

# FOR LEASE

## PACIFIC BEACH RETAIL/OFFICE

4426 - 4440 INGRAHAM STREET, SAN DIEGO, CA 92109



### PROJECT HIGHLIGHTS

- 7,389 SF Available
- Located in Prime Pacific Beach Location!
- Just 8 Blocks to the Beach
- Centrally Located Between Grand and Garnet
- Unmatched Walkability to Amenities
- Excellent Access to I-8 and I-5
- Rare Parking Onsite!
- Private Restrooms



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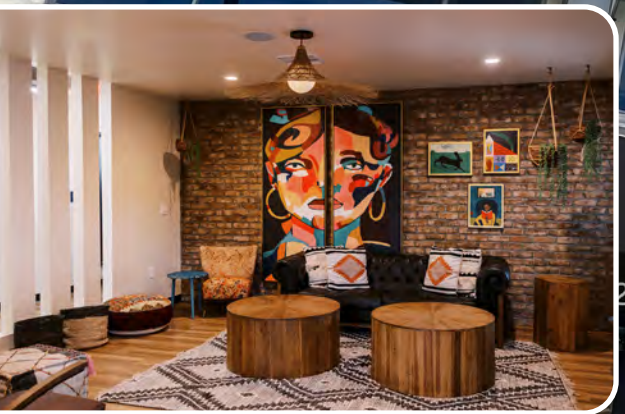
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### DOWNTOWN WORKS CREATIVE OFFICE BUILD



ASK ABOUT OUR  
DOWNTOWN WORKS  
PACKAGE

### DOWNTOWN WORKS PACKAGE HIGHLIGHTS

- Premier creative office build-out available!
- Modern design and upgraded aesthetics
- High-speed, fiber optic internet included
- Floor to ceiling glass office and conference room walls
- Modernized kitchen/kitchenette build
- Upgraded designer lighting fixtures
- Exposed ceiling
- Faux brick accent walls for loft style layout



858.360.3000 | [caacre.com](http://caacre.com)

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**COMMERCIAL  
ASSET  
ADVISORS**

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