



COMMERCIAL
BROKERAGE · INVESTMENT · DEVELOPMENT



Pacific Ocean

Crystal Pier

Main Lifeguard Tower

Pacific Beach

Bird Rock

La Jolla

Mission Blvd

Grand Ave

Highlights:

- Top Vacation Destination
- Tenant income in place through 2026
- 21,874 SF of Land
- Zoned CC 4-2 (Residential or Commercial)
- **Do not disturb current tenant**

For Sale

Coastal Development Opportunity Pacific Beach

856 Grand Ave.
San Diego, CA 92109

Austin Dias, MSRE

Vice President | CA License: 01888482
619.269.6077 | Austin@DuhsCommercial.com

Scott Duhs

Partner | CA License: 01048874
619.491.0614 | Scott@DuhsCommercial.com

South View Aerial



Mission Bay Yacht Club

Belmont Park

Mission Beach

Pacific Ocean

Mission Bay

Mission Blvd

Grand Ave



Pacific Beach



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North View Aerial

La Jolla

Pacific Ocean
Pacific Beach
Bird Rock



Grand Ave



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Local Area

1. Pacific Beach
2. Mission Bay
3. Mission Beach
4. La Jolla
5. Bird Rock

- Grand Ave
- Balboa Ave
- Mission Blvd



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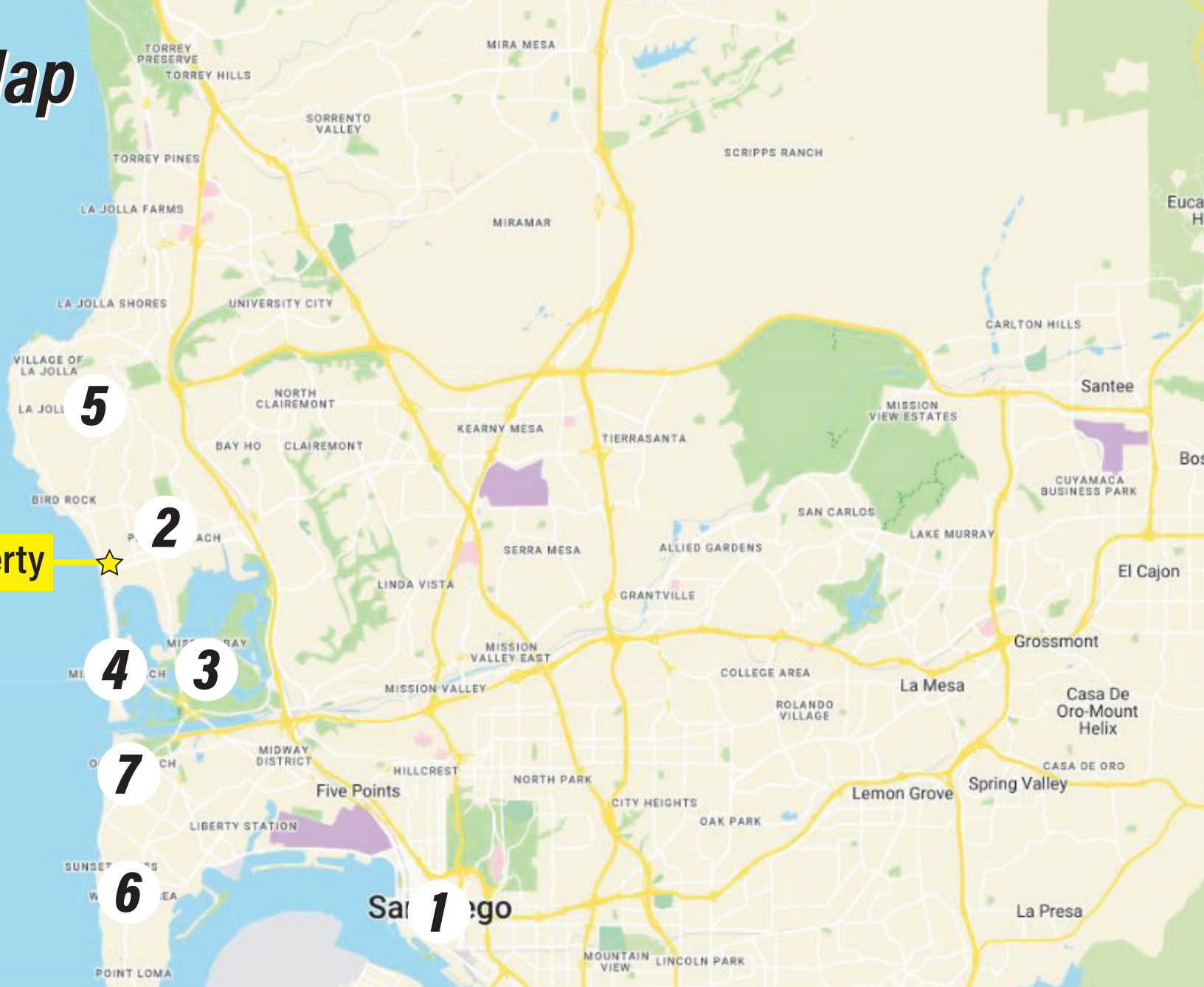
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Regional Map

1. Downtown
2. Pacific Beach
3. Mission Bay
4. Mission Beach
5. La Jolla
6. Point Loma
7. Ocean Beach

Site Property



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