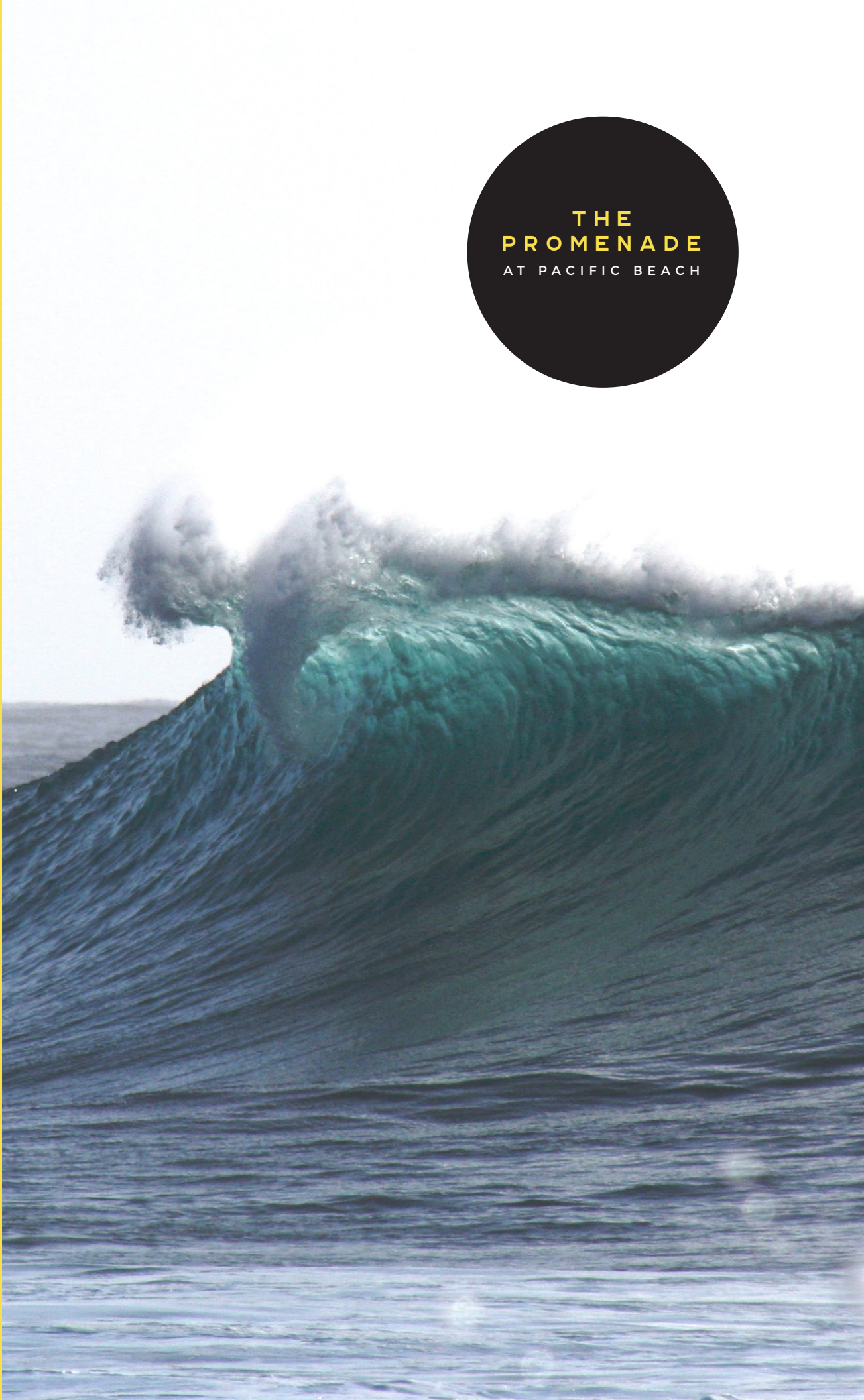




PACIFIC BEACH



Pacific Beach



PACIFIC BEACH -

Three miles of boardwalk and year-round festivities makes this coastal community a top destination for both college students and young adults. This neighborhood comes alive at night with the glow of bonfires and the electricity of the area's top-rated patios and bars.

THE
PROMENADE
AT PACIFIC BEACH

THE PROMENADE AT PACIFIC BEACH is located at Pacific Beach Drive and Mission Boulevard. This property is an 80,000 square-foot shopping center with boutiques, office space, and restaurants. Several restaurants offer rooftop patio seating with ocean views. Less than one block from the ocean, The Promenade is in close walking distance to San Diego's top hotels including The Catamaran Resort, The Surfer Hotel, and Tower23 Hotel. This property is a top destination for both coastal residence, college students, and tourists—featuring over 20 specialty shops and restaurants including El Prez, Amplified, Truckstop and Beachworks.

highlights



OPENED 1986

80,000 OF GLA

ON-SITE PARKING
100 COVERED, 50 SURFACE



RETAILERS +
SERVICES

 **beachworks**

 **Shock Fitness**

BB Beauty Salon



FOOD + DRINKS

 **el PREZ**
BEACH BAR & COCINA

 **TRUCKSTOP**
GAS • EAT • SHOP

RUM JUNGLE CAFE

 **Amplified**
ALE WORKS

423,923

DAYTIME
POPULATION

53%

OF THE
POPULATION
IS 20-39 Y.O.

DEMOGRAPHICS

POPULATION
440,089

AVERAGE HOME VALUE
\$885,896

HOUSEHOLDS
196,283

MEDIAN HH INCOME
\$80,606

AVERAGE HH INCOME
\$112,710

MEDIAN AGE
36

40%

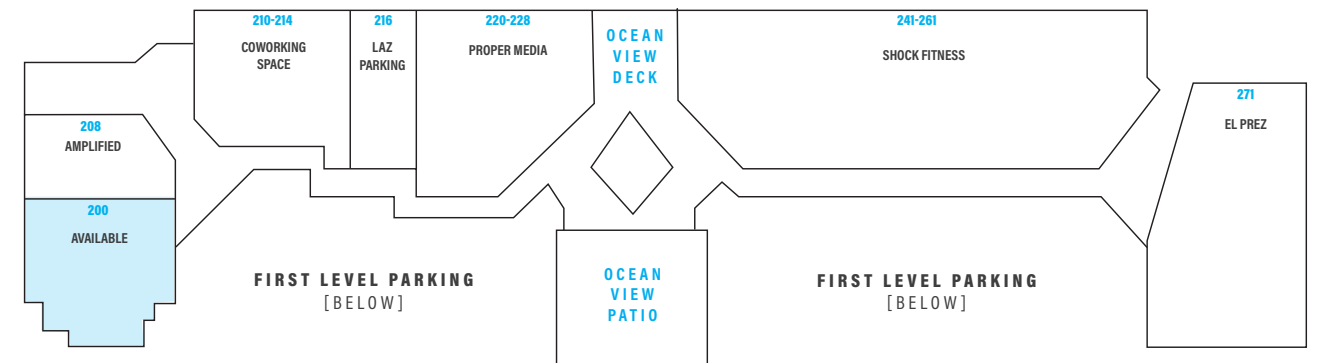
HOUSEHOLDS
EARN OVER
\$100,000

The Promenade at Pacific Beach



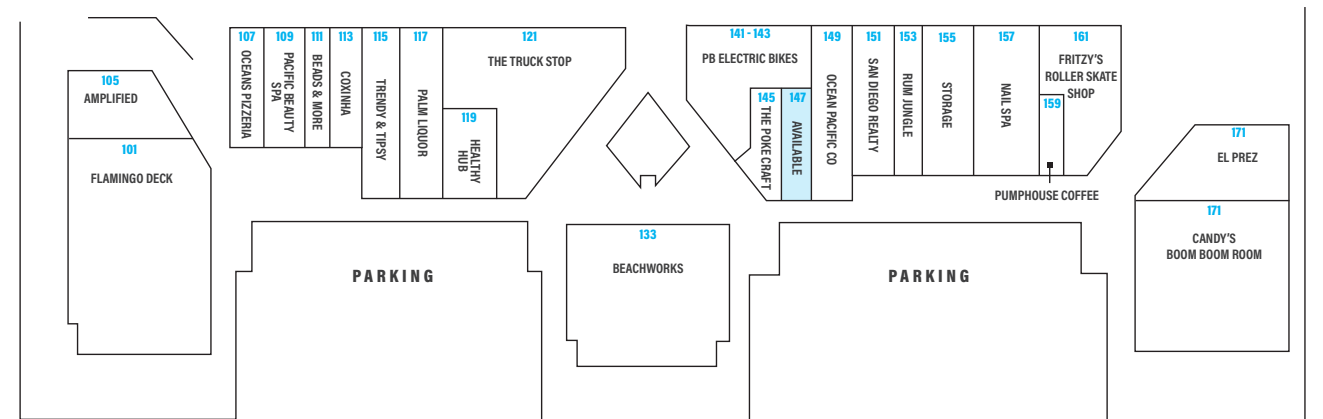


THE
PROMENADE
AT PACIFIC BEACH



MISSION BLVD

SITE PLANS



MISSION BLVD

FRITZY'S
ROLLER
SKATE
SHOP



TRUCK
STOP



RUM
JUNGLE



TRENDY
& TIPSY



EL
PREZ



THE
PROMENADE
AT PACIFIC BEACH

OUR
TENANTS

BEACHWORKS



AMPLIFIED



ALLISON CAMPBELL

858.524.3266

acampbell@retailinsite.net

BRIAN G. PYKE

858.324.6103

bpyke@retailinsite.net

JOHN BLEDSOE

858.314.9035

jbledsoe@retailinsite.net

**THE
PROMENADE**
AT PACIFIC BEACH



RI **RETAIL INSITE**

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.