

4250 PACIFIC HWY

SAN DIEGO, CA 92110

NAVWAR

BARNETT
CENTER



RENDERING | RENOVATIONS UNDERWAY

EXCELLENT EXPOSURE ON PROMINENT CORNER
OFFICE • RETAIL • FLEX

AVAILABLE
FOR LEASE

30FT MARQUEE AND BUILDING SIGNAGE
UP TO ~23K SF CONTIGUOUS

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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 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

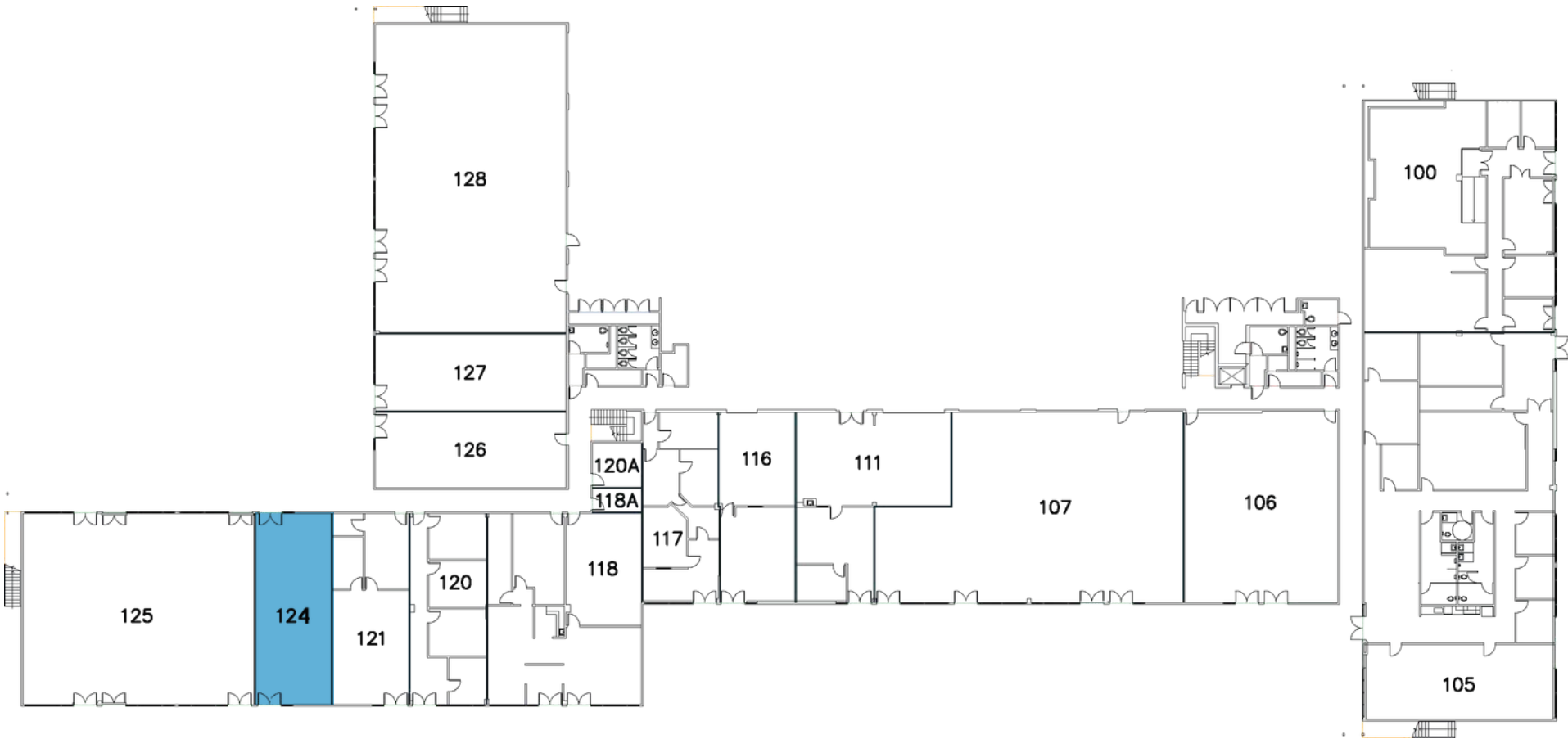
PARKING RATIO 3.25/1,000 SF



RENDERING | RENOVATIONS UNDERWAY

FIRST FLOOR PLAN

AVAILABLE SPACE	
SUITE	SIZE (RSF)
124	±1,213

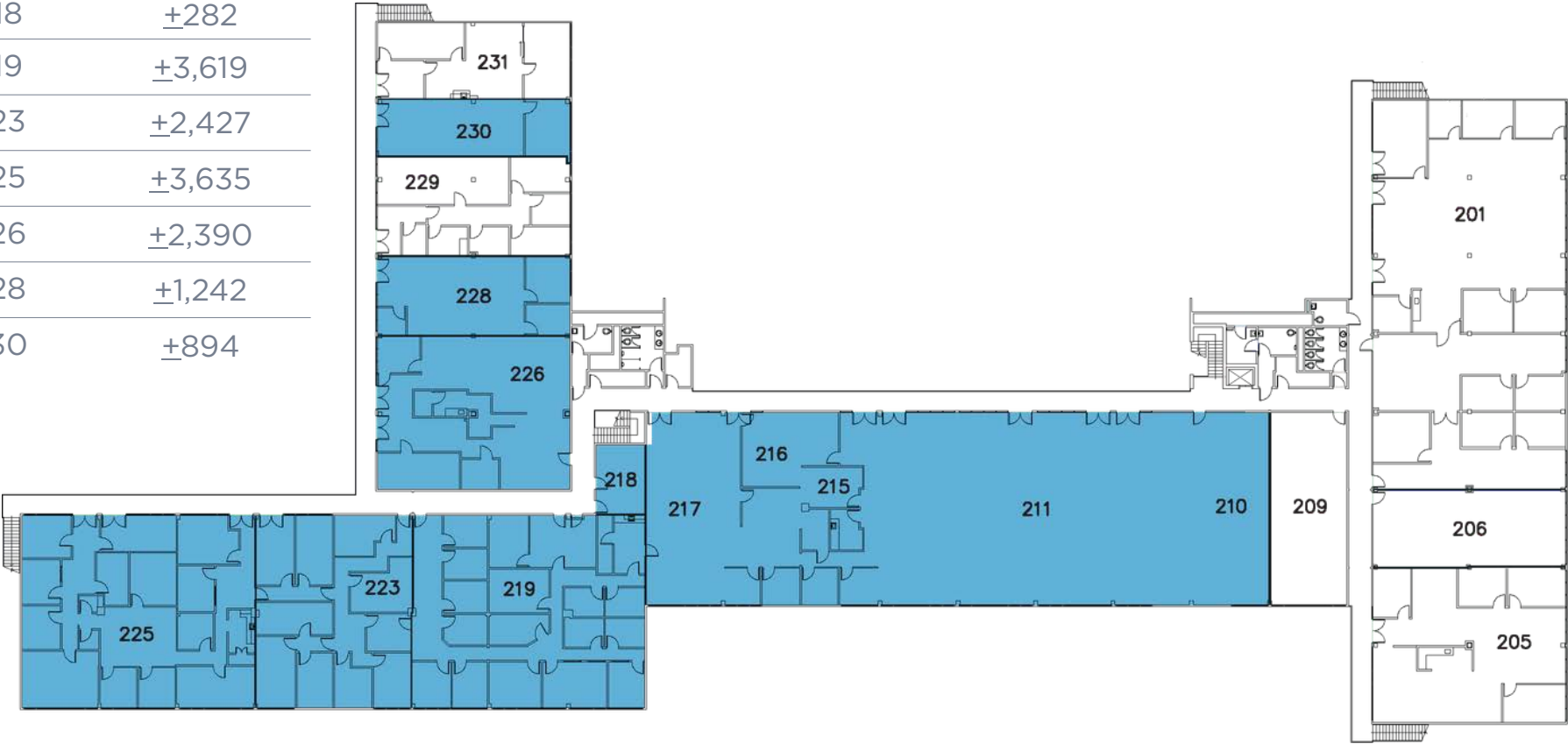


Adjacent suites can be combined to be contiguous. Center structural columns may not be depicted.

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





PECHANGA ARENA
SAN DIEGO



MIDWAY
RETAIL /
SPORTS ARENA
DISTRICT



LOMA SQUARE

TJ-maxx HomeGoods®

DOLLAR TREE



VONS

LIBERTY
STATION

TRADER JOE'S

COURTYARD
BY MARRIOTT

HOMEWOOD
SUITES by Hilton



OLD TOWN
TRANSIT
CENTER



OLD TOWN
SAN DIEGO



BARNETT
CENTER



WOLF IN THE
WOODS

MISSION HILLS

Little Italy
Pizzeria & Pasta

SHAKESPEARE
PUB
SAN DIEGO, CA

MARINE CORPS
RECRUIT DEPOT

WASHINGTON
ST TROLLEY
STATION



AERO CLUB
BAR
SAN DIEGO

PORT OF
SAN DIEGO

SAN DIEGO
INTERNATIONAL
AIRPORT



DOWNTOWN
SAN DIEGO





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