

For Lease

Creative Office Space at Historic Dunaway Building

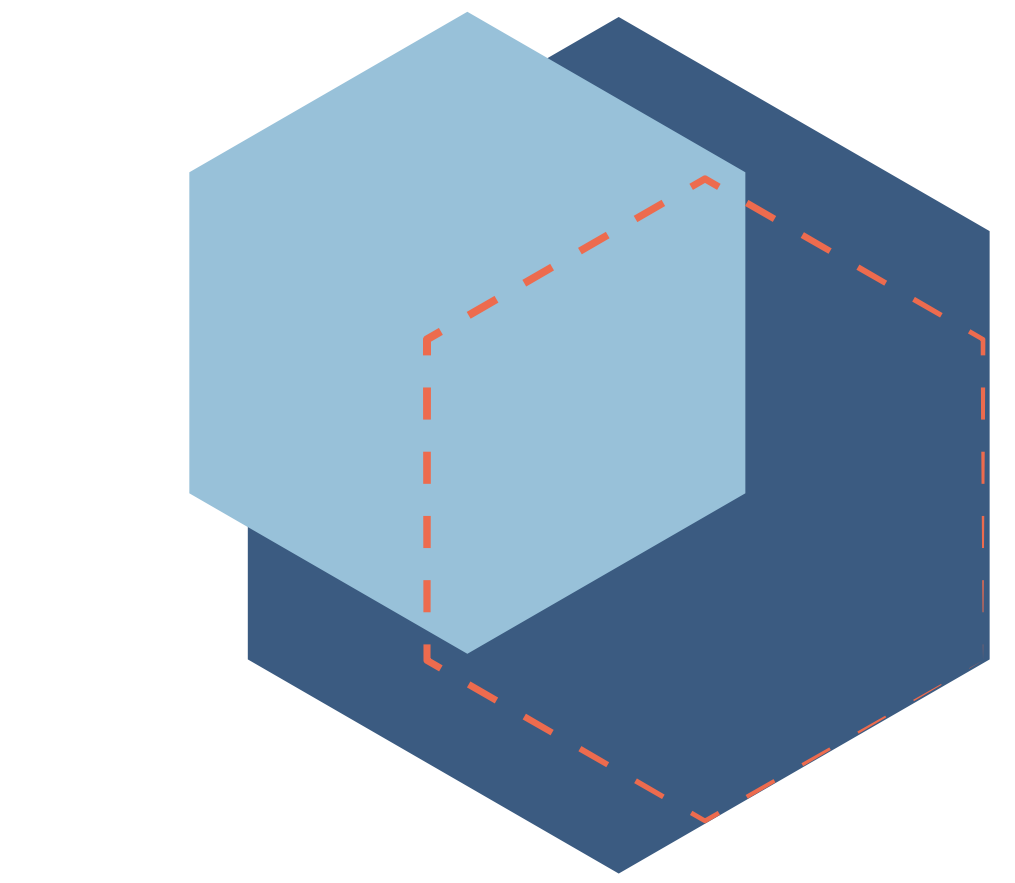
*4502 Cass Street,
San Diego,
CA 92109*



COMMERCIAL
BROKERAGE INVESTMENT DEVELOPMENT



Images (Interior)



Information

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.

Having flexible 2nd floor plans ranging from ± 112 SF to 3,072 SF with multiple uses for the creative mind.

Only a few blocks from the beach and Crystal Pier. Within convenient walking distance to many retailers, shops, cafes, and restaurants in the immediate area.



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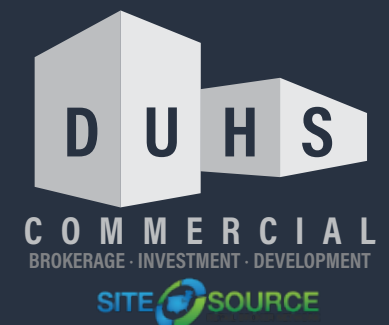
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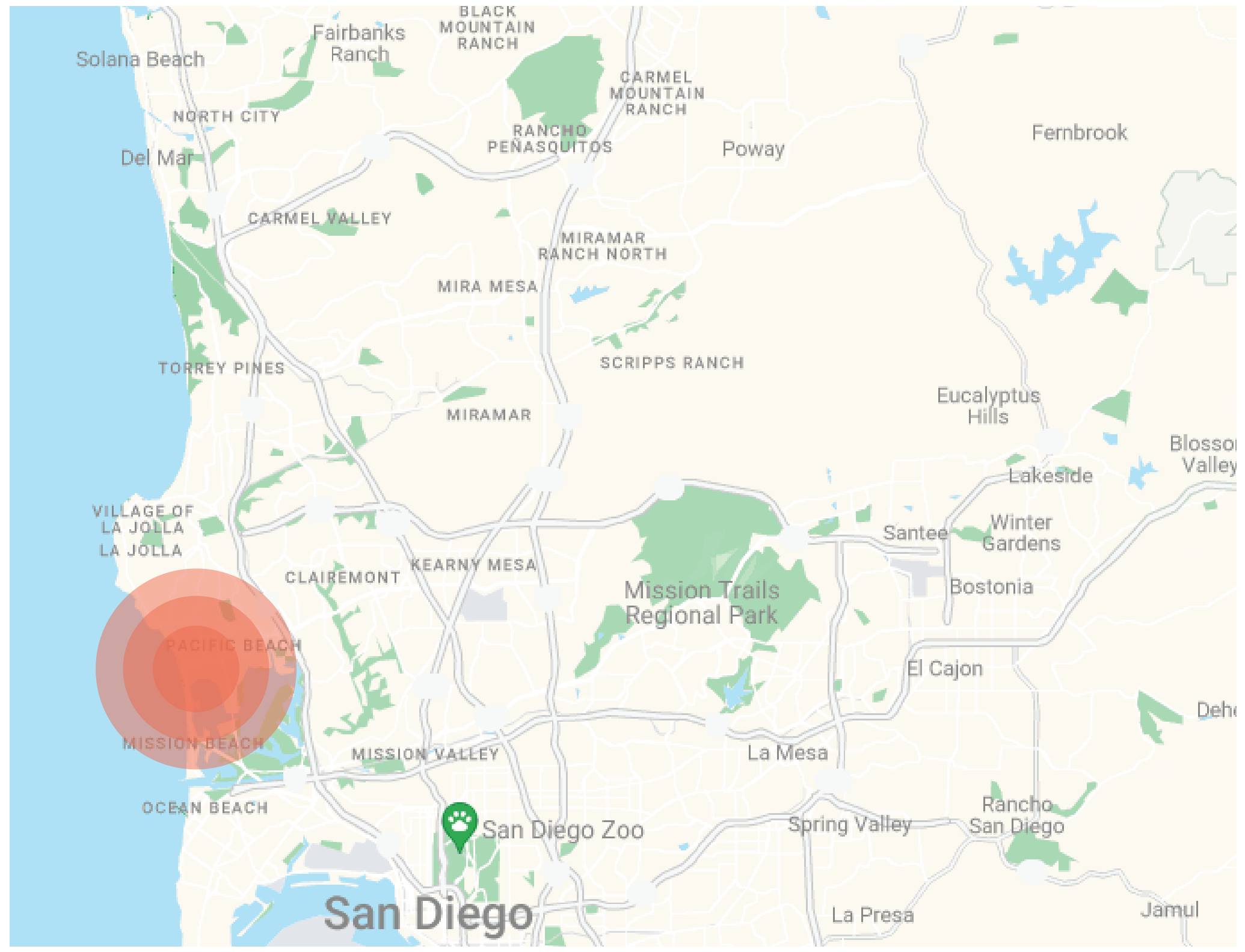


Demographics

1 Mile
 Average Household Income - **102,513**
 Residential Population - **27,685**
 Day Time Population - **10,817**

3 Miles
 Average Household Income - **122,409**
 Residential Population - **84,156**
 Day Time Population - **29,836**

5 Miles
 Average Household Income - **114,236**
 Residential Population - **257,028**
 Day Time Population - **107,898**

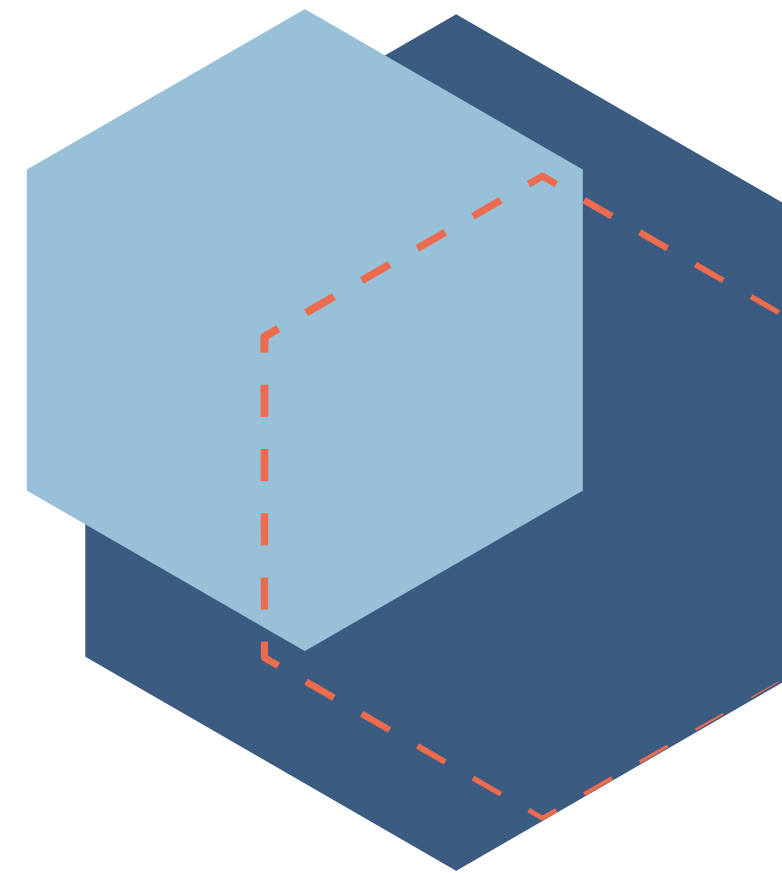
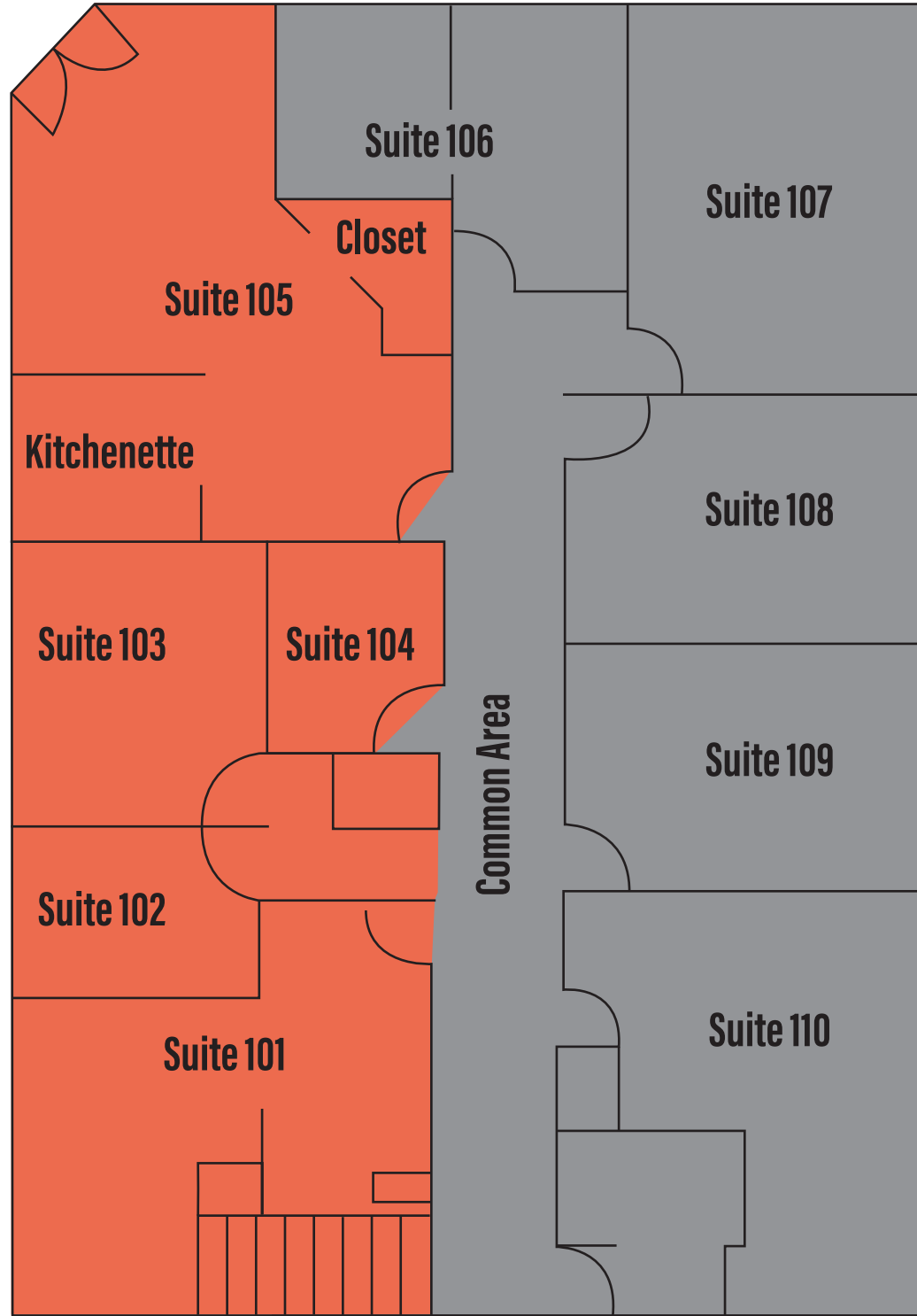


The Pacific Beach shopping district constitutes three central streets positioned perpendicular to the beach, with Mission Boulevard paralleling it. Among the restaurants and tattoo parlors, shoppers can find trendy and designer merchandise, independent local brands, surf-related goods and souvenirs, seashells, and other curios.

Floor Plan

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

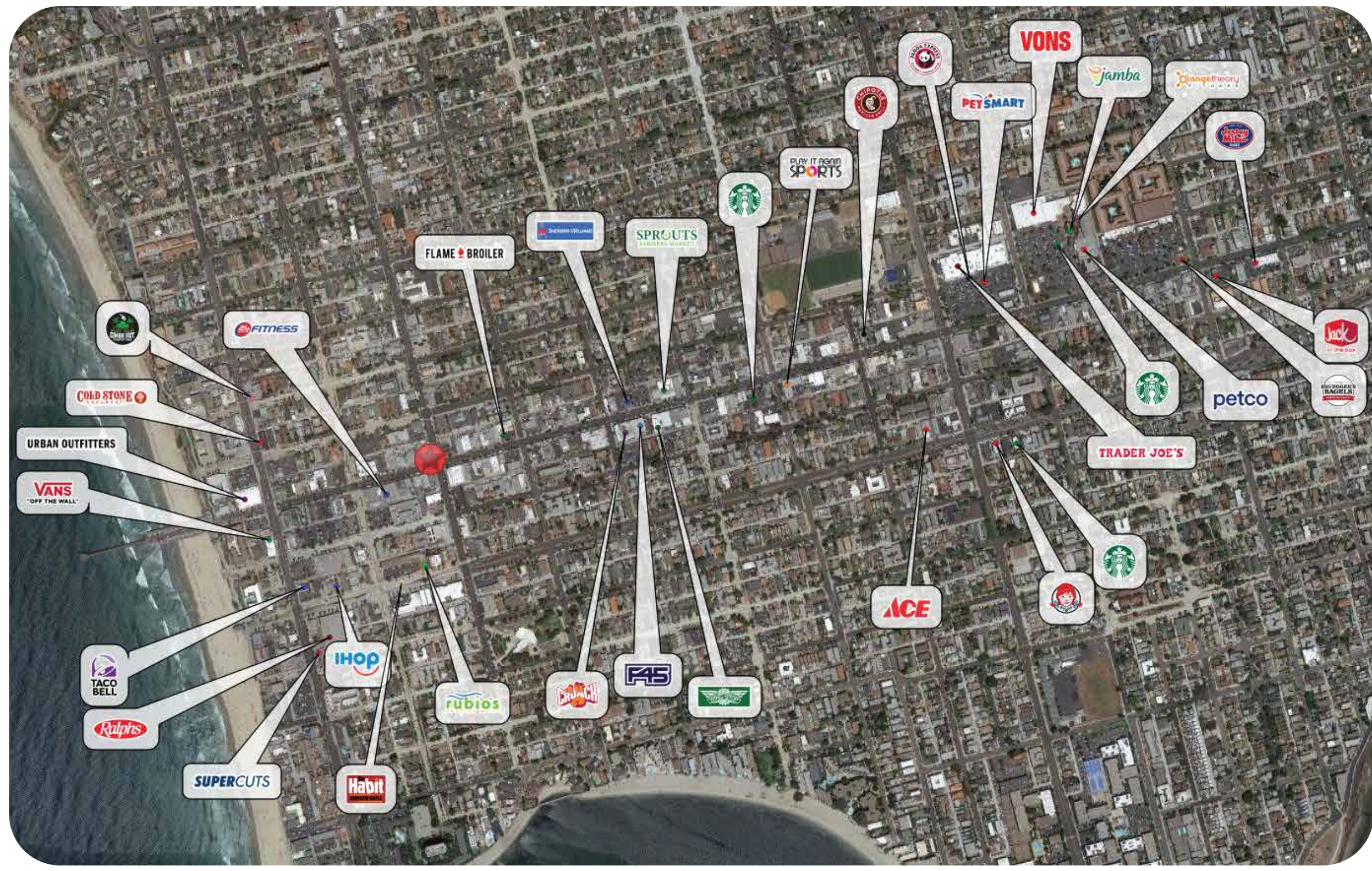
Common Area - 565 SQ.FT
Total Area - 3,072 SQ.FT



Aerial



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.



Pacific Beach Dinning

- OSCAR'S**
MEXICAN SEAFOOD
- The Baked Bear**
Custom Ice Cream Sandwiches
- Filippi's**
PIZZA GROTTTO
- FIG TREE CAFE**
a california eatery
- PACIFIC BEACH FISH SHOP**
market grill
- AMBROGIO 15**

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