

5059 NEWPORT AVENUE  
SAN DIEGO, CA 92107

OFFICE/RETAIL SPACE  
FOR LEASE  
±540-820 SF AVAILABLE



 INFINITY  
INVESTMENT PROPERTIES



LEV MIZAN  
Managing Broker  
DRE Lic. #01998777  
C: (619) 888-5343  
O: (619) 314-8181 ext. 101  
Lev@InfinityInvestProp.com

# PROPERTY HIGHLIGHTS

5059 Newport Avenue is a **standout retail/office destination adjacent to oceanfront public parking**. The property offers excellent street visibility, consistent foot traffic, and a **prime beachside location at the cornerstone of Newport Avenue's lively mix** of local shops and restaurants. The surrounding amenities provide office tenants with **convenient lifestyle options before and after work**, as well as easy access to the beach for a refreshing midday break.

## Amenities

- Location, Location, Location
- The Beach
- Vibrant energy that defines San Diego's coastal lifestyle
- Office interiors simple & ready for your choice of paint color & flooring with long term commitment
- Private Entrances
- Private Restroom
- Property well maintained & professionally managed
- OB Farmers Market
- Reserved Parking Available



# CURRENT AVAILABILITY

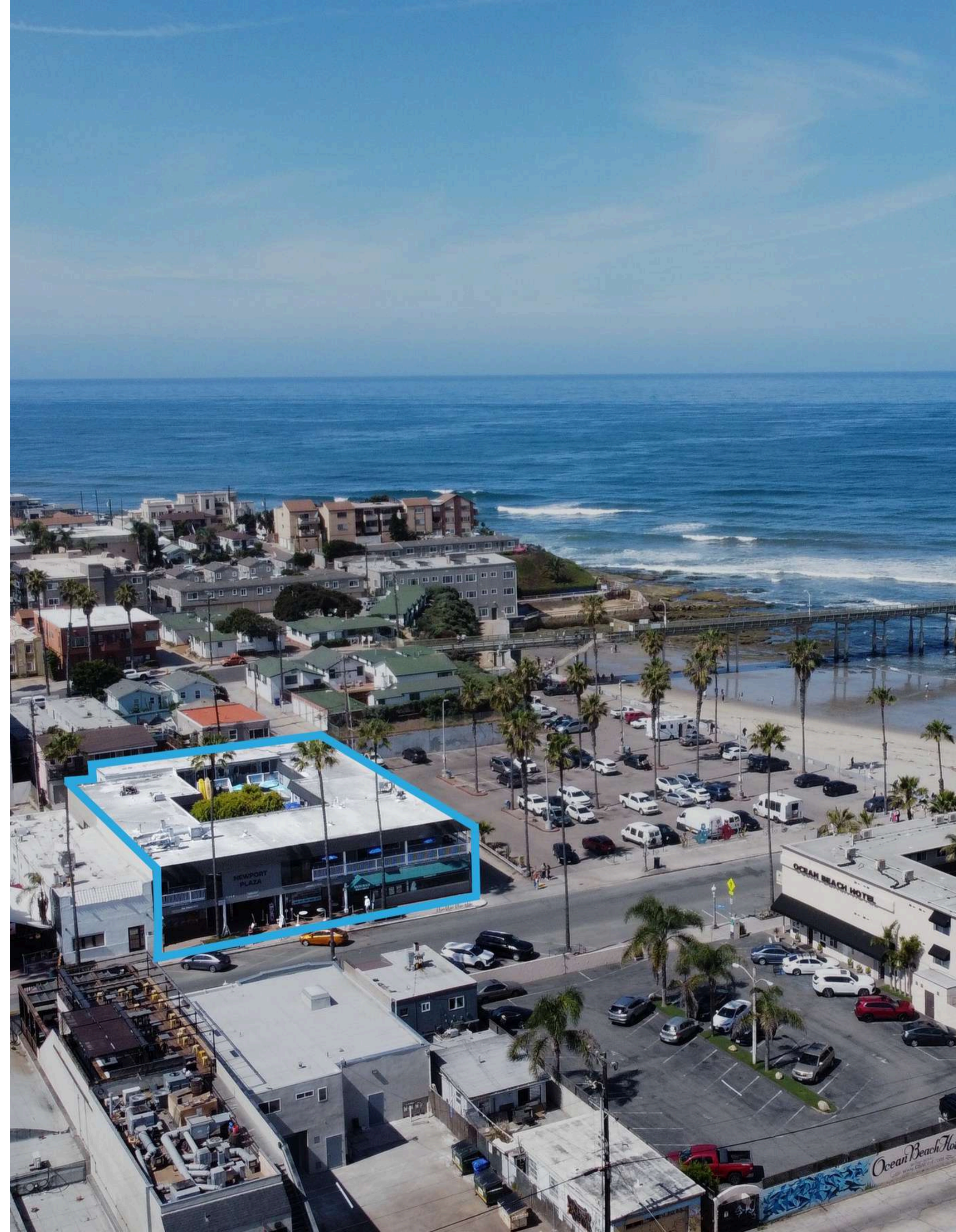
5059 Newport Avenue

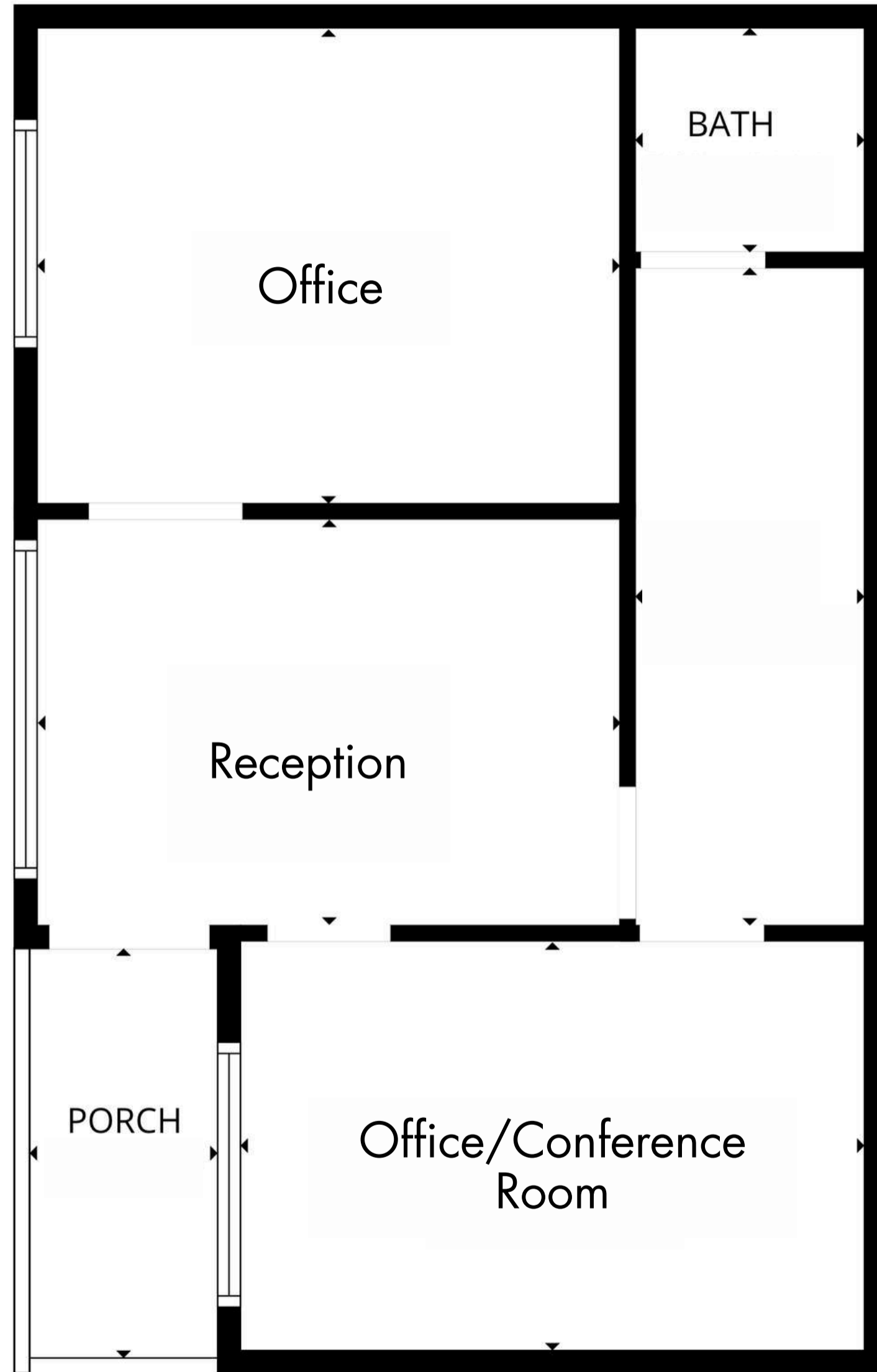
Building - Suite	Total Size	Monthly Amount
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Suite #202	±540 SF	\$1,620/Month \$2.00/SF + NNN (\$1.00)
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Suite #207-8	±707 SF	\$2,121/Month \$2.00/SF + NNN (\$1.00)
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Suite #209	±820 SF	\$2,460/Month \$2.00/SF + NNN (\$1.00)
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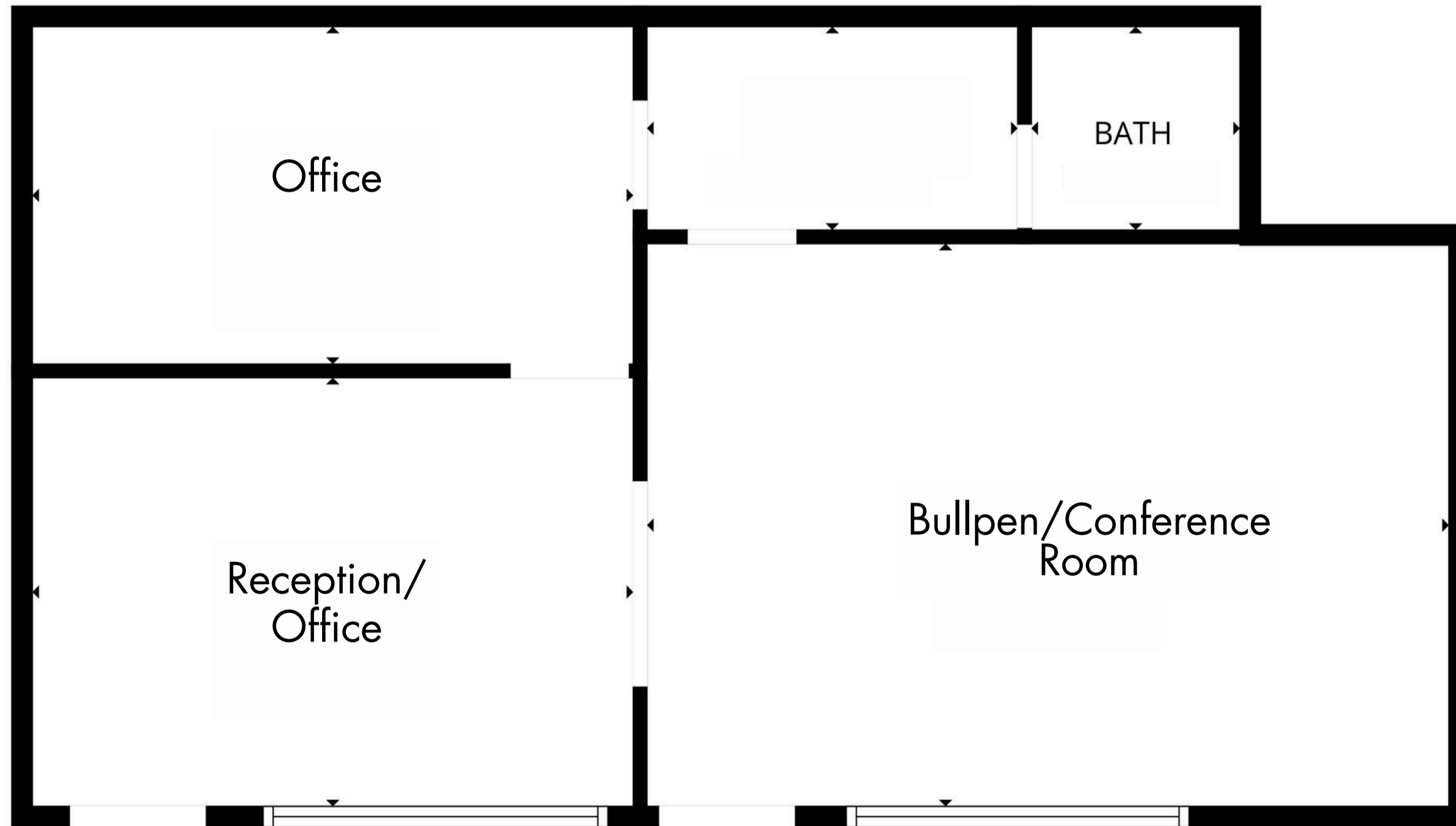
# SUITE #202

5059 Newport Ave

- 
- ±540 SF
  - 2<sup>nd</sup> Floor Space
  - Lease Rate: \$1,620/Month  
\$2.00/SF + NNN(\$1.00)
  - 1 Private Restroom
  - Available Now

# SUITE #207-8

5059 Newport Ave



- ±707 SF
- 2<sup>nd</sup> Floor Space
- Lease Rate: \$2,121/Month  
\$2.00/SF + NNN(\$1.00)
- 1 Private Restroom
- Available Now



# DEMOGRAPHICS

## 1 MILE

POPULATION  
17,169

AVERAGE HH INCOME  
\$135,731

HOUSEHOLDS  
8,575

## 3 MILE

POPULATION  
69,188

AVERAGE HH INCOME  
\$142,334

HOUSEHOLDS  
29,787



# OCEAN BEACH

## *A Coastal Haven*

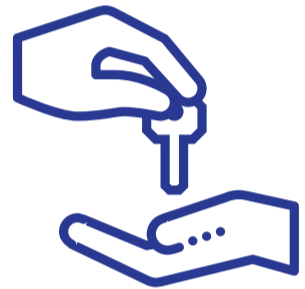
Ocean Beach—often referred to as “OB” by locals—offers a timeless blend of laid-back beach culture and vibrant local character. Established in the late 1800s as a seaside getaway, OB is known for its iconic pier, lively Newport Avenue, and classic Southern California charm. The relaxed, sun-soaked atmosphere, paired with a strong local dining and retail scene, keeps the neighborhood active year-round. For investors, OB’s consistent demand and limited coastal supply make it a compelling opportunity in one of San Diego’s most unique beach communities.



# OB IN FOCUS



**Population Growth and Demographics:** Ocean Beach has experienced steady demand driven by its coastal location and proximity to San Diego's key employment hubs. The area attracts a mix of young professionals, creatives, and long-term residents.



**Rental Market Trends:** The rental market in Ocean Beach remains strong, supported by consistent demand and limited inventory, keeping rents competitive and stable.



**Occupancy Rates:** Multifamily properties in Ocean Beach maintain high occupancy levels, reflecting the area's desirability and constrained coastal supply.



**Economic Indicators:** San Diego's strong economy—driven by technology, healthcare, and tourism—continues to support a resilient rental market in Ocean Beach.



**Lifestyle and Amenities:** Ocean Beach offers a unique lifestyle with walkable streets, direct beach access, a vibrant local dining scene, and a distinct, laid-back coastal atmosphere.



# NEARBY AMENITIES



Newport Ave

Public Parking

-  #1
-  #2
-  #3
-  #4
-  #5
-  #6
-  #7
-  #8
-  #9
-  #10
-  #11
-  #12
-  #13
-  #14
-  #15
-  #16
-  #17

# INFINITY

INVESTMENT PROPERTIES



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[Lev@InfinityInvestProp.com](mailto:Lev@InfinityInvestProp.com)

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