

# FOR LEASE

4684 CASS STREET, PACIFIC BEACH , CA 92109

## Highlights:

- ±500 SF Former Hair Salon or Retail/Office Space (Can be easily converted to retail/office space)
- Great Visibility Along Cass Street
- Join La Clochette Du Coin and Compass Real Estate
- Also Nearby Tenants include Green Gardens Nursery, Hot or Not Thai, Latitude 32 Pub House, The French Gourmet, The Fishery, Cass Street Bar & Grill, Harry's Taco Club, and Many More!
- Strong Daytime Population and Heavy Pedestrian Traffic
- Surrounding Residential Population with High Income Levels
- Located in a Desirable Beach Community - More than 86,026 people within 1-mile radius, with a median household income of \$94,122
- Plenty of Street Parking along Cass Street



### Anthony Acosta

Associate

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### Rick Wu

Vice President

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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | [www.DuhsCommercial.com](http://www.DuhsCommercial.com)





# PHOTOS

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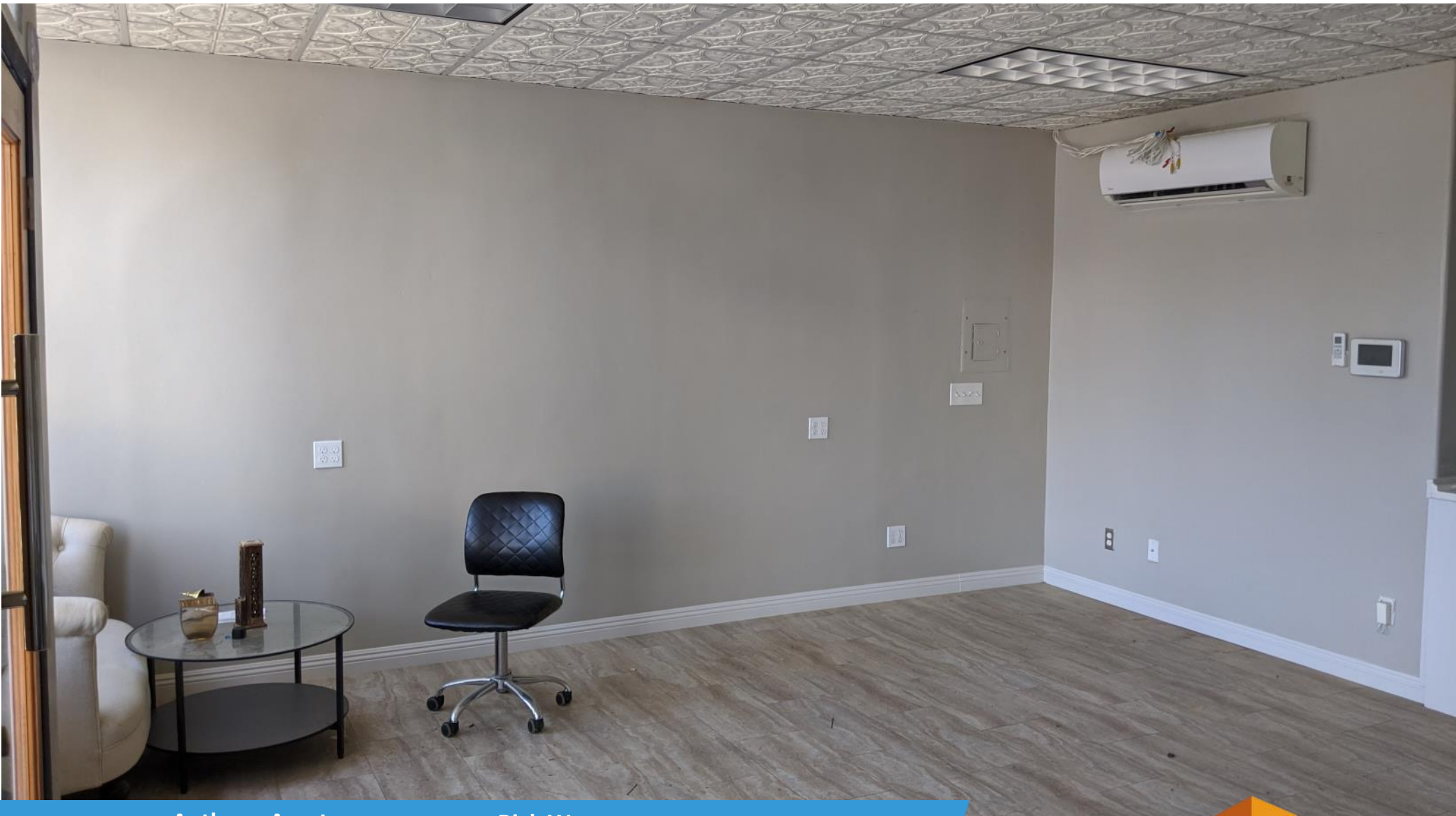


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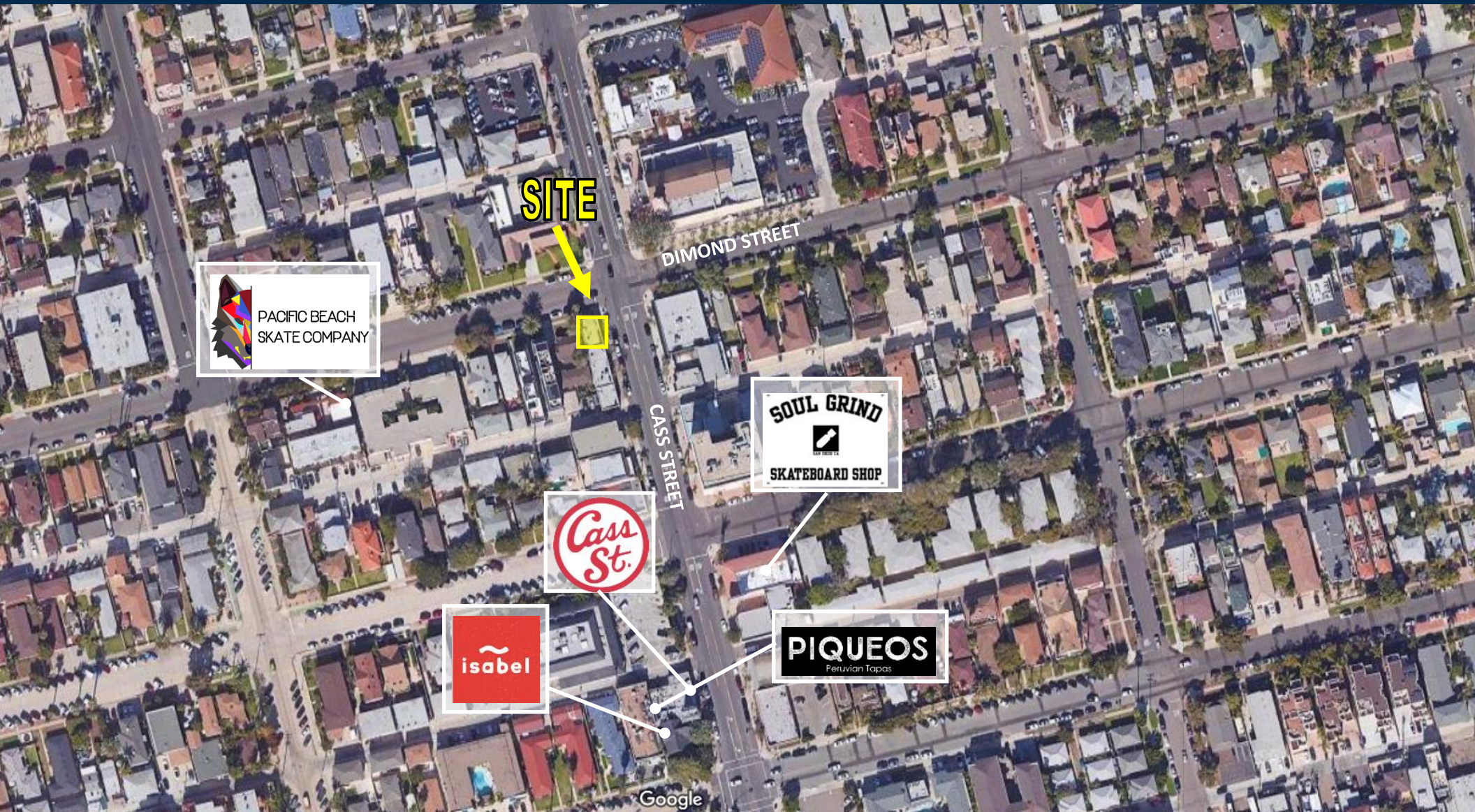
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# AERIAL

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**COMMERCIAL**

BROKERAGE • INVESTMENT • DEVELOPMENT

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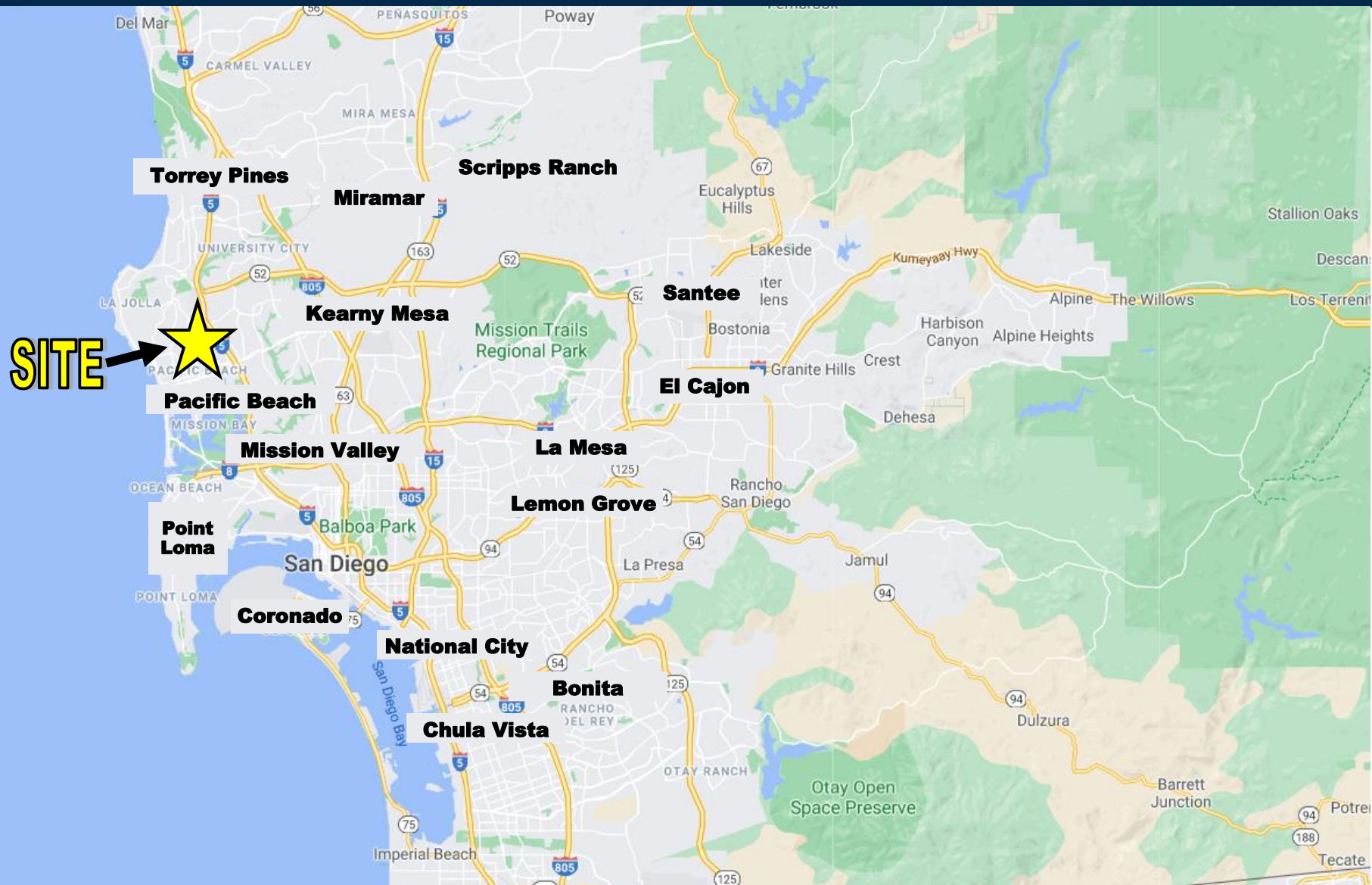
# NEIGHBORING TENANTS





# REGIONAL MAP

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# DEMOGRAPHICS

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## TRAFFIC COUNTS

CASS STREET: 17,652 ADT



## DAYTIME POPULATION

1 MILE: 10,493

3 MILE: 29,989

5 MILE: 107,465



## AVERAGE HOUSEHOLD INCOME

ZIP CODE: 92109

1 MILE: 105,909

3 MILE: 122,988

5 MILE: 106,140



## RESIDENTIAL POPULATION

1 MILE: 25,526

3 MILE: 84,364

5 MILE: 766,317



## HOUSEHOLDS

1 MILE: 13,244

3 MILE: 39,975

5 MILE: 318,409





# CONTACT

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**For More Information, Please Contact:**

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