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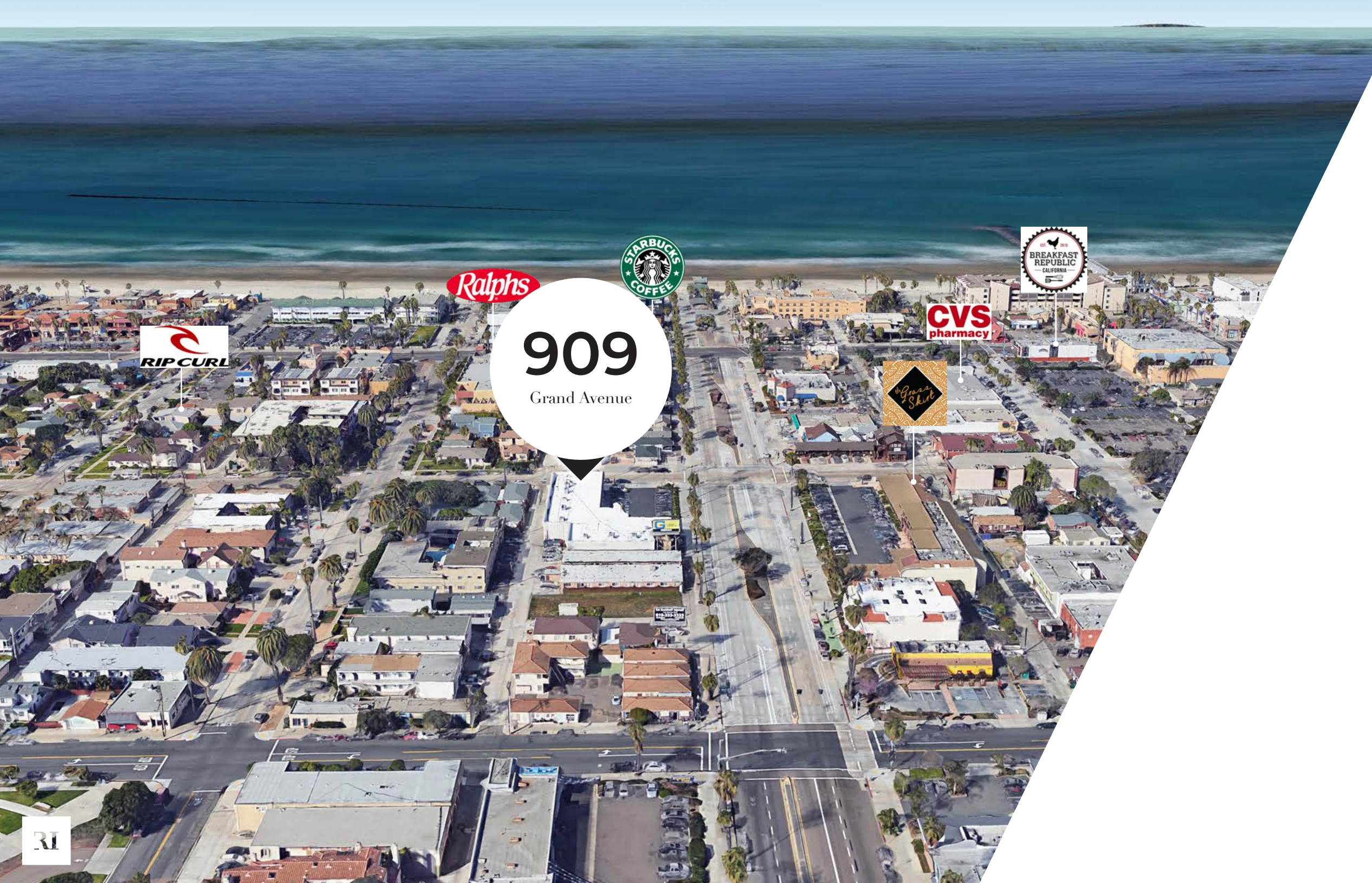
909

Grand Avenue



NEW LEASING INCENTIVES! Teaser rate for year 1 if deal consummated by 12.31.19

NEW BROKER INCENTIVES! \$1.00 psf bonus for deals consummated by 12.31.19



909

Grand Avenue

Located just south of La Jolla, Pacific Beach is one of the busiest beach areas in San Diego, drawing large crowds of locals and tourists all year long.

909 GRAND AVENUE is located just three blocks away from the beach and boardwalk, and the property is in the midst of residential neighborhoods, making it convenient for both locals and tourists alike.

HIGHLIGHTS

Iconic California beach community

Tremendous traffic from both tourists & locals alike

Strong daytime, evening & residential demographics

This space is across the street from SDCM's newest restaurant concept, The Grass Skirt

Within close walking distance of Ralphs grocery shop and the shops & eateries on Garnet Avenue

Located within 3 blocks of the beach and Pacific Beach Pier





Chalcedony Street

Missouri Street

Diamond Street

Emerald Street

Felspar Street

Garnet Ave

Hornblend St

Grand Ave

Thomas Ave

Ocean Blvd

Mission Blvd

Jewel Street

Ingraham Street

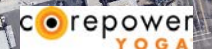
Haines Street

Gresham Street

Fanuel Street

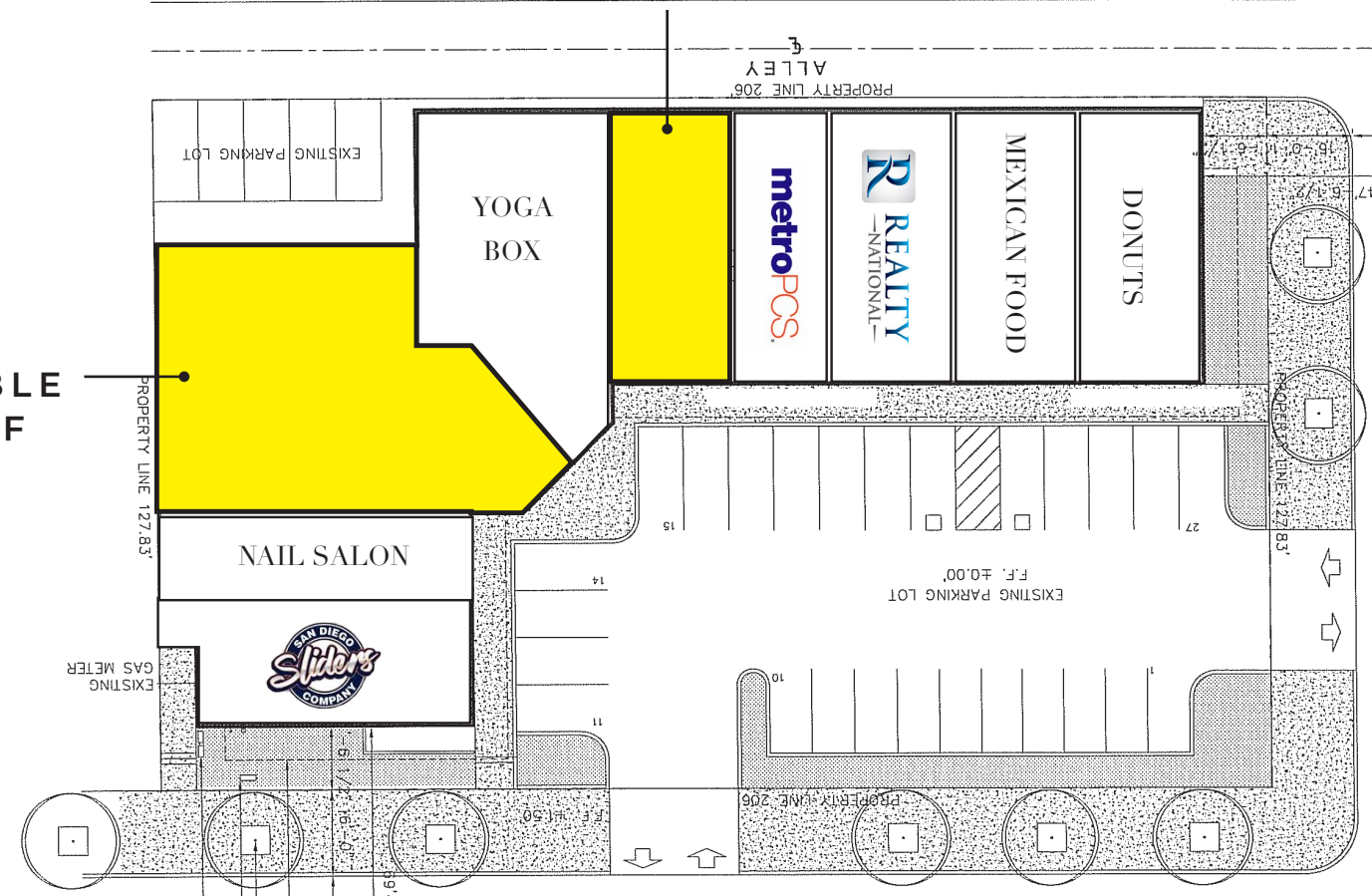
Daves Street

909
Grand Avenue



AVAILABLE
1,888 SF

AVAILABLE
2,137 SF



GRAND AVENUE 14,200 ADT

SITE DETAILS

Two suites available - 1,888 and 2,137 SF

Retail or office space with RARE on-site parking

Join existing tenants: Lucky Donuts, Bahia PB Mexican Grill and Juice Bar,
French Nail Designs & Spa, Yoga Box, and San Diego Sliders

Very walkable location serving dense residential neighborhoods

Prominent monument signage on Grand Avenue & Bayard Street

Signalized corner location; easy ingress and egress



\$206.8 B
Gross Domestic Product

96.6%
Employment Rate

3.2
Approximate beach miles

74.87%
White Collar Occupation

24,000
Labor Force

DEMOGRAPHICS

5-mile radius

Population (2015)	233,970
Projected Population (2020)	307,519
Total Daytime Population	225,632
Total Households	98,596
Average Household Size	2.3
Average Household Income	\$94,713



909
Grand Avenue

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