

# PROMOTIONAL LEASE RATE

STARTING AT \$1.99 NNN PSF/MO.



## THE PROMENADE AT PACIFIC BEACH

±80,000 SF SHOPPING CENTER WITH  
BOUTIQUES, OFFICE SPACE, AND  
RESTAURANTS



[CLICK HERE TO VIEW PROPERTY VIDEO](#)

**Voit**  
REAL ESTATE SERVICES



## THE PROMENADE AT PACIFIC BEACH

4110-4190 MISSION BOULEVARD  
SAN DIEGO, CA 92109

Pacific Beach Promenade is a highly identifiable beach location with immediate access to the beach and the boardwalk. It offers abundant surface and underground parking and there are 3,000 hotel rooms within a 3 mile radius.

**THE PROMENADE AT PACIFIC BEACH** is located at Pacific Beach Drive and Mission Boulevard in the heart of Pacific Beach. Retail amenities are in abundance with several of the restaurants offering rooftop patio seating with beautiful ocean views. Located less than one block from the ocean, The Promenade is in close walking distance to San Diego's top hotels including The Catamaran Resort, The Surfer Hotel, and Tower23 Hotel. This property is a top destination for both coastal residence, college students, and tourists— featuring over 20 specialty shops and restaurants including The Beverly, Amplified, Truckstop and Beachworks.



# PROPERTY DETAILS

±80,000 SF  
TOTAL BUILDING SIZE

±684 SF - ±1,110 SF  
CURRENT AVAILABILITY SIZE

±2.30 ACRES  
LAND SIZE

1986  
YEAR BUILT

50 SURFACE & 100 COVERED  
PARKING SPACES

TWO (2)  
# OF STORIES

591' ON MISSION BOULEVARD  
STREET FRONTAGE



## BUILDING HIGHLIGHTS

- » Less than one block to the Pacific Ocean.
- » Several restaurants offer rooftop patio seating with Ocean views.
- » Underground and surface parking.
- » Walking distance to top hotels including The Catamaran Resort, The Surfrider and Tower23 Hotels.
- » Traffic counts ±17,281 ADT at Mission Blvd.; ±8,400 ADT at Pacific Drive.
- » Great visibility along Mission Blvd.

## CURRENT AVAILABILITY

SUITE	SIZE	YEAR 1 PROMO RATE	YEAR 2 LEASE RATE
Suite 119	±855 RSF	\$1.99 PSF/Mo. NNN (±\$1.05 PSF/Mo.)	\$3.25 PSF/Mo. NNN (±\$1.05 PSF/Mo.)
Suite 147	±684 RSF	\$1.99 PSF/Mo. NNN (±\$1.05 PSF/Mo.)	\$3.25 PSF/Mo. NNN (±\$1.05 PSF/Mo.)
Suite 151	±1,110 RSF	\$1.99 PSF/Mo. NNN (±\$1.05 PSF/Mo.)	\$3.25 PSF/Mo. NNN (±\$1.05 PSF/Mo.)
Suite 155	±990 RSF	\$1.99 PSF/Mo. NNN (±\$1.05 PSF/Mo.)	\$3.25 PSF/Mo. NNN (±\$1.05 PSF/Mo.)

### 4110 MISSION BOULEVARD

101	Flamingo
105	IV and Wellness Clinic
200	San Diego Realty Consultants
205	Flamingo

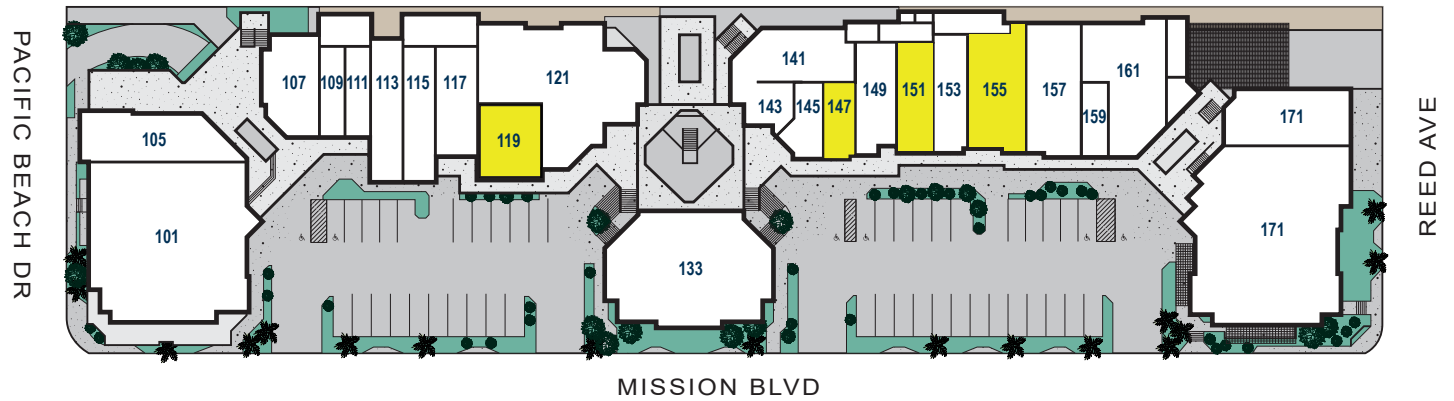
### 4150 MISSION BOULEVARD

107	Sara's Mexican Food
109	Aura Lab
111	Beads & More
113	Tanta Roba
115	Trendy & Tipsy
117	Palm Liquor
119	VACANT
121	The Truck Stop
133	Beachworks
141	Bright Electric Vehicles
143	PB Bike Rentals
145	The Poke Craft
147	VACANT
149	Ocean Pacific Companies
151	VACANT
153	Rum Jungle
155	VACANT
157	Blue Ocean Nail Spa
159	Pumphouse Coffee
161	Fritzzy's Roller Skates
212	Music Shop
214	World Famous
220/224	Ocean Pacific Gym
220-228	Sovrn Holdings
241-261	Ocean Pacific Gym

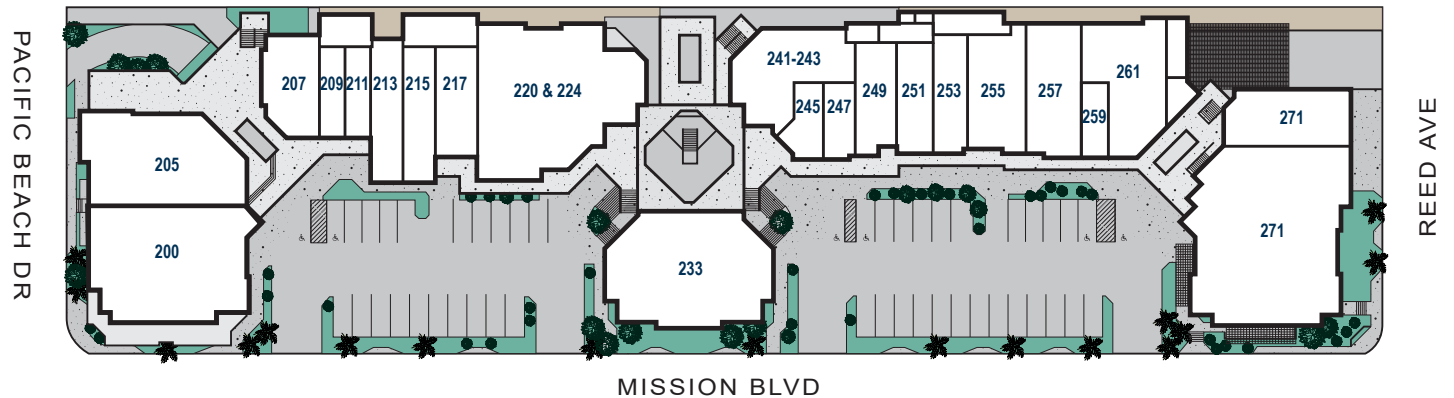
### 4190 MISSION BOULEVARD

171-271	The Beverly
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## FIRST FLOOR



## SECOND FLOOR





# FLOORPLANS

## First Floor

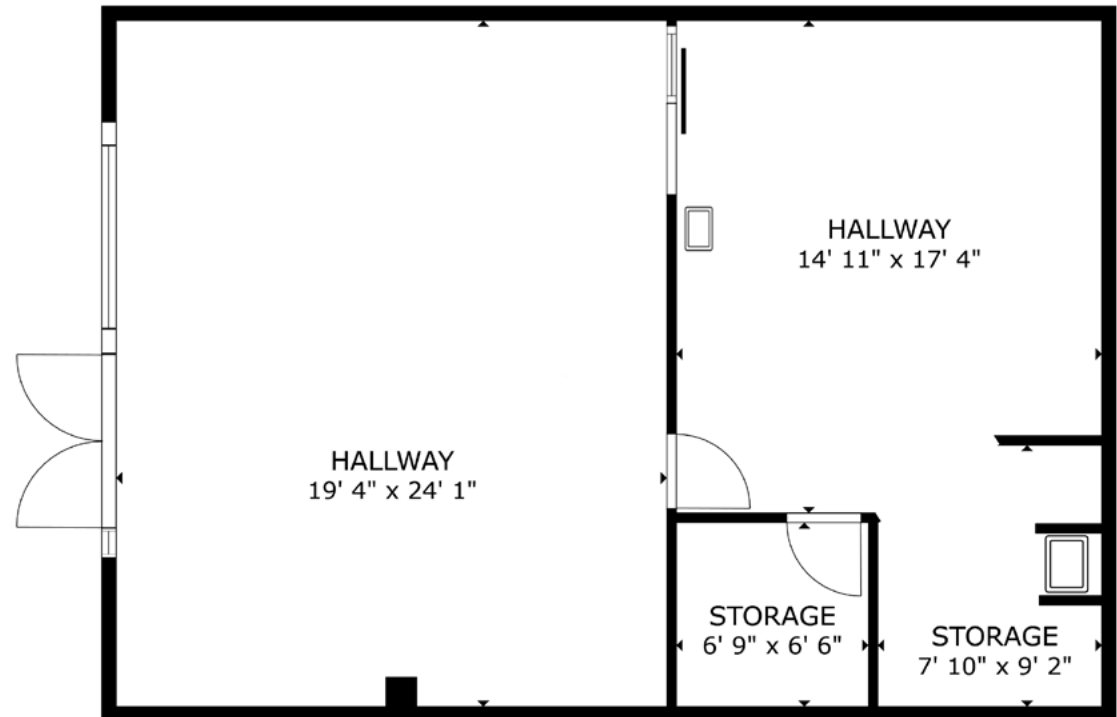


SUITE	SF	RATE
119	±855 RSF	<b>Promo Rate:</b> <b>Year 1: \$1.99 PSF/Mo. NNN (±1.05 PSF/Mo.)</b> Year 2: \$3.25 PSF/Mo. NNN (±\$1.05 PSF/Mo. Nets)



### SUITE HIGHLIGHTS

- » Former restaurant space located in San Diego's busiest coastal neighborhood.





# FLOORPLANS

## First Floor

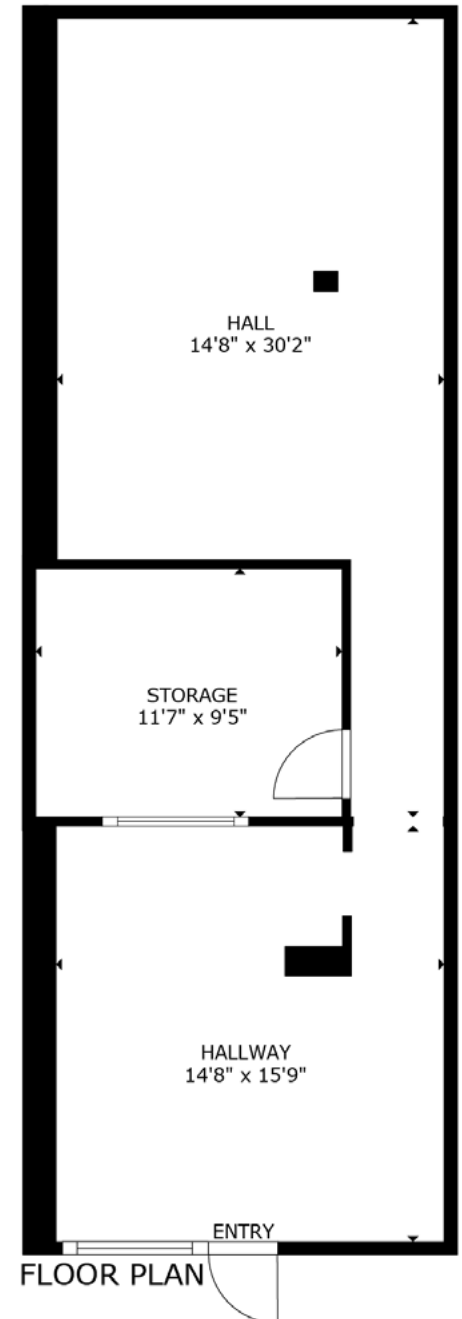


VIEWMATTERPORT

SUITE	SF	RATE
147	±684 RSF	<b>Promo Rate:</b> <b>Year 1: \$1.99 PSF/Mo. NNN</b> <b>(±1.05 PSF/Mo.)</b>  Year 2: \$3.25 PSF/Mo. NNN (±\$1.05 PSF/Mo. Nets)

### SUITE HIGHLIGHTS

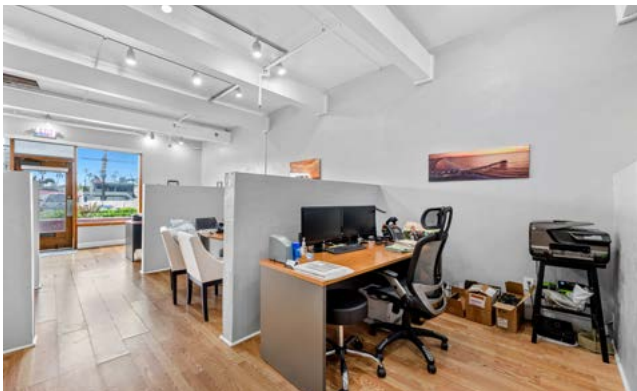
- » Former office space located in San Diego's busiest coastal neighborhood.





# FLOORPLANS

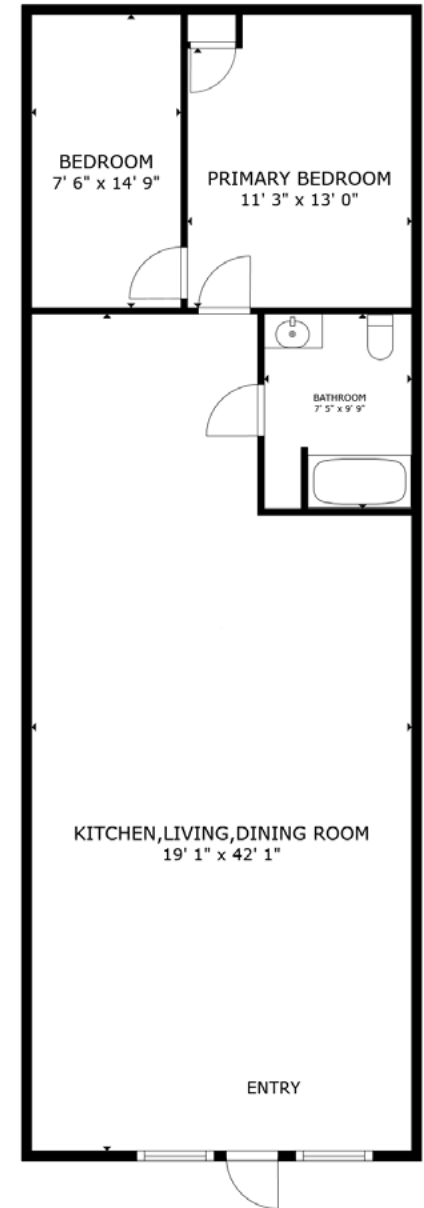
## First Floor



SUITE	SF	RATE
151	±1,110 RSF	<b>Promo Rate:</b> <b>Year 1: \$1.99 PSF/Mo. NNN</b> <b>(±1.05 PSF/Mo.)</b>  Year 2: \$3.25 PSF/Mo. NNN (±\$1.05 PSF/Mo. Nets)

### SUITE HIGHLIGHTS

- » Former boxing space located on ground floor in San Diego's busiest coastal neighborhood.



FLOOR PLAN



# FLOORPLANS

## First Floor



SUITE	SF	RATE
155	±990 RSF	<b>Promo Rate:</b> <b>Year 1: \$1.99 PSF/Mo. NNN (±1.05 PSF/Mo.)</b>  Year 2: \$3.25 PSF/Mo. NNN (±\$1.05 PSF/Mo. Nets)

### SUITE HIGHLIGHTS

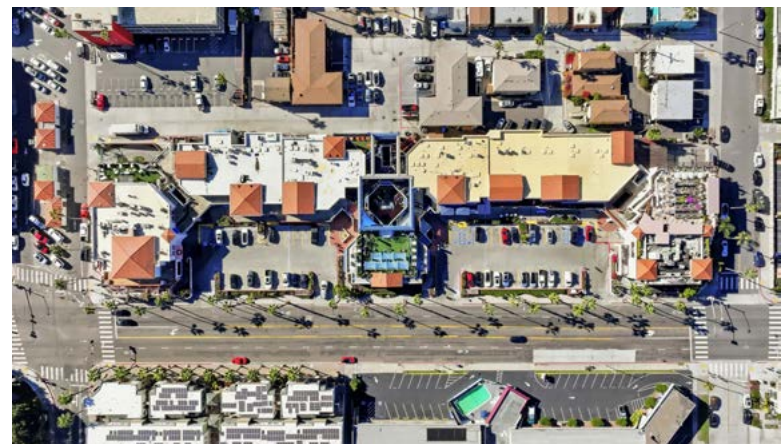
- » Former retail space located in San Diego's busiest coastal neighborhood.



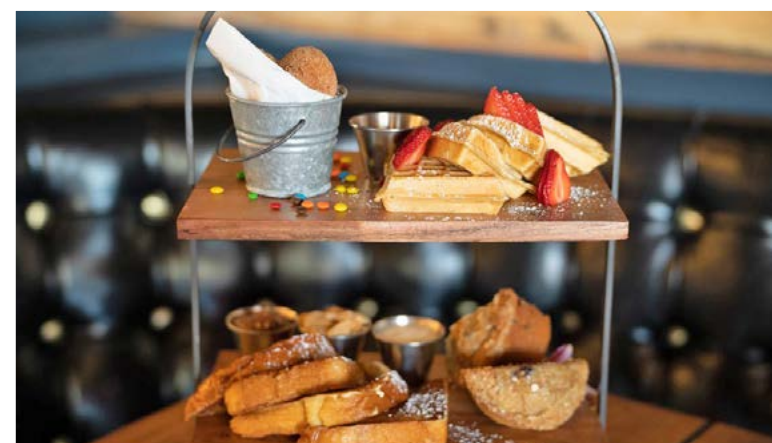


# PACIFIC BEACH





**THE PROMENADE**  
AT PACIFIC BEACH



Join these tenants











# PACIFIC BEACH OVERVIEW



PACIFIC BEACH IS A RELAXED NEIGHBORHOOD BY THE BEACH, POPULAR WITH SUNBATHERS AND SURFERS. TRENDY HOTEL BARS AND CASUAL CAFES LINE THE BOARDWALK, WHILE MISSION BOULEVARD AND THE SURROUNDING STREETS ARE DOTTED WITH WOMEN'S CLOTHING BOUTIQUES, YOGA STUDIOS AND CASUAL DRINKING SPOTS THAT DRAW A YOUNG, BAR-HOPPING CROWD. INLAND, THE GRASSY SLOPE OF KATE SESSIONS PARK HAS SWEEPING VIEWS OF THE CITY AND SAN DIEGO BAY.

PACIFIC BEACH IS BOUNDED BY LA JOLLA TO THE NORTH, MISSION BEACH AND MISSION BAY TO THE SOUTH, INTERSTATE 5 TO THE EAST AND THE PACIFIC OCEAN TO THE WEST. WHILE FORMERLY LARGELY POPULATED BY YOUNG PEOPLE, SURFERS, AND COLLEGE STUDENTS, BECAUSE OF RISING PROPERTY AND RENTAL COSTS THE POPULATION IS GRADUALLY BECOMING OLDER AND MORE AFFLUENT. "P.B.," AS IT IS KNOWN AS BY LOCAL RESIDENTS, IS HOME TO ONE OF SAN DIEGO'S MORE DEVELOPED NIGHTLIFE SCENES, WITH A GREAT VARIETY OF BARS, EATERIES, AND CLOTHING STORES LOCATED ALONG GARNET AVENUE AND MISSION BOULEVARD.

	1 MILE	3 MILE	5 MILE
 2024 POPULATION	19,020	79,489	235,064
 2029 POPULATION PROJECTION	19,485	80,386	235,523
 MEDIAN AGE	35.3	37.7	38.8
 AVERAGE HOUSEHOLD INCOME	\$119,845	\$133,193	\$131,690
 2024 HOUSEHOLDS	10,283	37,885	100,207
 2029 HOUSEHOLD PROJECTION	10,541	38,330	100,447
 MEDIAN HOME VALUE	\$1,059,900	\$1,083,916	\$1,007,306
 MEDIAN YEAR BUILT	1972	1971	1969



**79 ACRES**  
KATE SESSIONS  
PARK



**32**  
BARS & PUBS



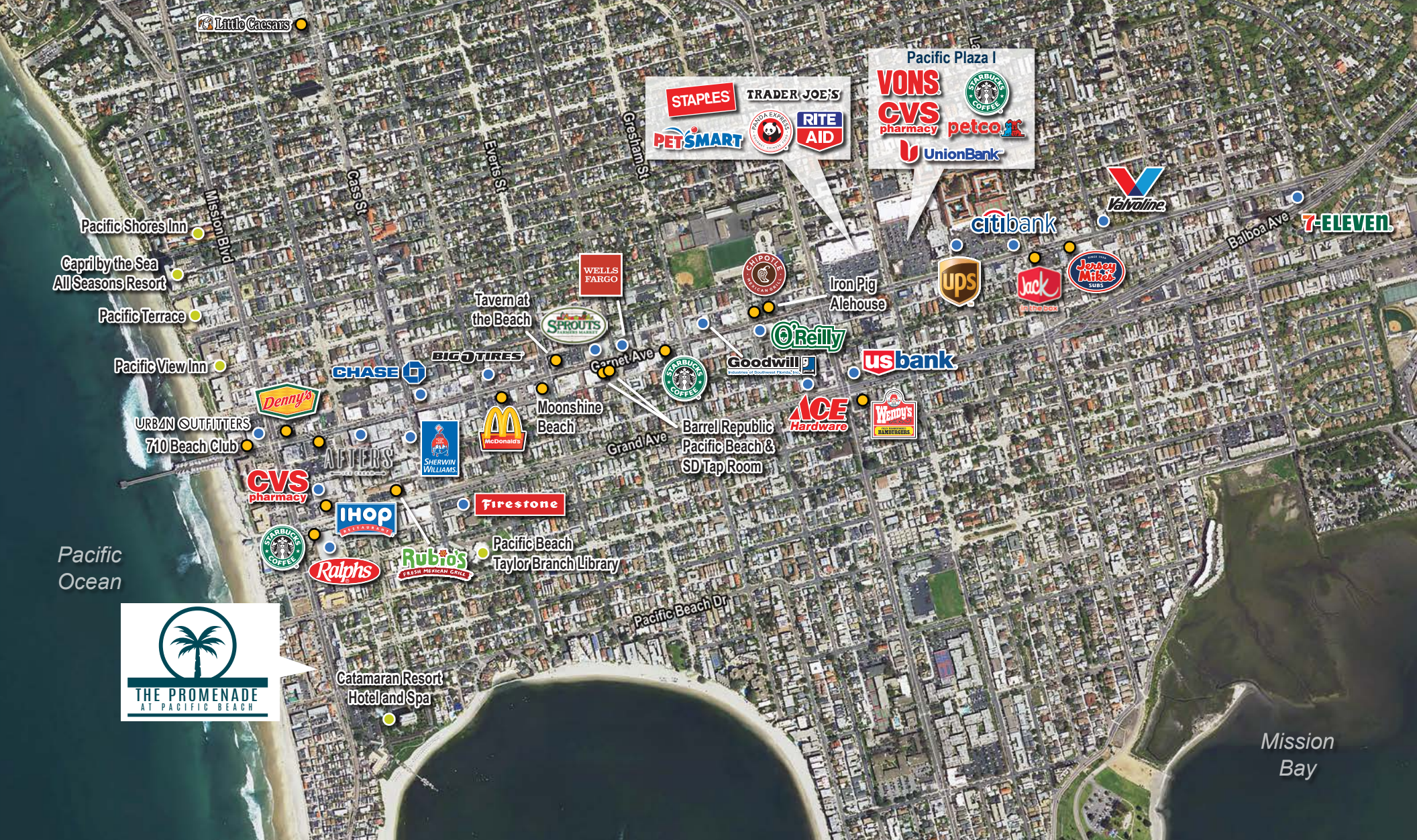
**43**  
CLOTHING STORES



**7**  
GROCERY STORES



**872' LONG**  
CRYSTAL PIER



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