

RETAIL SPACE FOR LEASE

4932 NEWPORT AVENUE, SAN DIEGO, CA 92107

Ocean Beach

AN AREA KNOWN FOR ITS CONSTANT FOOT TRAFFIC, ECLECTIC VIBE, AND STRONG LOCAL SUPPORT. SURROUNDED BY POPULAR SHOPS, RESTAURANTS, AND JUST STEPS FROM THE BEACH, THIS LOCATION THRIVES YEAR-ROUND AND ESPECIALLY DURING WEEKLY FARMERS MARKETS, SEASONAL FESTIVALS, AND COMMUNITY EVENTS THAT DRAW LARGE CROWDS. A PERFECT OPPORTUNITY TO GROW YOUR BUSINESS IN A DYNAMIC, EVENT-DRIVEN COASTAL NEIGHBORHOOD.



THOMAS JACOBUCCI
MANAGING DIRECTOR

DRE #01900160

📞 760-604-3354

✉️ TJACOBUCCI@KWCOMMERCIAL.COM



kw SAN DIEGO
NORTH INLAND
KELLERWILLIAMS. REALTY

13400 SABRE SPRINGS PKWY STE 100

SAN DIEGO, CA 92128

EACH OFFICE IS INDEPENDENTLY
OWNED AND OPERATED

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 CONTIONS, 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.

EXECUTIVE OVERVIEW

4932 NEWPORT AVENUE, SAN DIEGO, CA 92107



BUILDING SF: 2,600 SQ. FT.



PRICE/SF: \$3.00 PSF MODIFIED GROSS



LEASE TERM: 5 YEARS



FRONTAGE: LARGE DISPLAY WINDOWS



HVAC: YES



PARKING: 2+ REAR EMPLOYEE SPACES



additional perks

HEART OF NEWPORT AVE RETAIL AREA

OPEN FLOOR PLAN

AVAILABLE FOR IMMEDIATE MOVE-IN

TWO BLOCKS AWAY FROM THE BEACH

EMPLOYEE PARKING

EXCELLENT SIGNAGE VISIBILITY



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PROPERTY PHOTOS



PAST PHOTOS OF SPACE



CONCEPTUAL DESIGNS



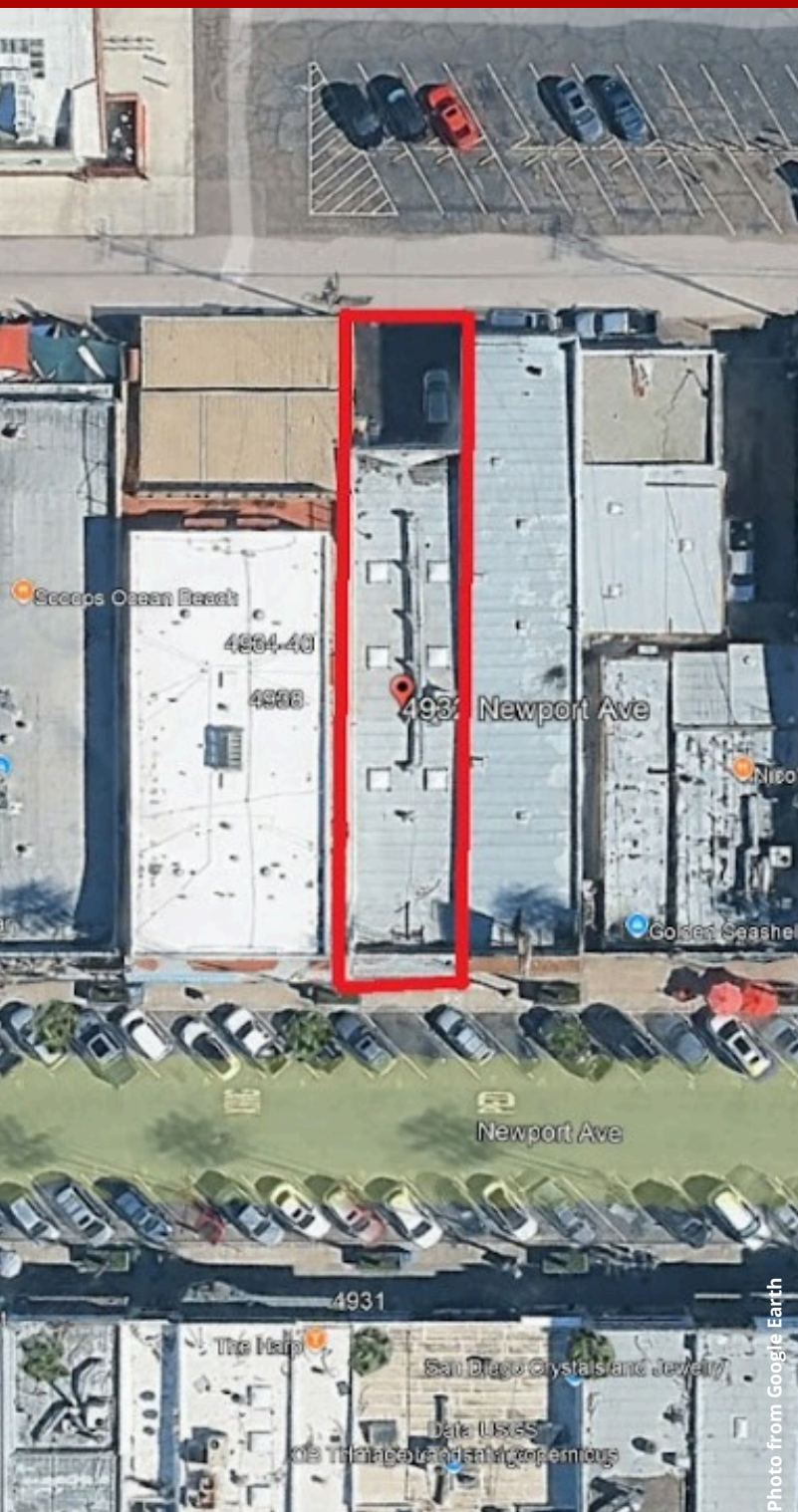
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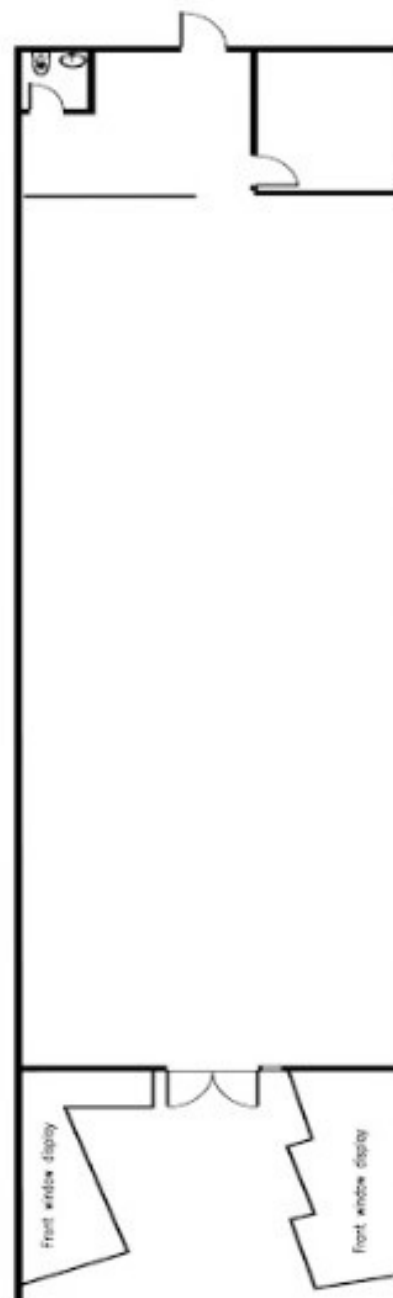
PET SHOP



BIKE SHOP



4932 Newport Avenue
Heart of Ocean Beach



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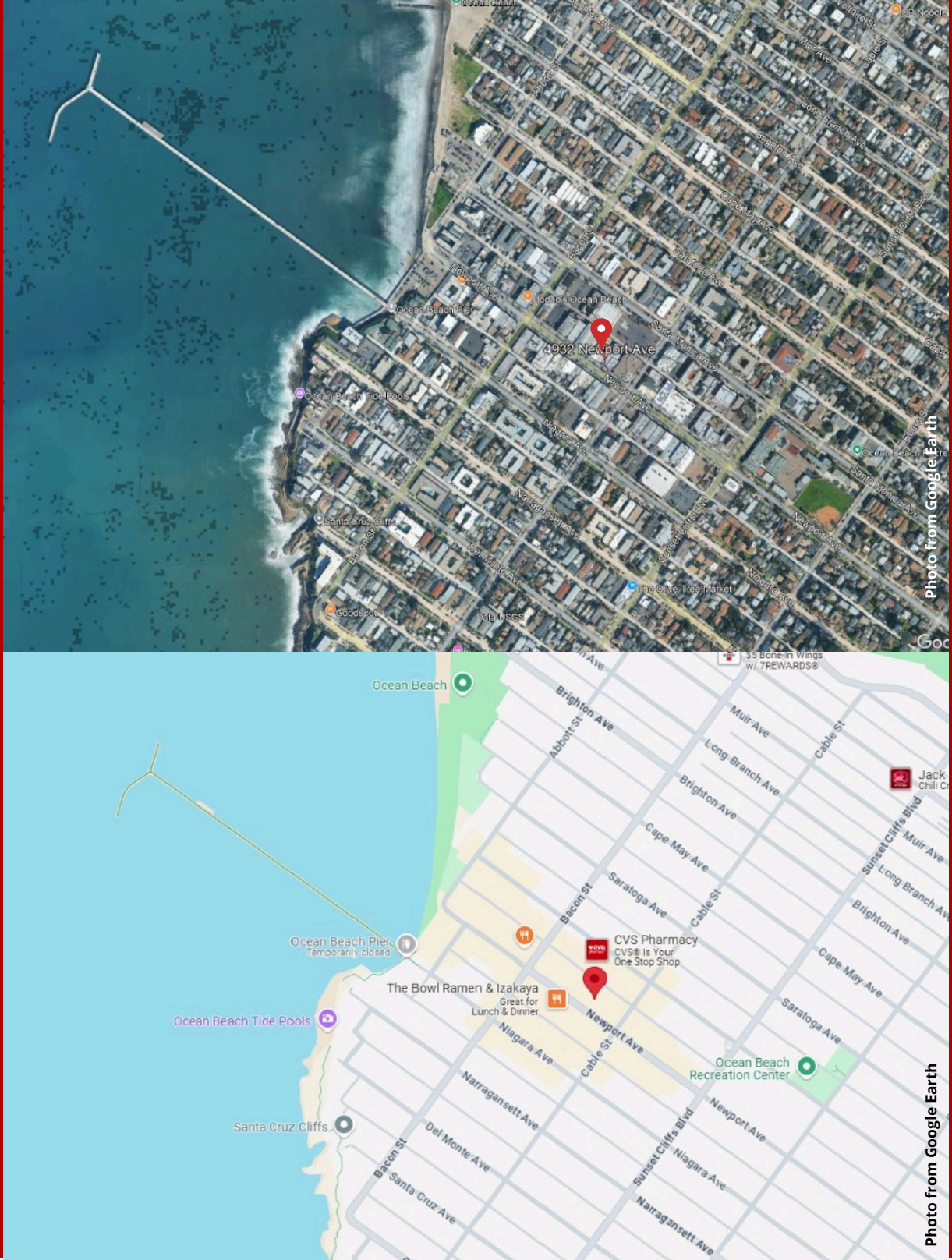


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