

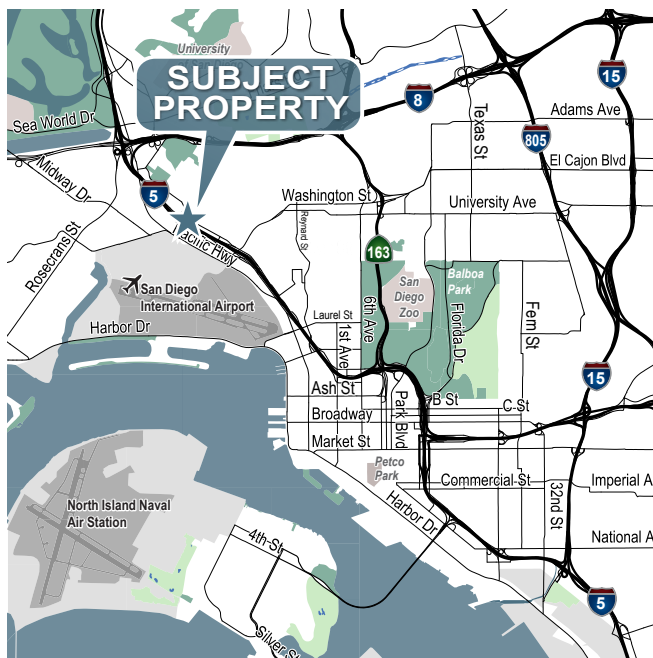
OFFICE AND RETAIL SPACE AVAILABLE FOR LEASE

4085 Pacific Highway, San Diego, CA 92110



PROPERTY FEATURES

- Ample on-site parking
- Surrounded by single-family & multi-family residential
- Located directly on Pacific Highway
- Across the street from SPAWAR and MCRD
- Minutes to Downtown & San Diego Airport
- Blocks from Interstate 5 and Old Town
- Rental rate: \$1.25/SF + CAM
(CAM = \$0.64/SF)



KIPP GSTETTENBAUER, CCIM

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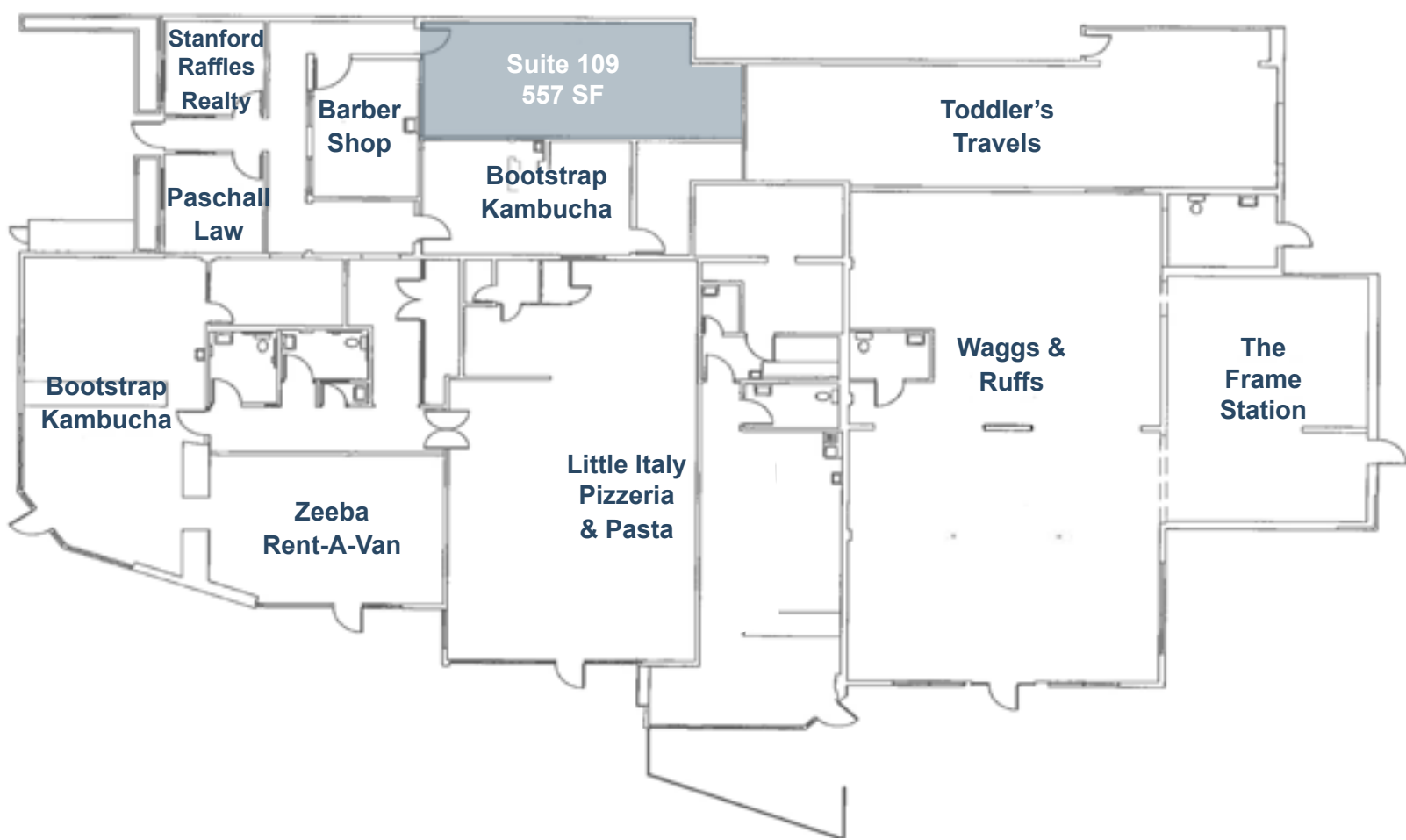
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REAL ESTATE SERVICES

OFFICE AND RETAIL SPACE AVAILABLE FOR LEASE

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CURRENT AVAILABILITIES



Suite	RSF	Available	Rate
109	557 SF	Now	\$1.25/SF + CAM (CAM = \$0.64/SF)

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DEMOGRAPHICS

	1 MILE	3 MILES
Population	8,513	142,272
Median Household Income	\$62,828	\$55,825
Average Age	40	39
Households	3,808	69,192
Daytime Employees	14,859	194,943

TRAFFIC COUNTS

Pacific Hwy. at Witherby St.	±58,000 cars per day
Frontage Rd. at Bandini St.	±2,615 cars per day
Hancock St. at Wright St.	±3,531 cars per day



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