNERS

5090 Shoreham Place Suite 100
San Diego, CA 92122
information@cast-cap.com
619-308-6680

www.Cast-Cap.com

RYAN KING
619-567-2677
ryan.king@cast-cap.com
CA License #01885401

JOSH SIMMS
619-500-7473
josh.simms@cast-cap.com
CA License #02080261

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