

OCEAN BEACH ARCADE - RETAIL/OFFICE

4967 Newport Avenue, San Diego, CA 92107



AVAILABLE

Suite 6 - Approx. 448 SF First Floor Retail/Office

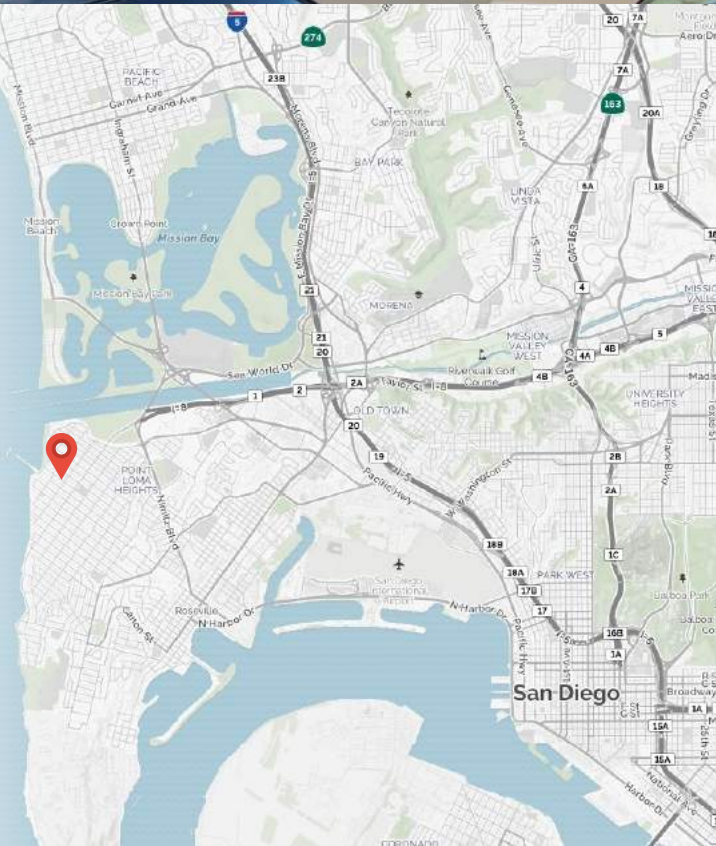
Suite 11 - Approx. 350 SF First Floor Retail/Office

Suite 20 - Approx. 3,150 SF Second Floor Retail/Office
(Potential Live/Work Space)

Lease Rates From \$1.85/SF - Modified Gross

PROPERTY FEATURES

- Prominent Location Along Major Retail Arterial –One Block from Ocean Beach Pier
- Supported by a Diverse Mix of Local Retailers
- Excellent Foot Traffic of Locals and Tourists
- Building Signage Available (*see reverse*)
- Potential Uses Include: Fitness/Yoga Studio, Creative Office, Specialty Retailers and Much More



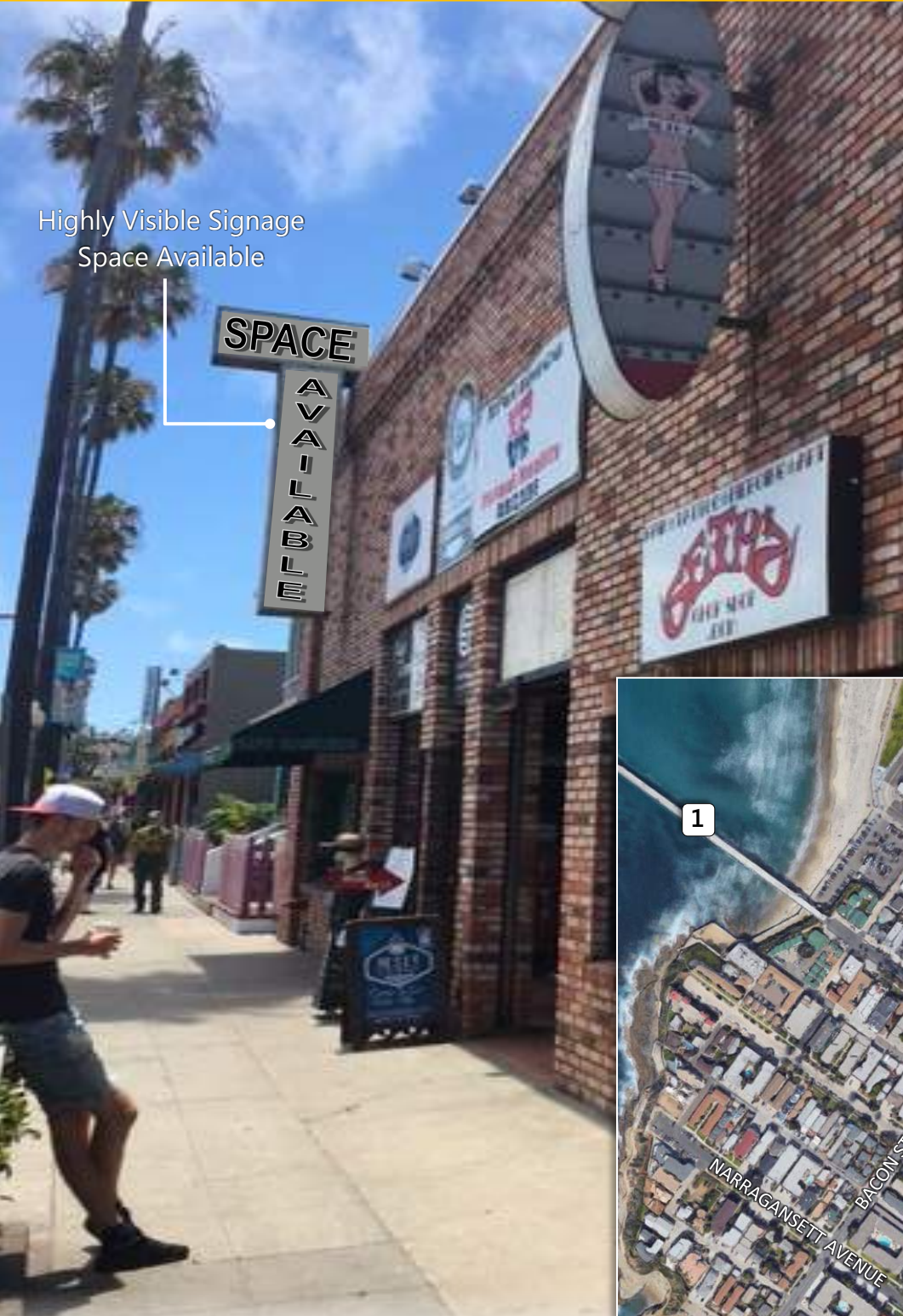
Shaping commercial real estate where you work and live

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Highly Visible Signage
Space Available

-  4967 Newport Avenue
- 1 Ocean Beach Pier
- 2 Wonderland Ocean Pub
- 3 Pizza Port 
- 4 Hodad's 
- 5 South Beach Bar & Grille
- 6 O.B. Brewery 
- 7 Raglan Public House
- 8 O.B. Noodle House Pub 1502
- 9 Helm's Brewing Co.
- 10 CVS Pharmacy



The information set forth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representation with respect thereto. The above is submitted subject to errors, prior to sale or lease, change in status or withdrawal without notice.



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