



COMMERCIAL
BROKERAGE · INVESTMENT · DEVELOPMENT



For
Lease

**4502 Cass Street,
San Diego, CA 92109**

**Creative Office Space at
*Historic Dunaway Building***

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Images (Interior)

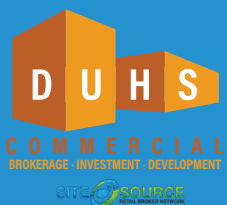
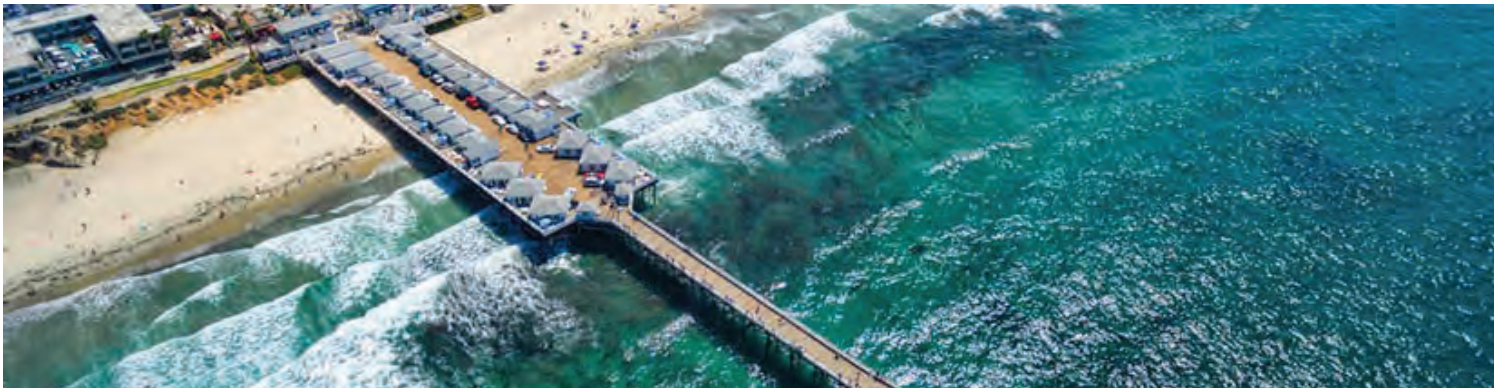
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- Newly renovated 2nd floor creative office space with an abundance of natural light.
- With Recent Improvements - New laminate flooring, new paint and wallpaper, new skylights, renovated restroom & kitchenette, and new keypad installed at entry doorway.
- Flexible floor plans ranging from ±112 SF to 3,072 SF.
- Only a few blocks from the beach and Crystal Pier. Walking distance to many retailers, shops, cafes, and restaurants in the immediate area.



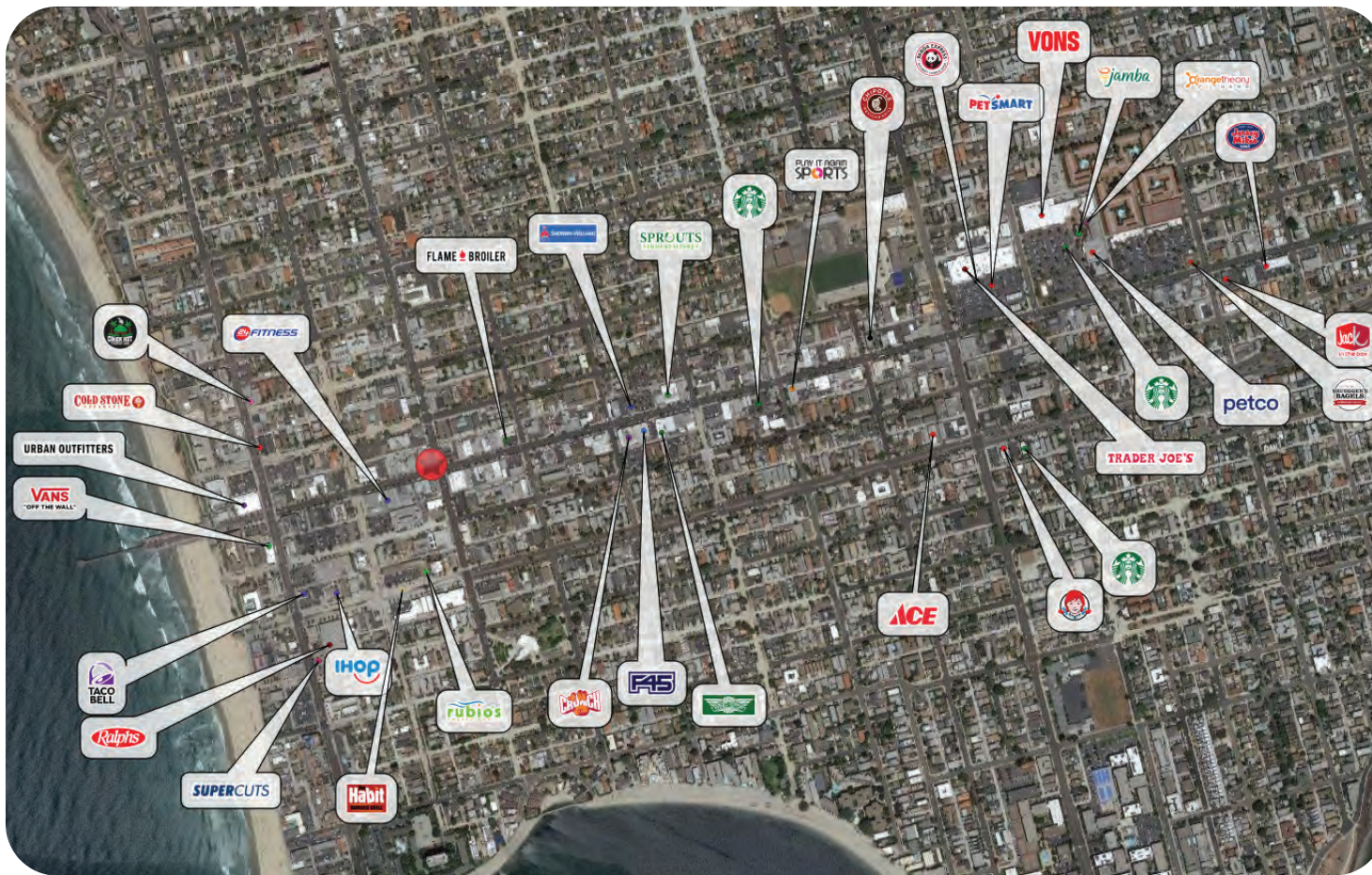
Highlights

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Pacific Beach Dinning



AMBROGIO 15

Pacific Beach is more than just a beachside community. Within the boundaries of this laidback neighborhood, you'll find a diverse selection of places to grab a bite to eat, satisfying almost every craving. Whether you're hungry for pizza, sushi, seafood or burgers, here are the best Pacific Beach restaurants.



Aerial Map

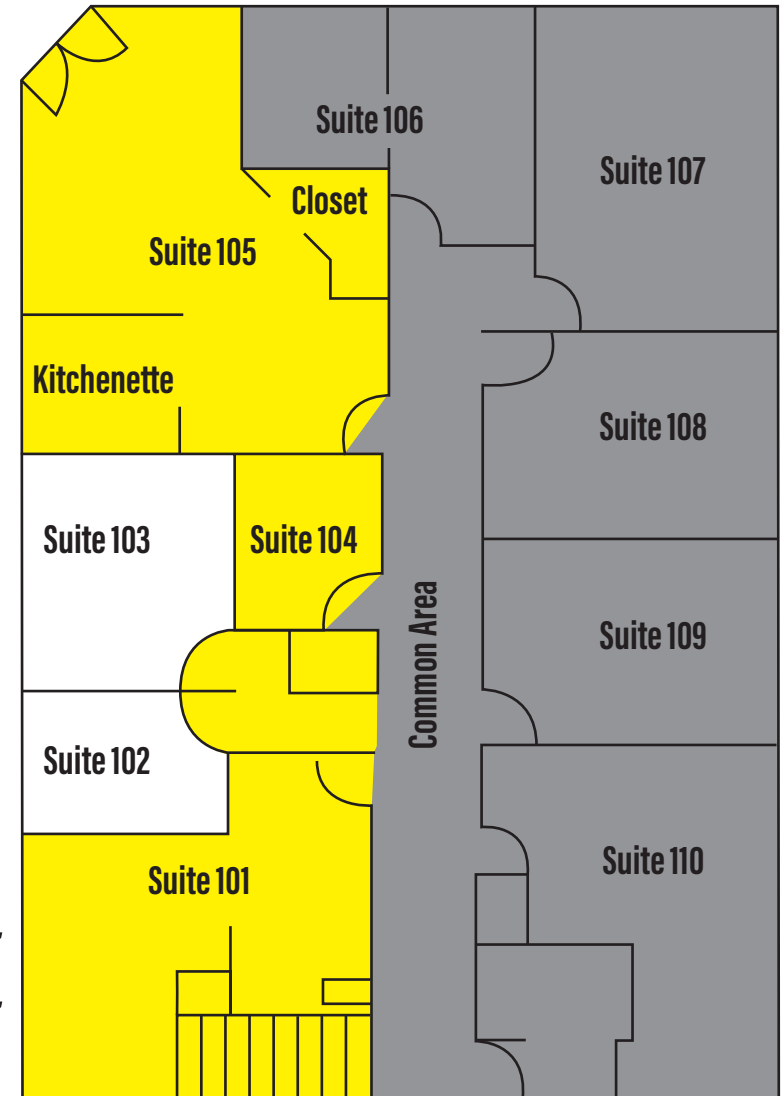
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Suite	Total Rentable
Suite 101 (14%)	418 SQ.FT
Suite 102 (5%)	151 SQ.FT
Suite 103 (8%)	255 SQ.FT
Suite 104 (4%)	112 SQ.FT
Suite 105 (20%)	626 SQ.FT
Suite 106 (9%)	265 SQ.FT
Suite 107 (12%)	360 SQ.FT
Suite 108 (9%)	272 SQ.FT
Suite 109 (9%)	271 SQ.FT
Suite 110 (11%)	342 SQ.FT



Common Area - 565 SQ.FT
Total Area - 3,072 SQ.FT



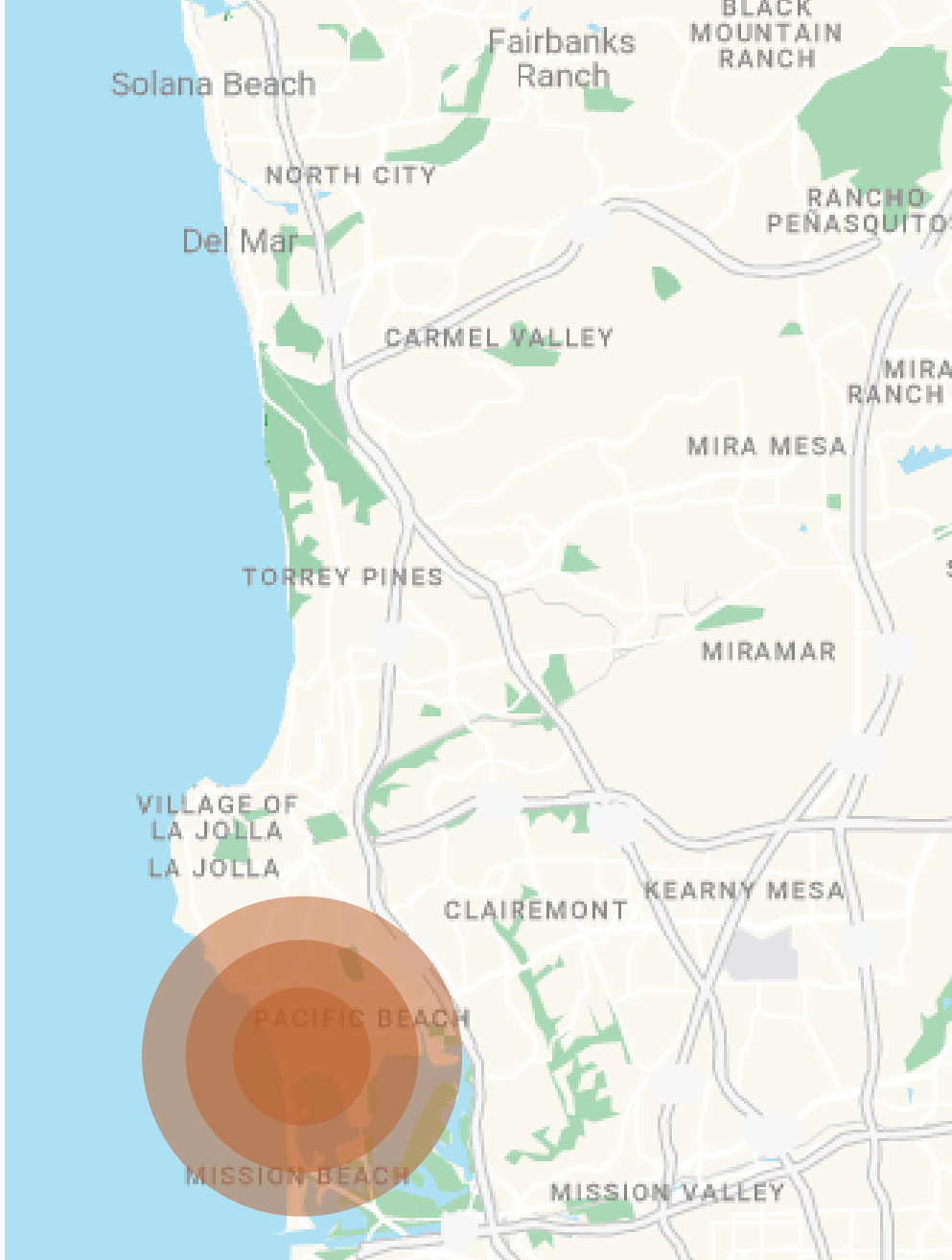
Floor Plan

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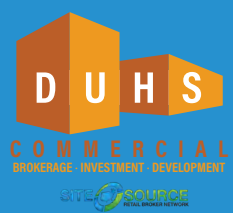
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	1 Mile	3 Miles	5 Miles
Population			
2023 Estimate	27,254	80,064	241,499
2028 Projection	27,097	79,109	237,057
Growth 2023-2028	-0.1%	-0.2%	-0.4%
Growth 2010-2023	0.8%	0.5%	0.2%
Population By Race			
White	24,305	70,246	195,561
Black	380	1,214	6,769
Am. Indian & Alaskan	155	459	2,118
Asian	1,224	4,493	24,580
Hawaiian & Pacific Island	70	226	944
Hispanic	3,386	10,821	43,951
Other	1,119	3,426	11,527
Households			
2023 Estimate	14,400	38,209	105,474
2028 Projection	14,293	37,691	103,350
Growth 2023-2028	-0.1%	-0.3%	-0.4%
Growth 2010-2023	0.4%	0.2%	0.1%
2020 Avg Household Income			
	\$961,423	\$1,006,478	\$847,795
Occupied Housing			
Owner Occupied	3,378	15,546	47,070
Renter Occupied	10,915	22,145	56,279



Demographic

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