



PACIFIC BEACH STAND ALONE RETAIL BUILDING

980 HORNBLEND STREET | SAN DIEGO, CA 92109

± 2,335 - 5,300 SF AVAILABLE



STROM | COMMERCIAL

619.243.1244 | www.stromcommercial.com

980 HORNBLEND ST |

PACIFIC BEACH STAND ALONE RETAIL BUILDING



STAND ALONE RETAIL BUILDING

± 2,335 - 5,300 SF | \$3.00/SF NNN | \$0.13/SF NNN | AVAILABLE: 06/01/2021



Valuable stand alone retail opportunity

Includes HVAC

Restrooms



Includes 16 dedicated parking spaces

EXCEPTIONAL LOCATION- 3 BLOCKS FROM THE BEACH



Located in the heart of Pacific Beach

Between Grand Avenue and Garnet Avenue

Only 3 blocks from the Pacific Beach Pier



High traffic volume

Grand Avenue & Cass Street: 21,941

Garnet Avenue & Cass Street : 17,652



Demographics

Population

Average HHI

1 mile: 28,482

1 mile: \$79,949

3 mile: 83,645

3 mile: \$92,952

5 mile: 257,174

5 mile: \$87,728



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Joe Virgilio | Bro. Lic. #01222709

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RENDERING



**HYPOTHETICAL BUILD-OUT:
DEMISABLE INTO 2 RETAIL
SUITES FOR FLEXIBLE SIZING**

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