4250 PACIFIC HWY

FOR LEASE



UP TO ~10K CONTIGUOUS | OFFICE • FLEX • INDUSTRIAL

EXCELLENT EXPOSURE ON PROMINENT CORNER WITH 30FT MAQUEE AND BUILDING SIGNAGE

BRET MORRISS
619-308-6787
bret.morriss@cast-cap.com
CA License #02037074

CARRIE DUDA
619-489-5373
carrie.duda@cast-cap.com
CA License #02199169

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 Steps away from NAVWAR via the pedestrian bridge, with 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 On-Site Parking 245 parking spaces at a 3.25/1,000 SF ratio, accommodating employees and visitors.

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.

Located in SBA HUBZone Leasing in a federally designated HUBZone gives your business a powerful competitive edge, qualifying you for exclusive government contracting set-asides that represent billions in annual federal spending. Beyond the contracting advantages, your presence here directly supports a thriving, incentivized business community backed by federal investment, positioning your company as both strategically smart and socially impactful.

https://www.sba.gov/federal-contracting/contracting-assistance-programs/hubzone-program

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

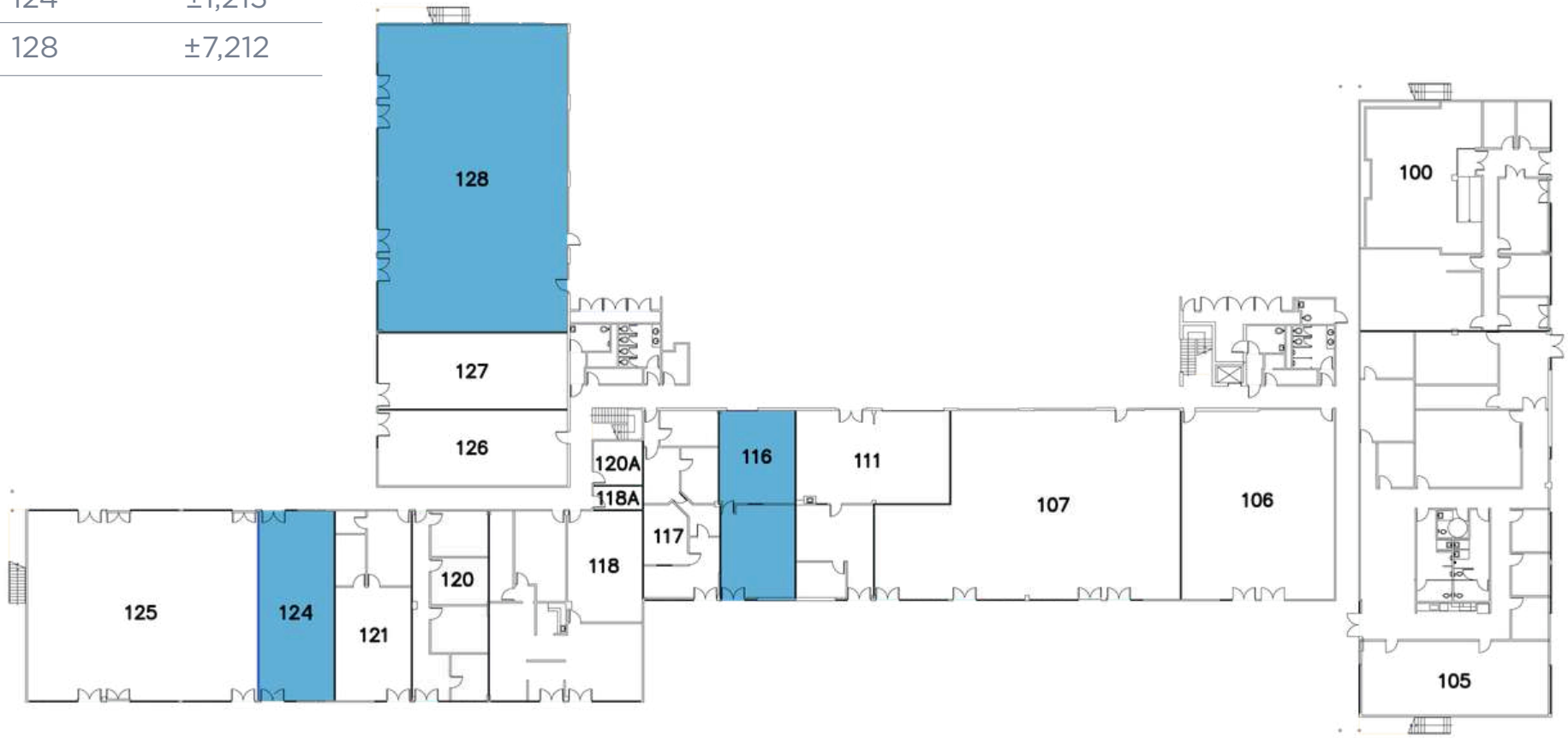


RENDERING | RENOVATIONS UNDERWAY

FIRST FLOOR PLAN

AVAILABLE SPACE

SUITE	SIZE (RSF)
116	±1,185
124	±1,213
128	±7,212

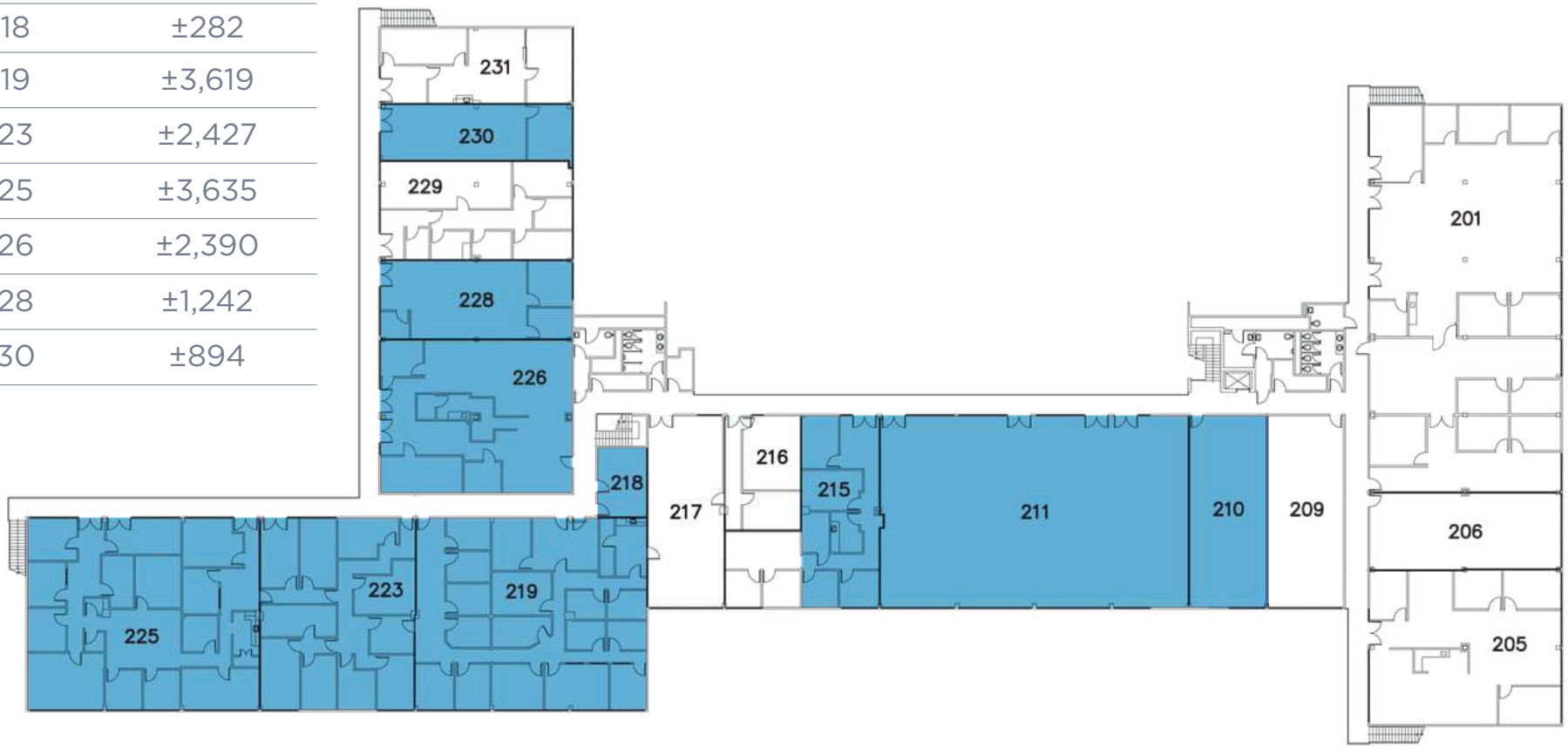


Adjacent suites can be combined to be contiguous. Center structural columns may not be depicted.

SECOND FLOOR PLAN

AVAILABLE SPACE

SUITE	SIZE (RSF)
210-215	±714 - 7,290
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.

RENDERINGS











DEMOGRAPHICS

2025 POPULATION

1 MILE	3 MILES	5 MILES
10,354	142,559	426,761

2025 HOUSEHOLDS

1 MILE	3 MILES	5 MILES
3,350	65,483	195,124

AVG HOUSEHOLD SIZE

1 MILE	3 MILES	5 MILES
2.3	1.9	2.0

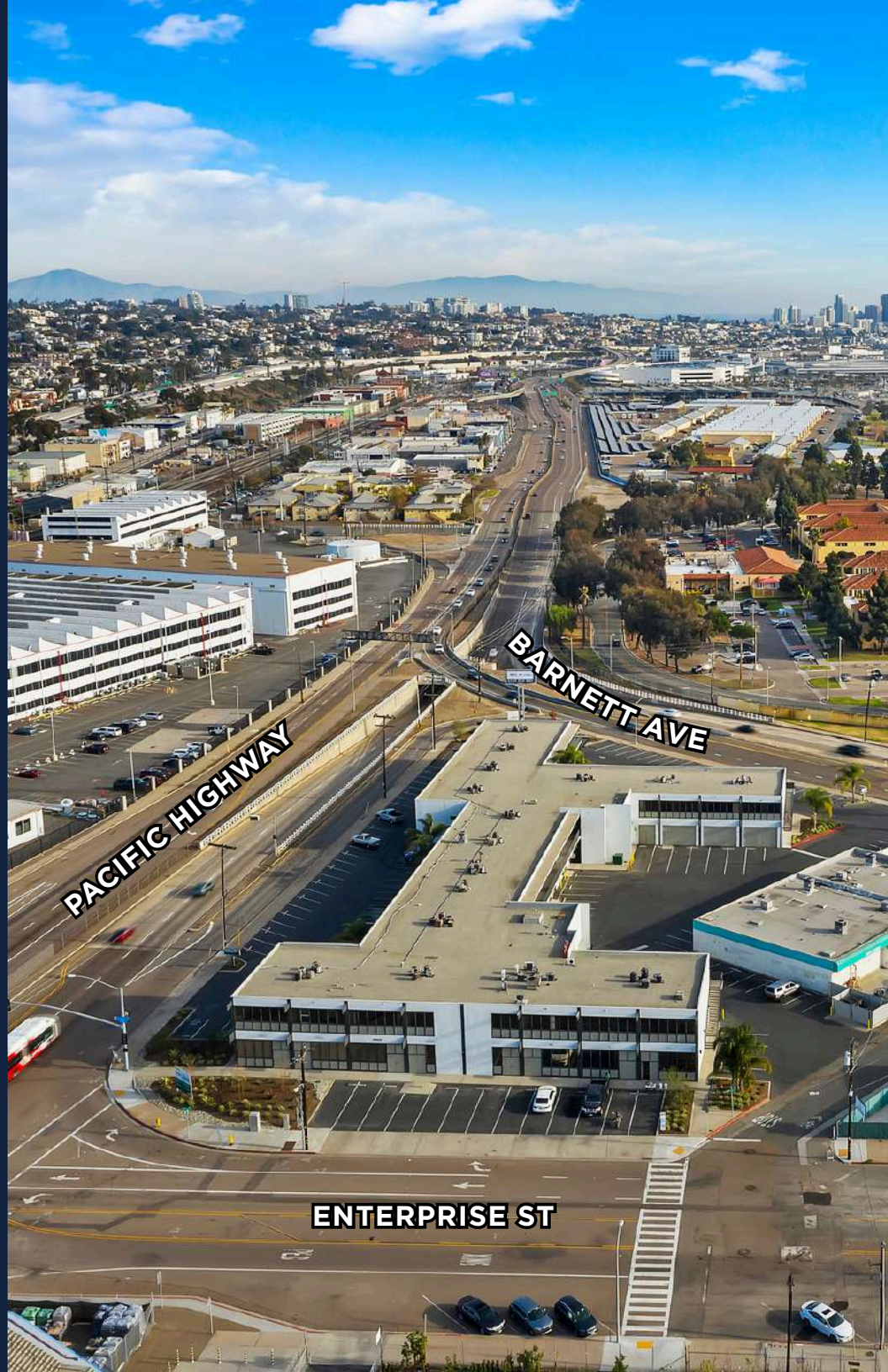
AVG HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
$140,980	$134,333	$128,941

TOTAL SPECIFIED CONSUMER SPENDING

1 MILE	3 MILES	5 MILES
$122.3M	$2.2B	$6.5B

CPD **111,500**




PECHANGA ARENA SAN DIEGO
MIDWAY RETAIL / SPORTS ARENA DISTRICT
OLD TOWN SAN DIEGO
OLD TOWN TRANSIT CENTER
SITE
LOMA SQUARE
T.J.maxx HomeGoods
DOLLAR TREE
NAVWAR PEDESTRIAN BRIDGE
MISSION HILLS
WOLF IN THE WOODS
Little Italy Pizzeria & Pasta
SHAKESPEARE PUB
MARINE CORPS RECRUIT DEPOT
WASHINGTON ST TROLLEY STATION
LIBERTY STATION
AERO CLUB BAR
VONS
TRADER JOE'S
PORT OF SAN DIEGO
SAN DIEGO INTERNATIONAL AIRPORT
COURTYARD
HOMEWOOD SUITES
SHERATON
BALLAST POINT
CRACK SHACK
DOWNTOWN SAN DIEGO



CAST
CAPITAL PARTNERS

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

www.Cast-Cap.com

BRET MORRISS
619-308-6787
bret.morriss@cast-cap.com
CA License #02037074

CARRIE DUDA
619-489-5373
carrie.duda@cast-cap.com
CA License #02199169

Copyright ©2026 CAST Capital Partners. All rights reserved. The information contained herein was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through CAST Capital Partners.