

4250

PACIFIC

HIGHWAY

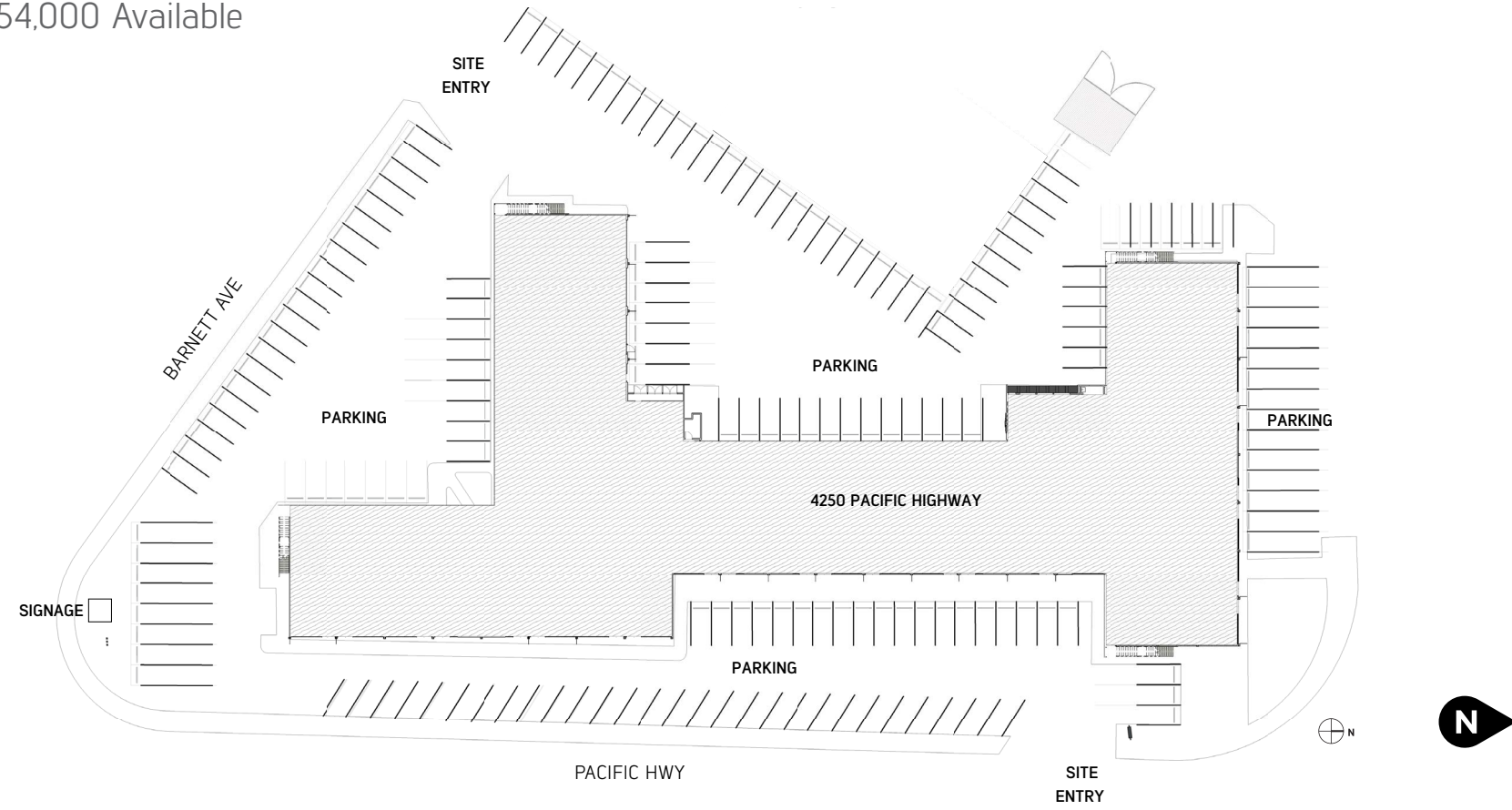
SAN DIEGO, CA 92110



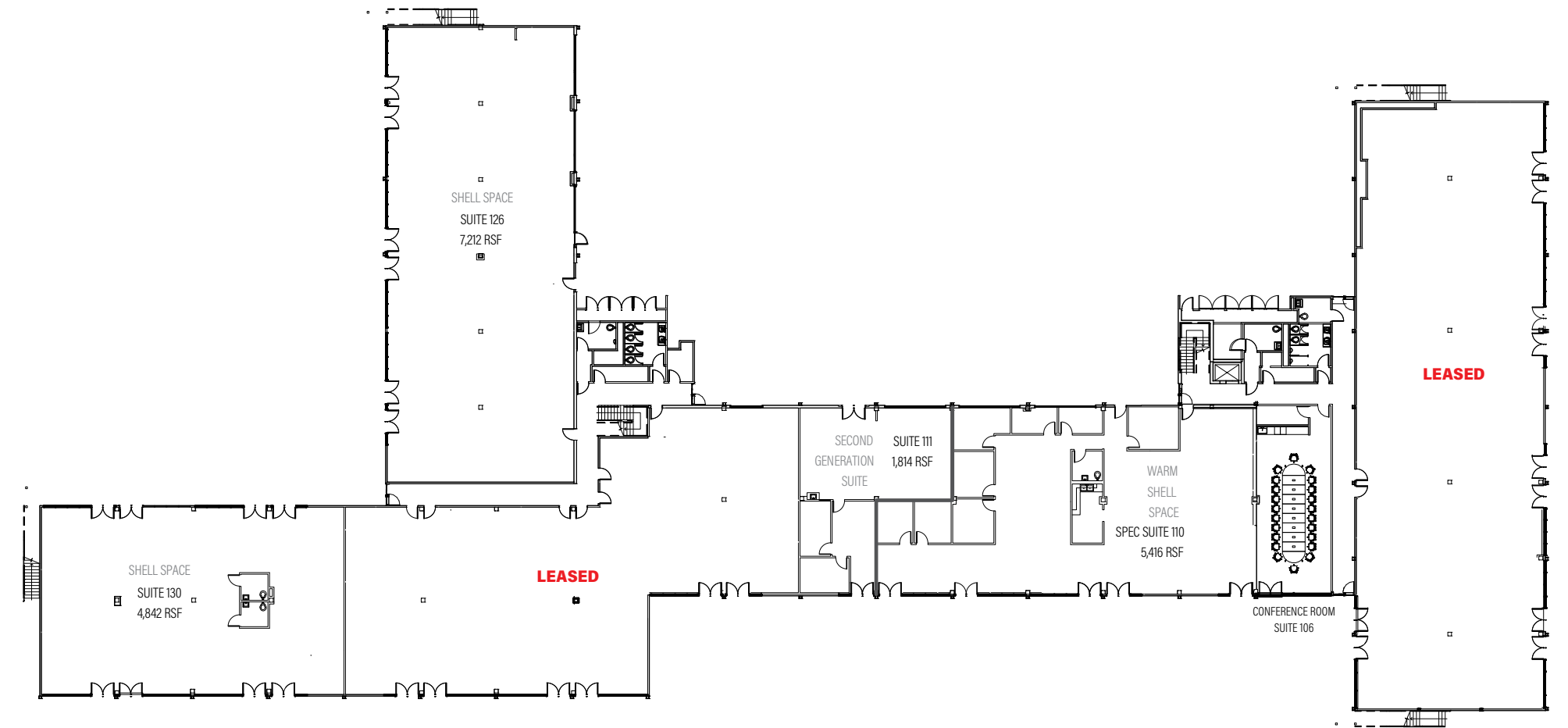


Asking Lease Rate: \$2.75/RSF + U
Opportunities From: ±1,200 RSF - ±18,000 RSF*

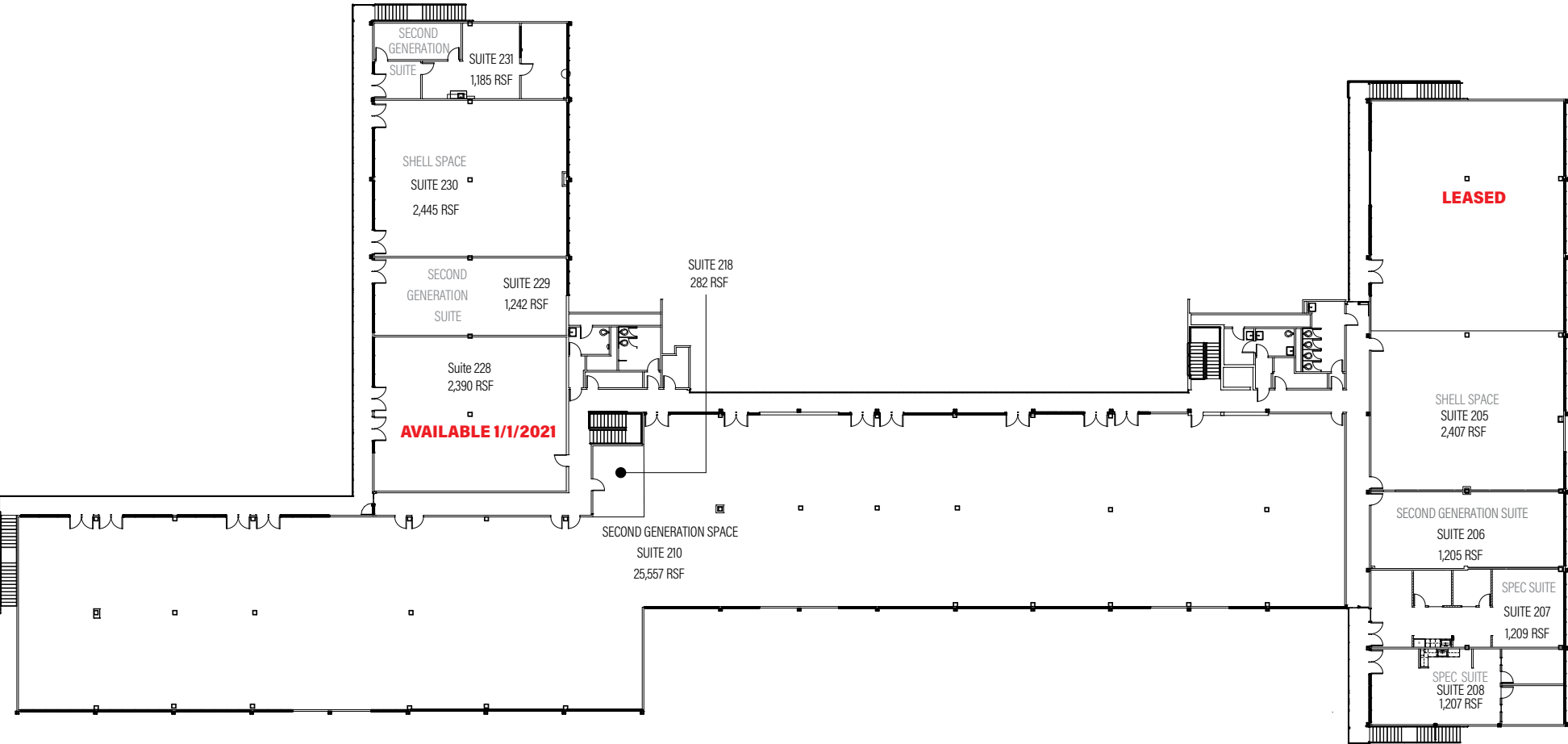
*Total ±54,000 Available



FLOOR 1

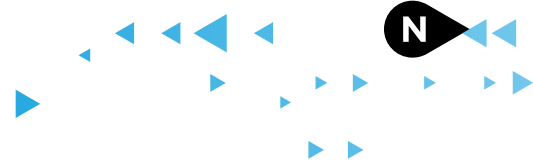
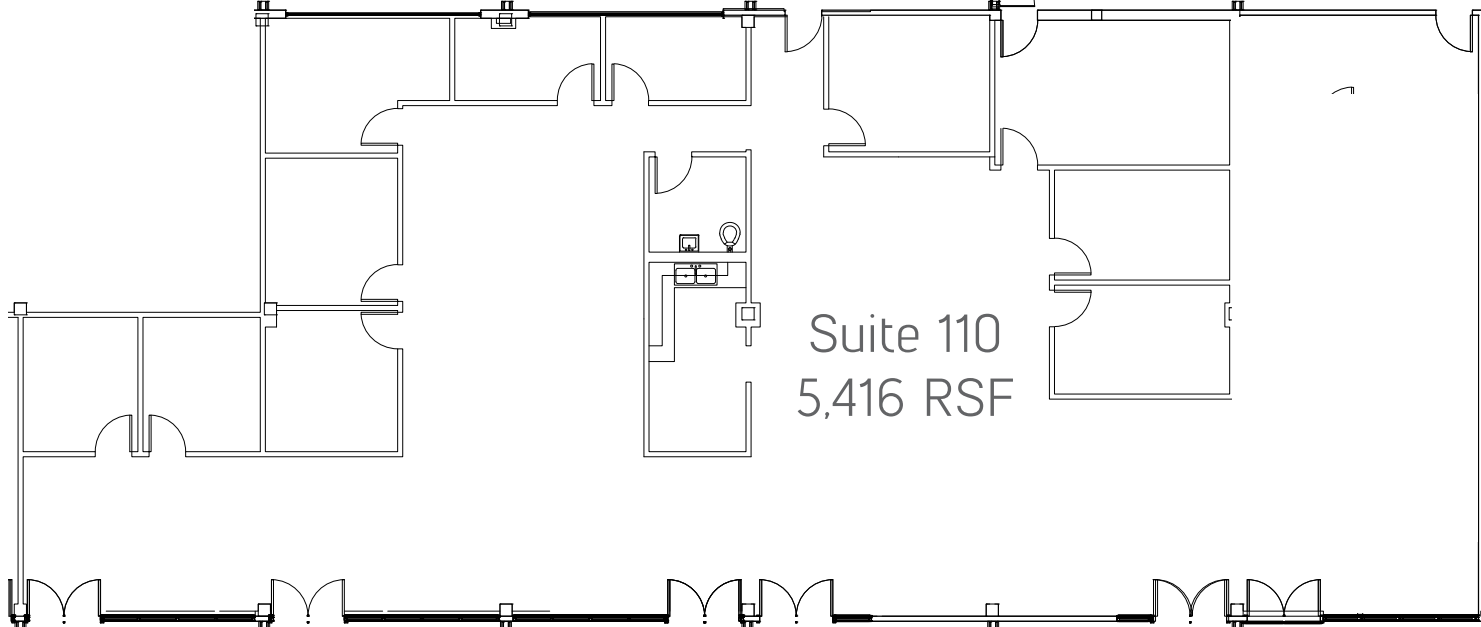
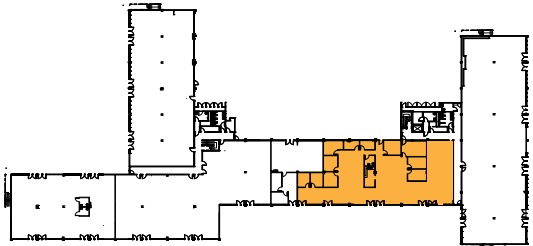


FLOOR 2



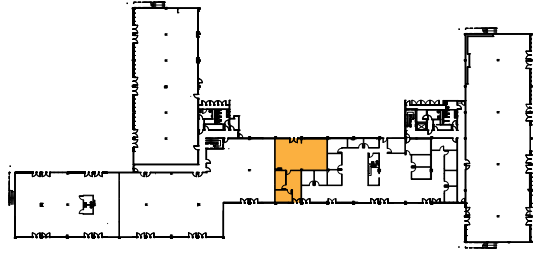
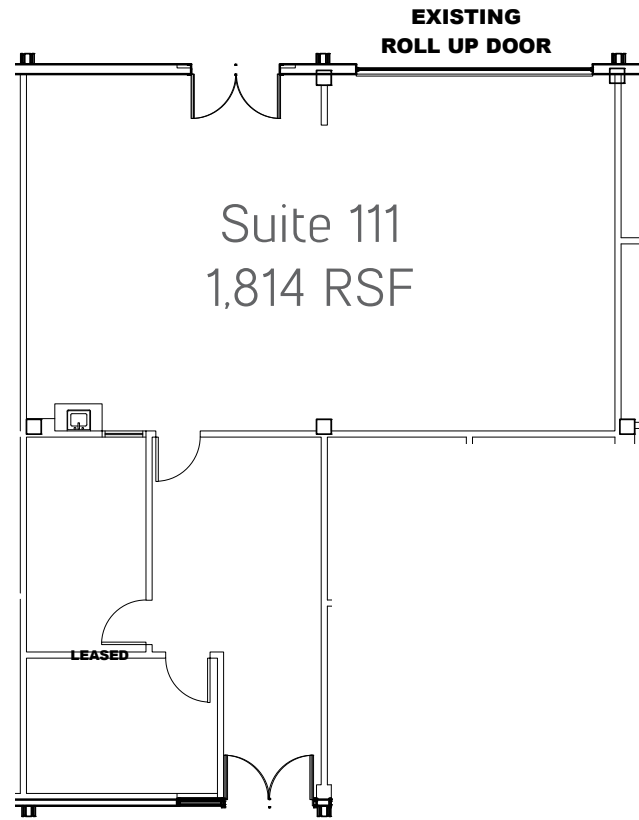
Floor 1

Suite 110 - 5,416 RSF
WARM SHELL SPACE



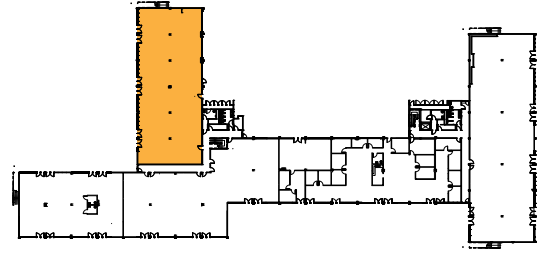
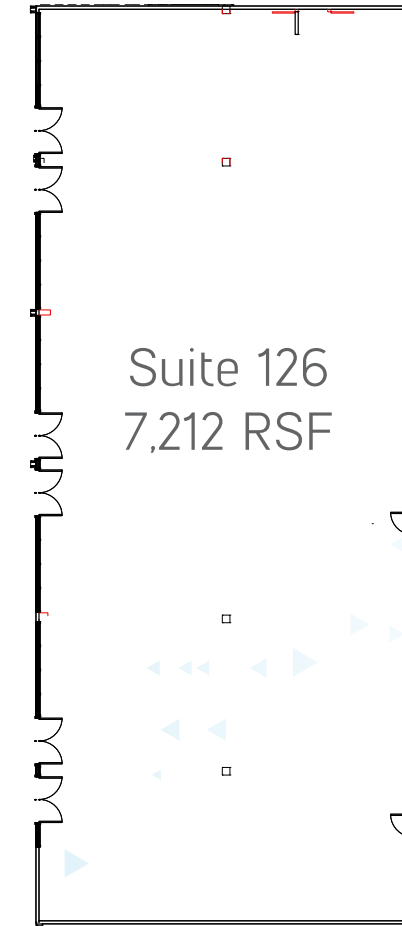
Floor 1

Suite 111 – 1,814 RSF
SECOND GENERATION SUITE



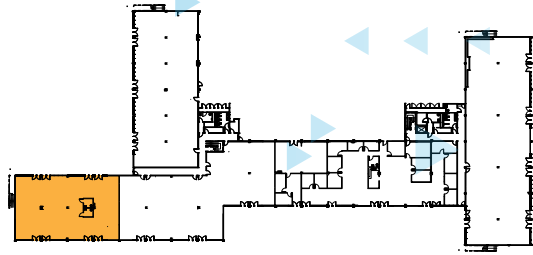
Floor 1

Suite 126 – 7,212 RSF
SHELL SPACE



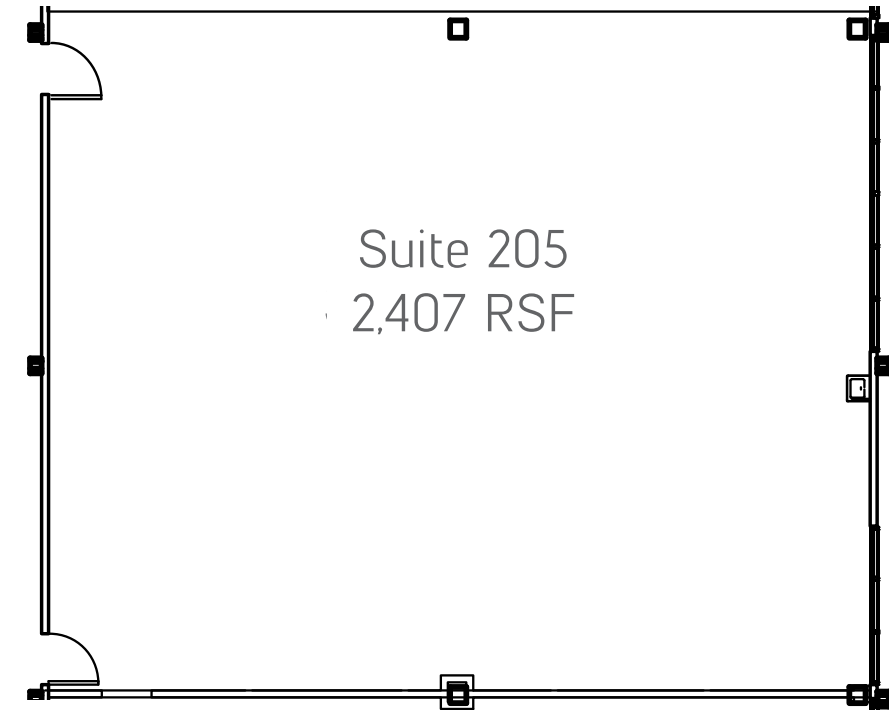
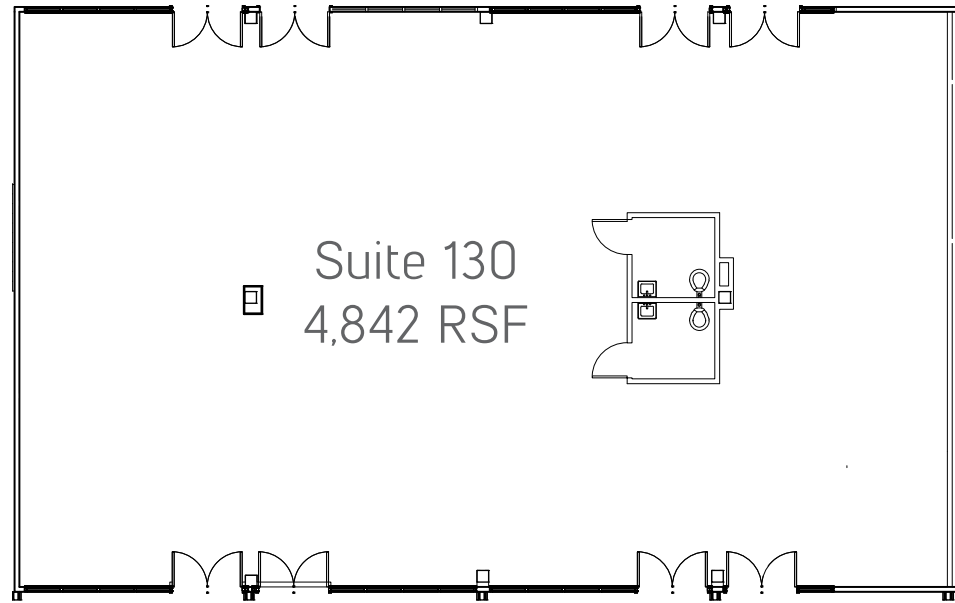
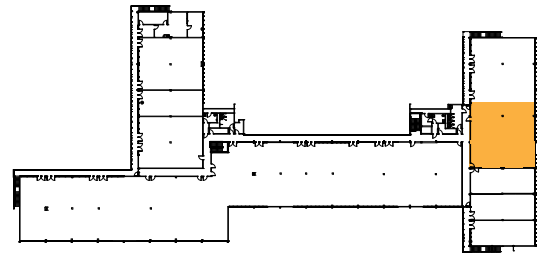
Floor 1

Suite 130 – 4,842 RSF
SHELL SPACE



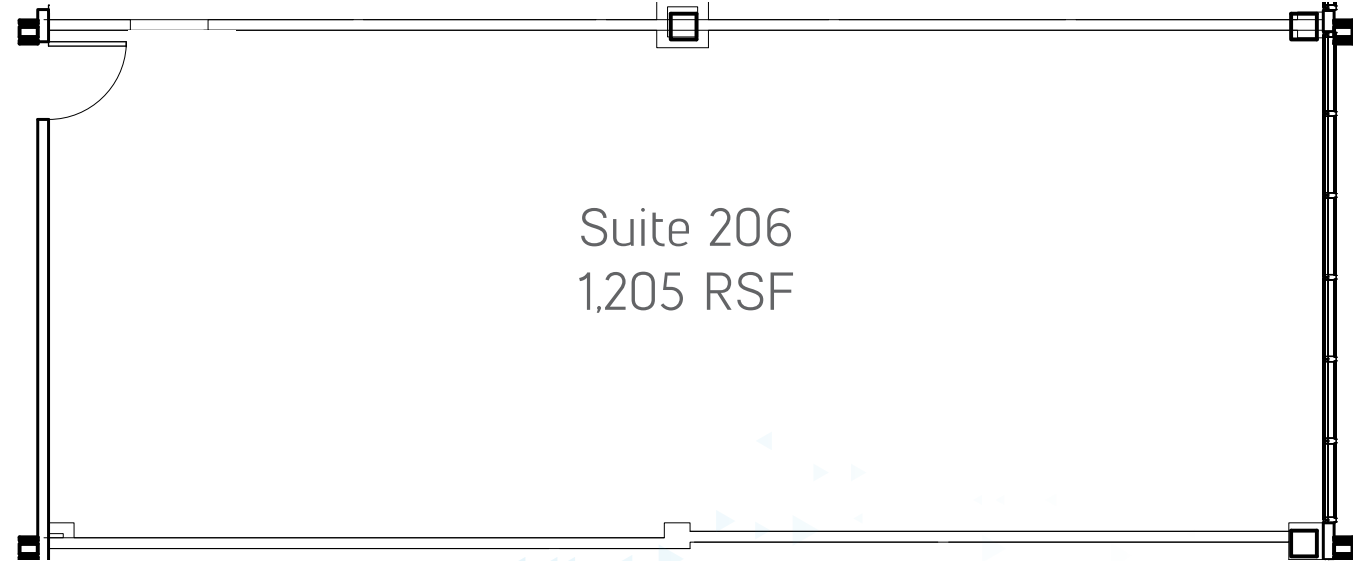
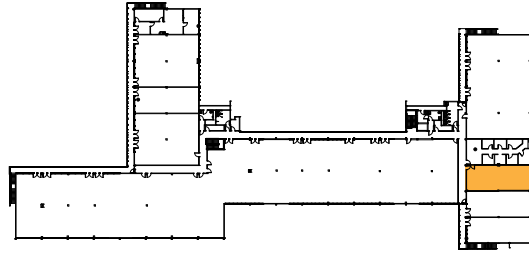
Floor 2

Suite 205 – 2,407 RSF
SHELL SPACE



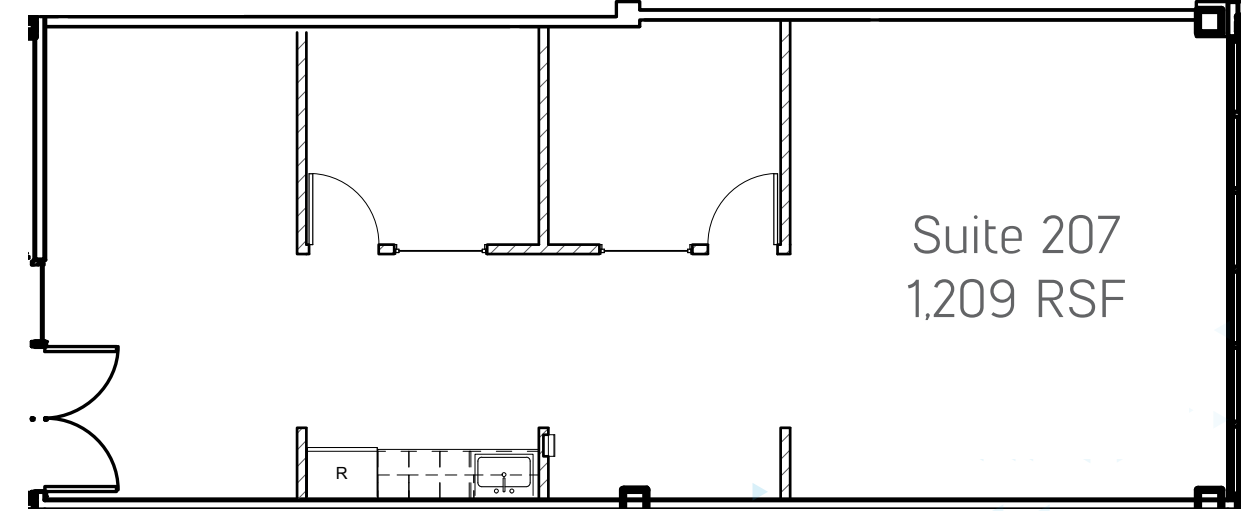
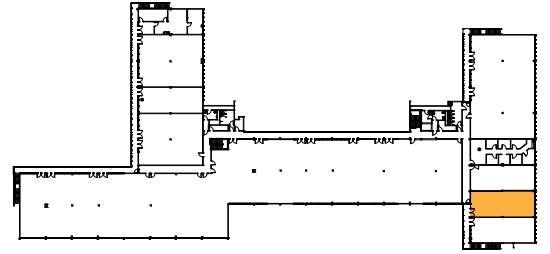
Floor 2

Suite 206 – 1,205 RSF
SECOND GENERATION SUITE



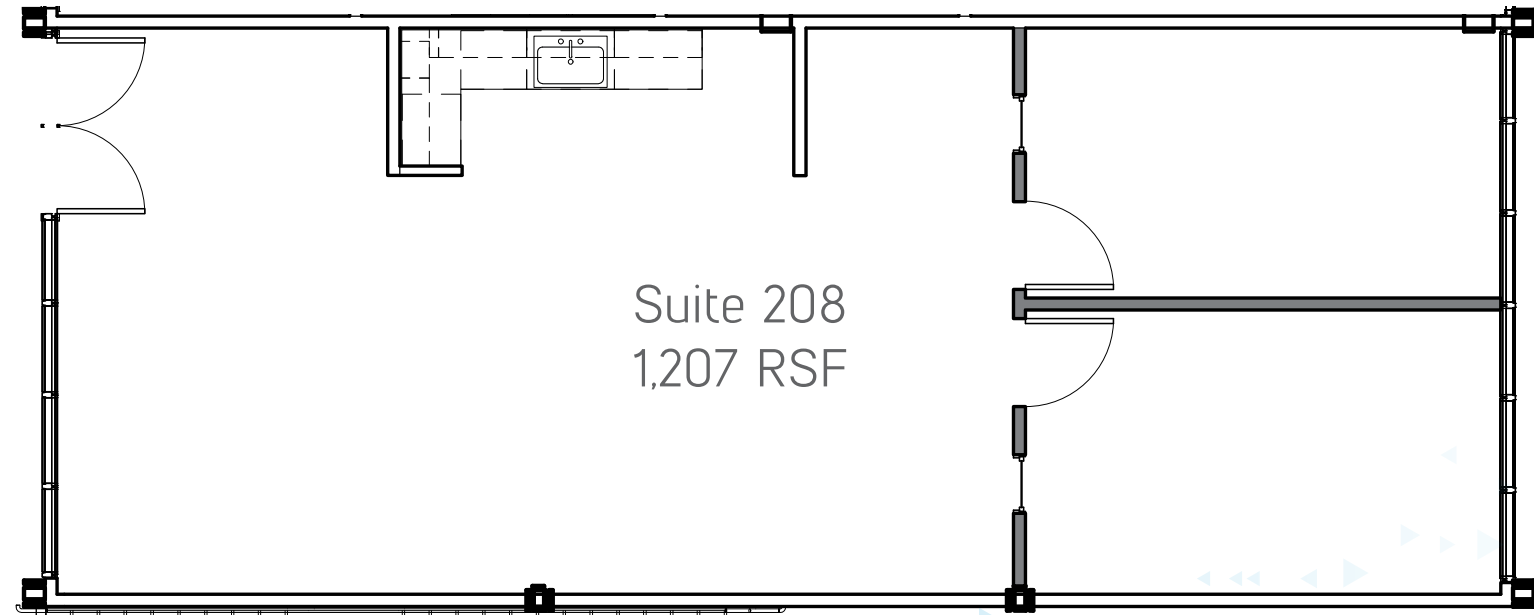
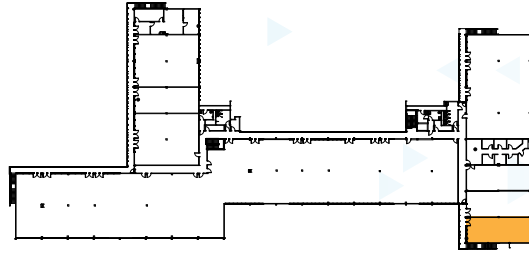
Floor 2

Suite 207 – 1,209 RSF
NEW SPEC SUITE



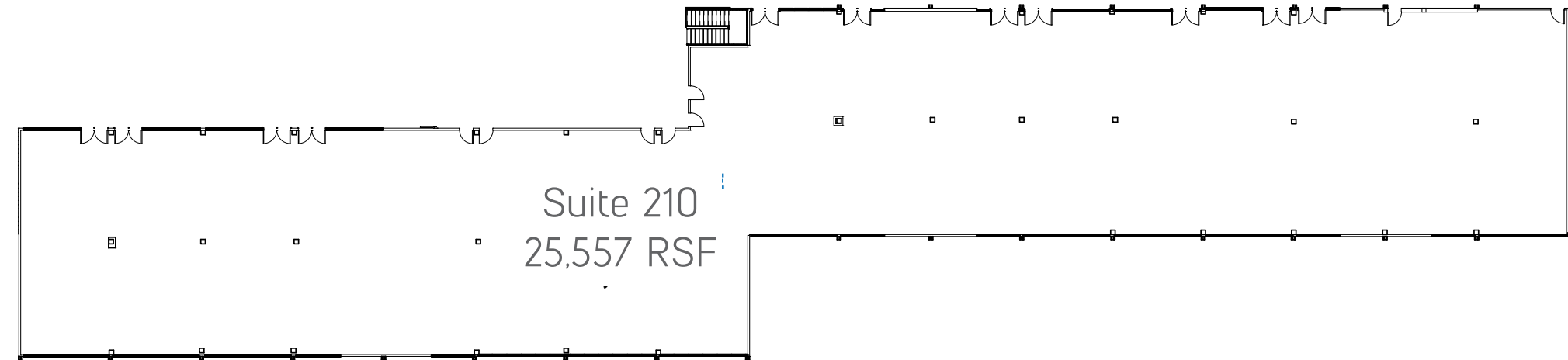
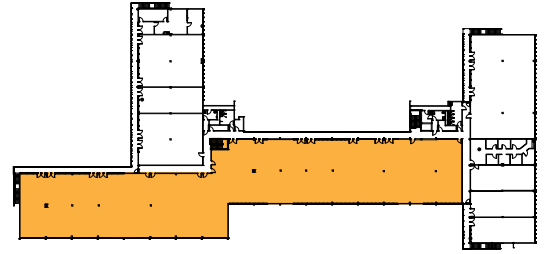
Floor 2

Suite 208 – 1,207 RSF
NEW SPEC SUITE



Floor 2

Suite 210 – 25,557 RSF
SECOND GENERATION SPACE

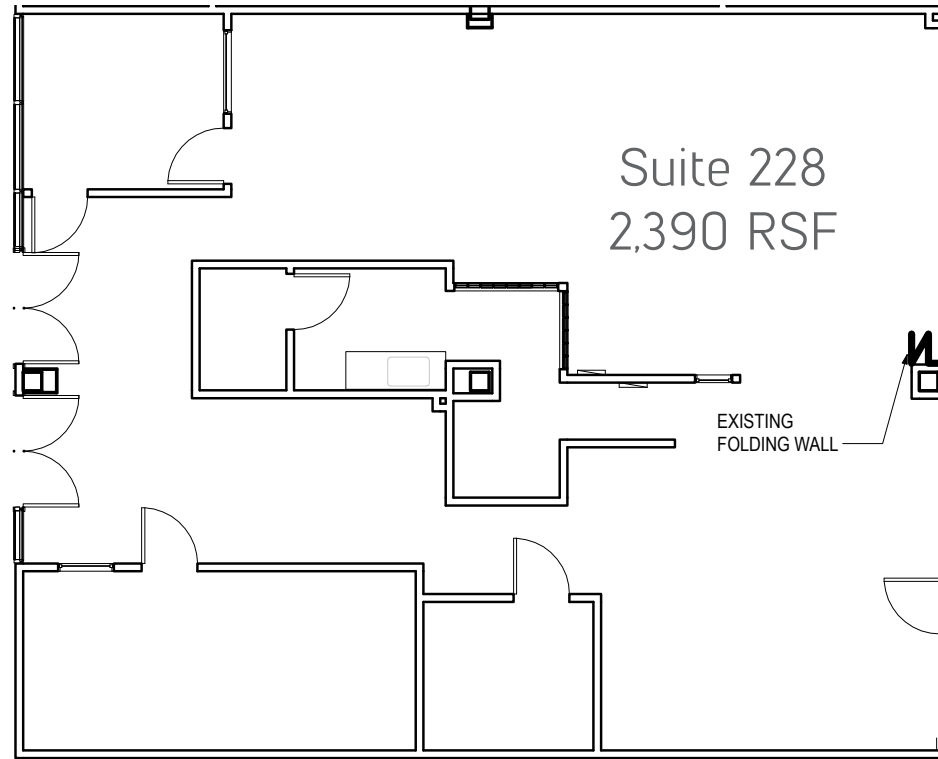
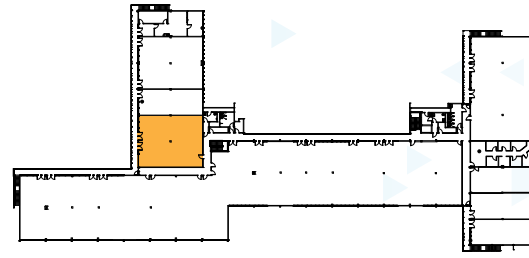


Floor 2

Suite 228 – 2,390 RSF

SECOND GENERATION SUITE

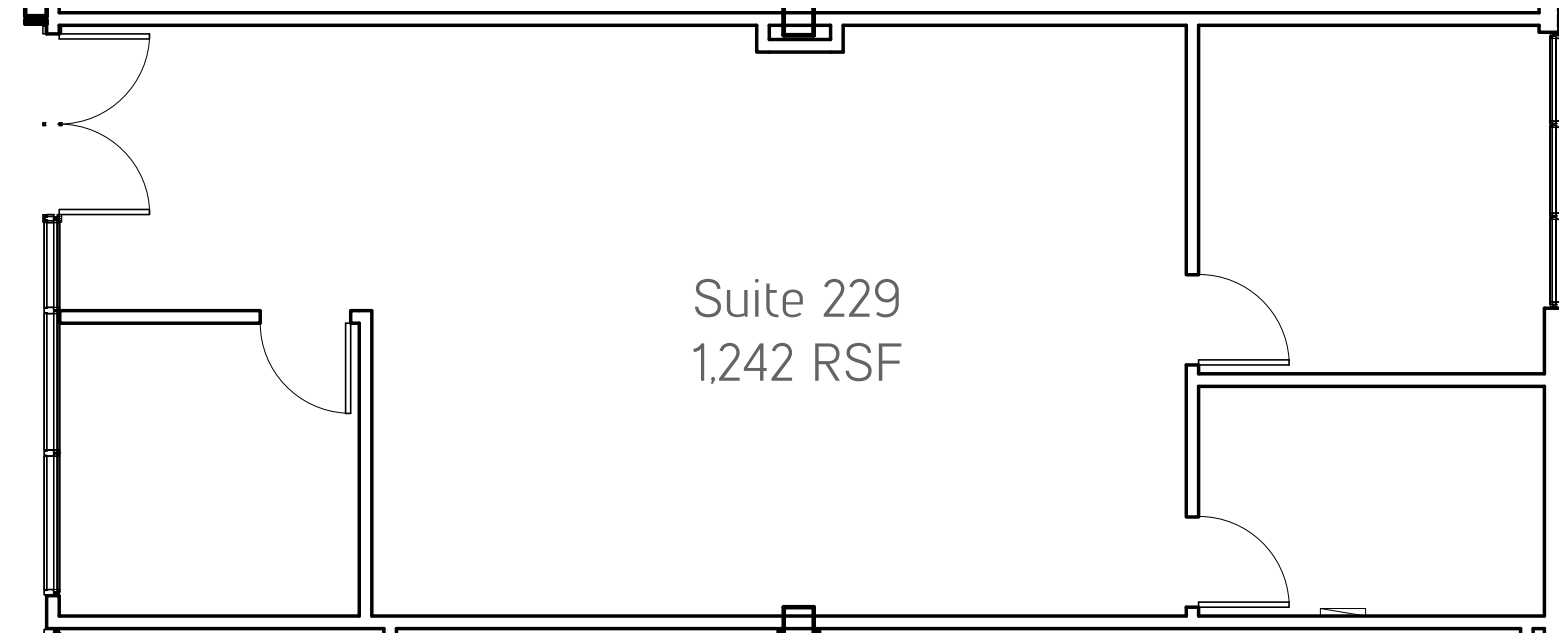
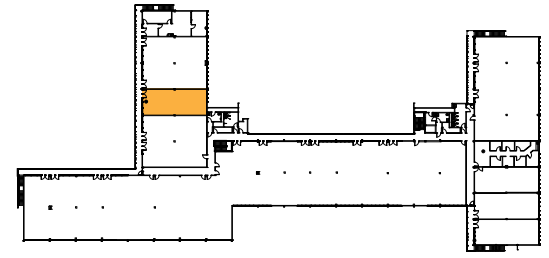
Available 1/1/2021



Floor 2

Suite 229 – 1,242 RSF

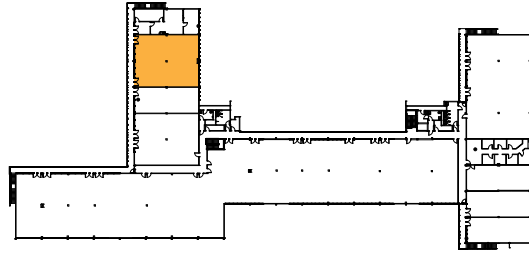
SECOND GENERATION SUITE



Floor 2

Suite 230 – 2,445 RSF

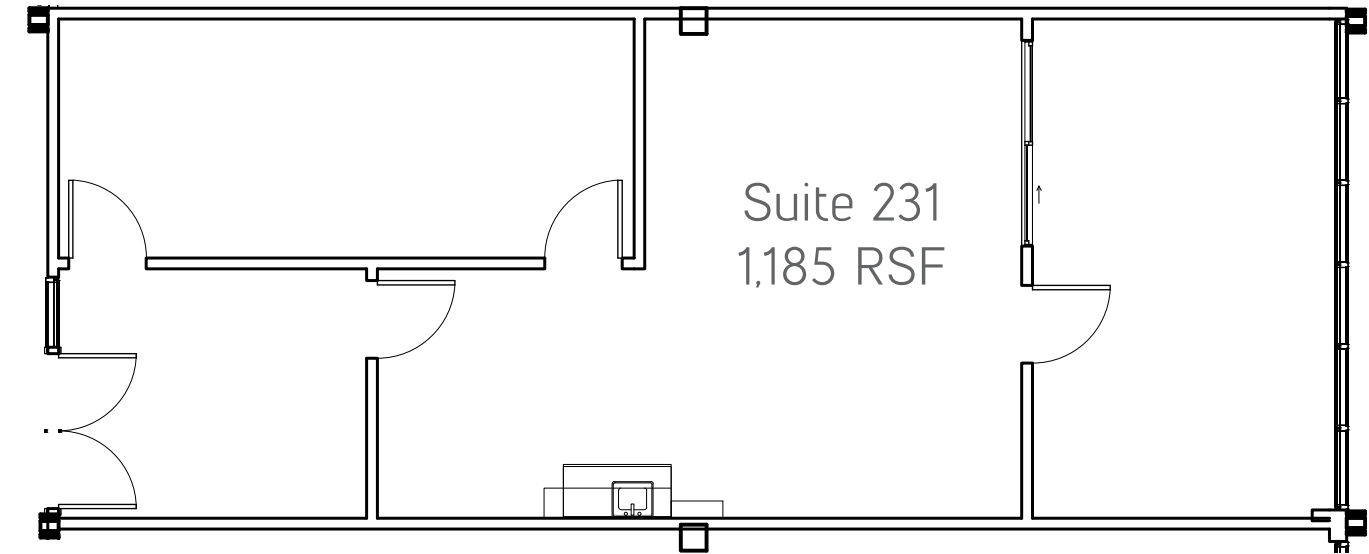
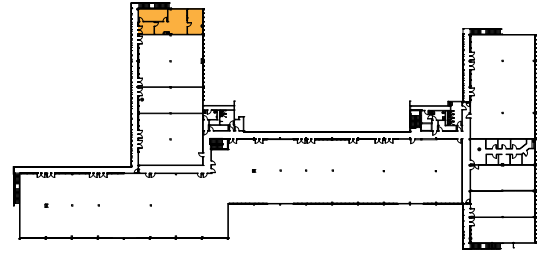
SHELL SPACE

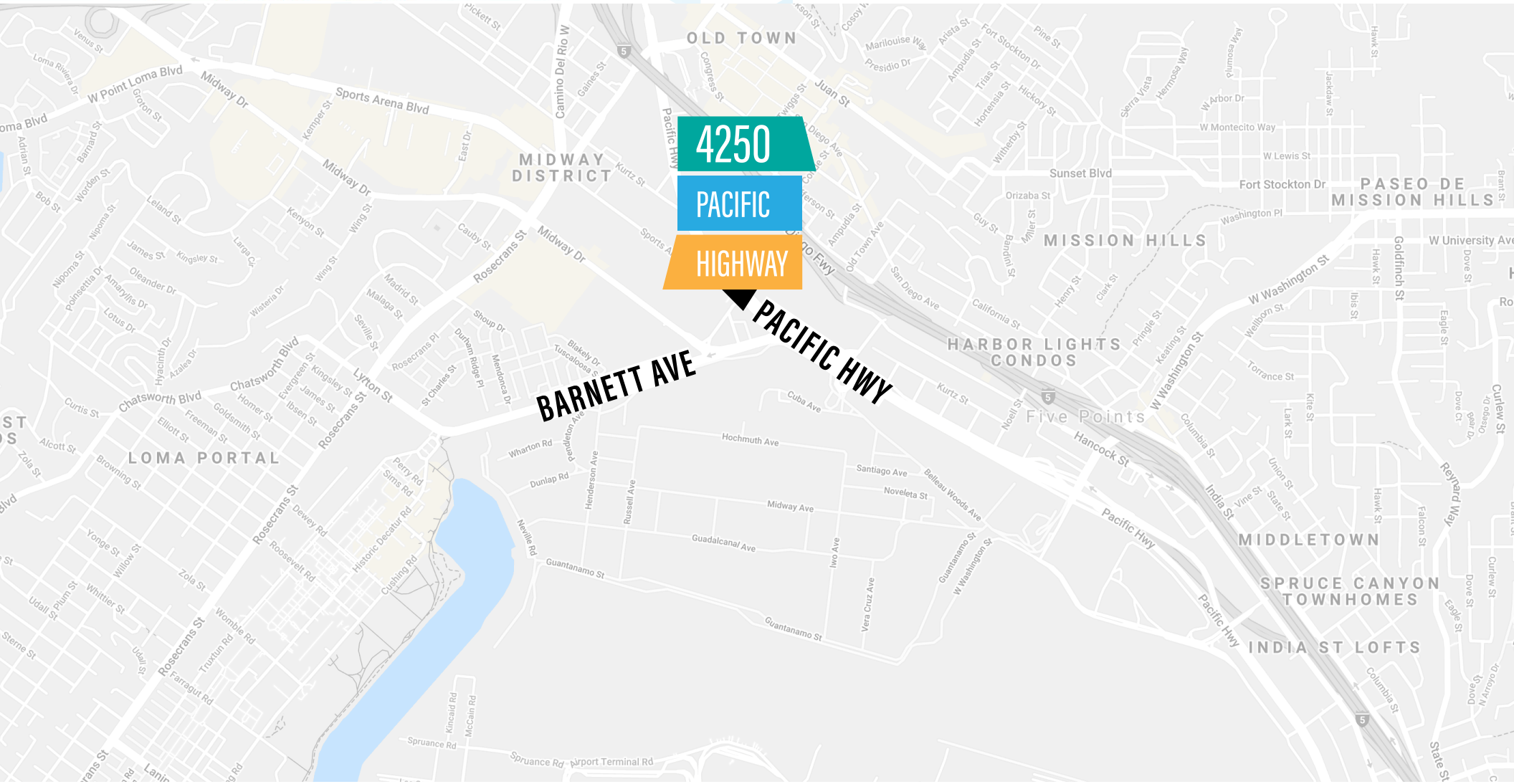


Floor 2

Suite 231 – 1,185 RSF

SECOND GENERATION SUITE





PROPERTY HIGHLIGHTS



A two-story office building totaling **75,401 RSF**



Professional and creative suites ranging from efficient executive spaces to expansive full floor corporate opportunities



PRIME LOCATION

- Pacific Highway Plaza sits at the intersection of Barnett Avenue and Pacific Highway, directly across from NAVWAR (the United States Navy's hub for Information Warfare Systems Command)
- Close proximity to an abundance of retail and service amenities: Liberty Station, Pechanga Arena (Sports Arena Blvd), Old Town and Little Italy

EXCELLENT ACCESS



- **0.5 mile / 2-minute** drive to I-5 by way of Pacific Highway
- **2.8 miles / 6-minute** drive to San Diego International Airport
- **0.5 mile / 12-minute** walk to Old Town Transit Center

PROJECT RENOVATION FEATURES



Casey Brown Company strives to find unpolished gems requiring renovations and a new business plan tailored to its tenants and the community. Project transformation is underway, Q2 2020 completion.



Renovations include: Revamped Exterior (paint, wall graphics, and modern finishes) and Upgraded Points of Entry.



New Project Signage and Tenant Building Signage Opportunities.

- Approximately **45,000** cars drive through the intersection of Barnett Avenue and Pacific Highway daily



NEARBY AMENITIES



4250

PACIFIC

HIGHWAY

SAN DIEGO, CA 92110

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BALESTRI**

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CBRE

**THE
CASEY BROWN
COMPANY**

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