



RI

Silver Strand *Plaza*

FOR LEASE

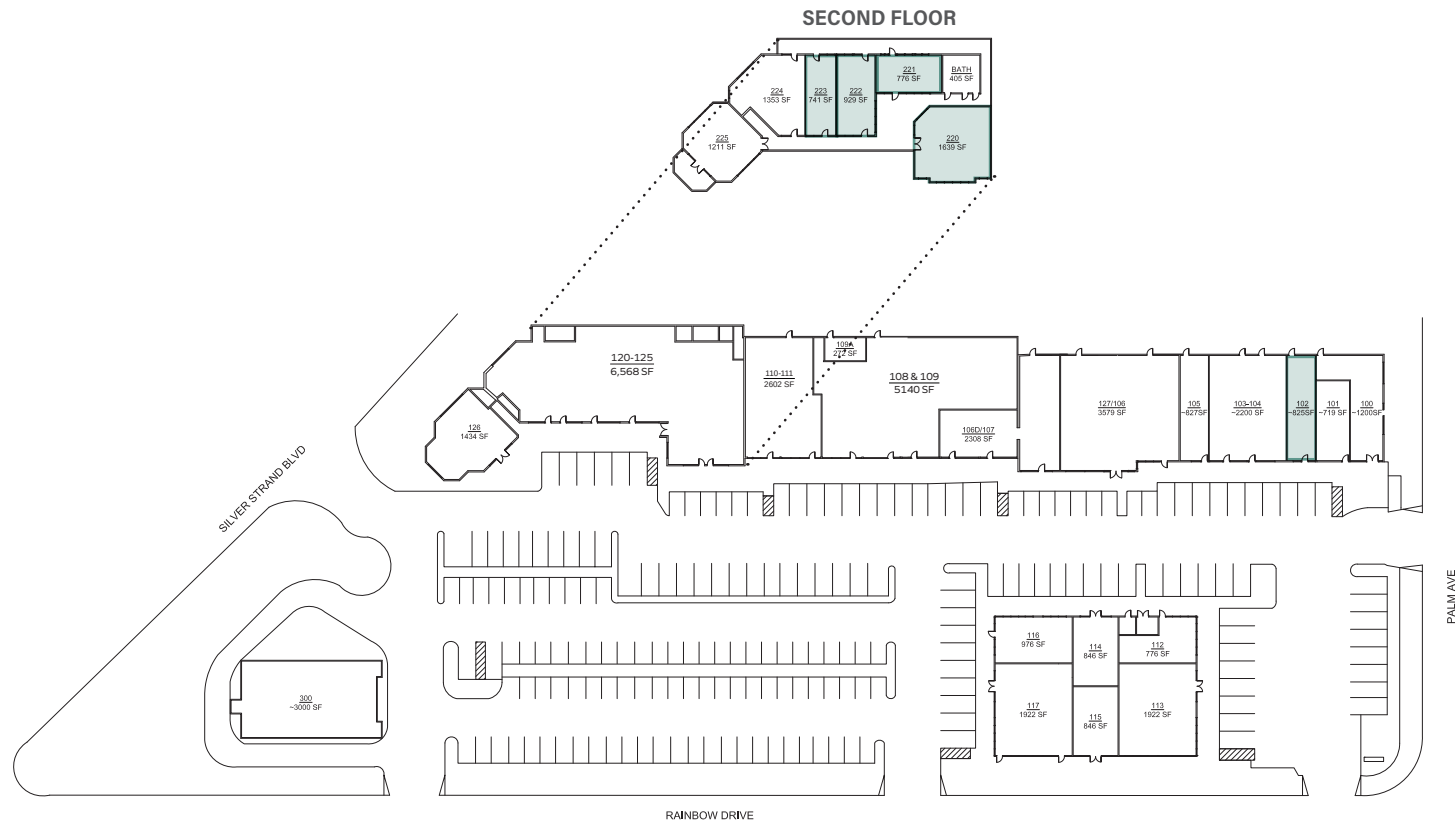
600 PALM AVE, IMPERIAL BEACH, CA

Property Highlights

- ±44,647 SF retail center for lease in Imperial Beach
- Available suites ranging from 741 SF - 1,639 SF
- Ground floor retail & second floor office and retail space available
- Underwent a recent \$500,000+ renovation
- Heavily trafficked center located minutes from the Silver Strand and coastal Imperial Beach
- Monument signage and ample parking available
- Within close proximity to multiple retailers including CVS, Grocery Outlet, Starbucks, Chipotle, and others
- Just 4 blocks from the property, the Navy is currently under a \$1.5M construction, which will employ 3,300 additional staff



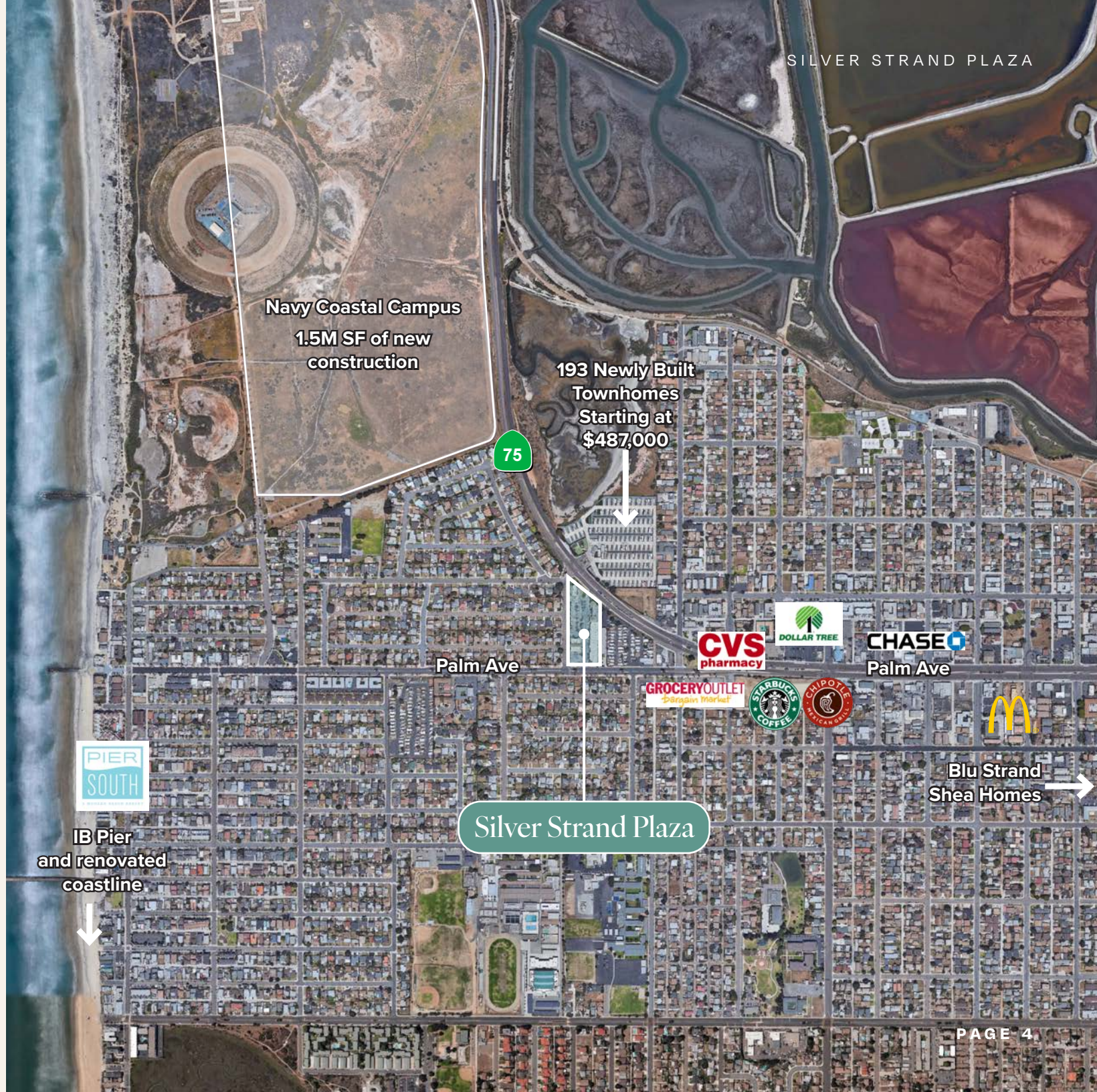
Site Plan



SUITE #	TENANT
100	Giant Pizza King
101	Water Store
102	AVAILABLE 825 SF
103	Seacoast Vet
104	Seacoast Vet
105	IB Supplements & Nutrition
127/106	IB Pet
106D/107	Imperial Nails
108-109	Imperial Beach Co-Op
110-111	Resilient TaeKwondo
112	Daisy Ruth Gifts
113	Liquor Store
114	IB Grooming

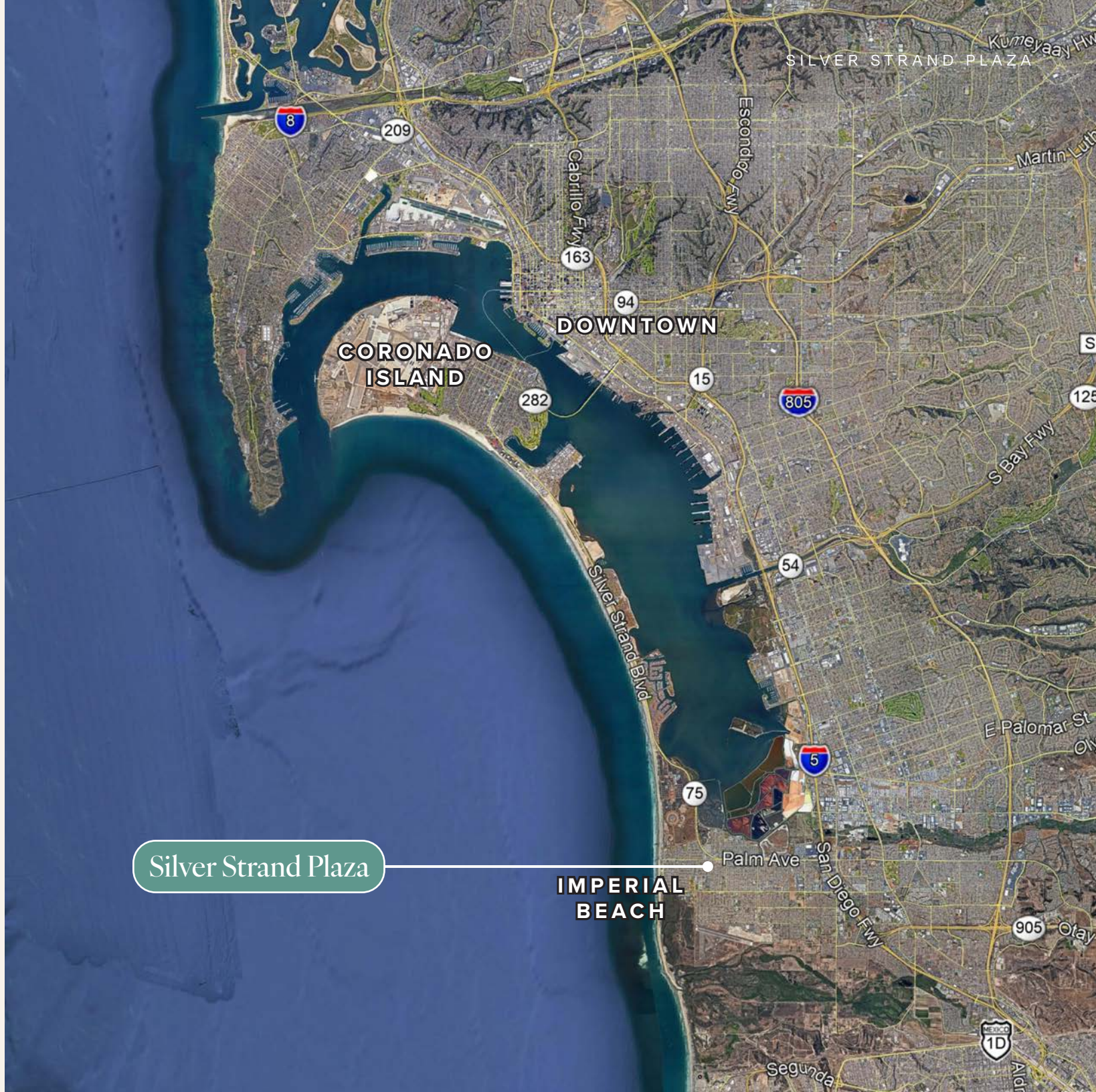
SUITE #	TENANT
115	Office
116	Dentist
117	Hawaiian Restaurant
120-125	IB Fitness
126	Performance Plus Physical Therapy
220	AVAILABLE 1,639 SF
221	AVAILABLE 776 SF
222	AVAILABLE 929 SF
223	AVAILABLE 741 SF
224	Office Tenant
225	Hugo the Barber
300	Meijo's Sushi

Site Aerial

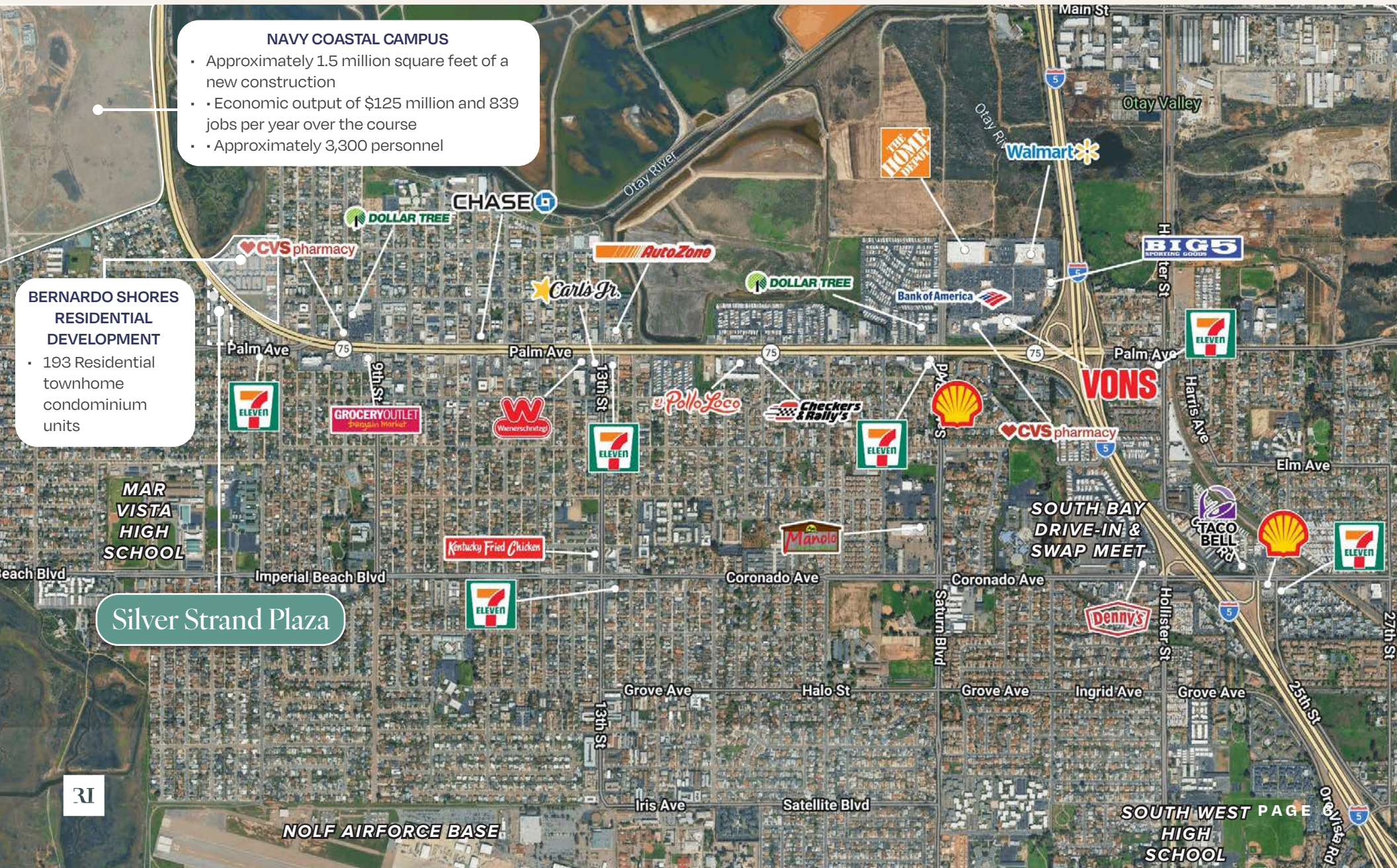


IMPERIAL BEACH

Wide Aerial



Trade Aerial



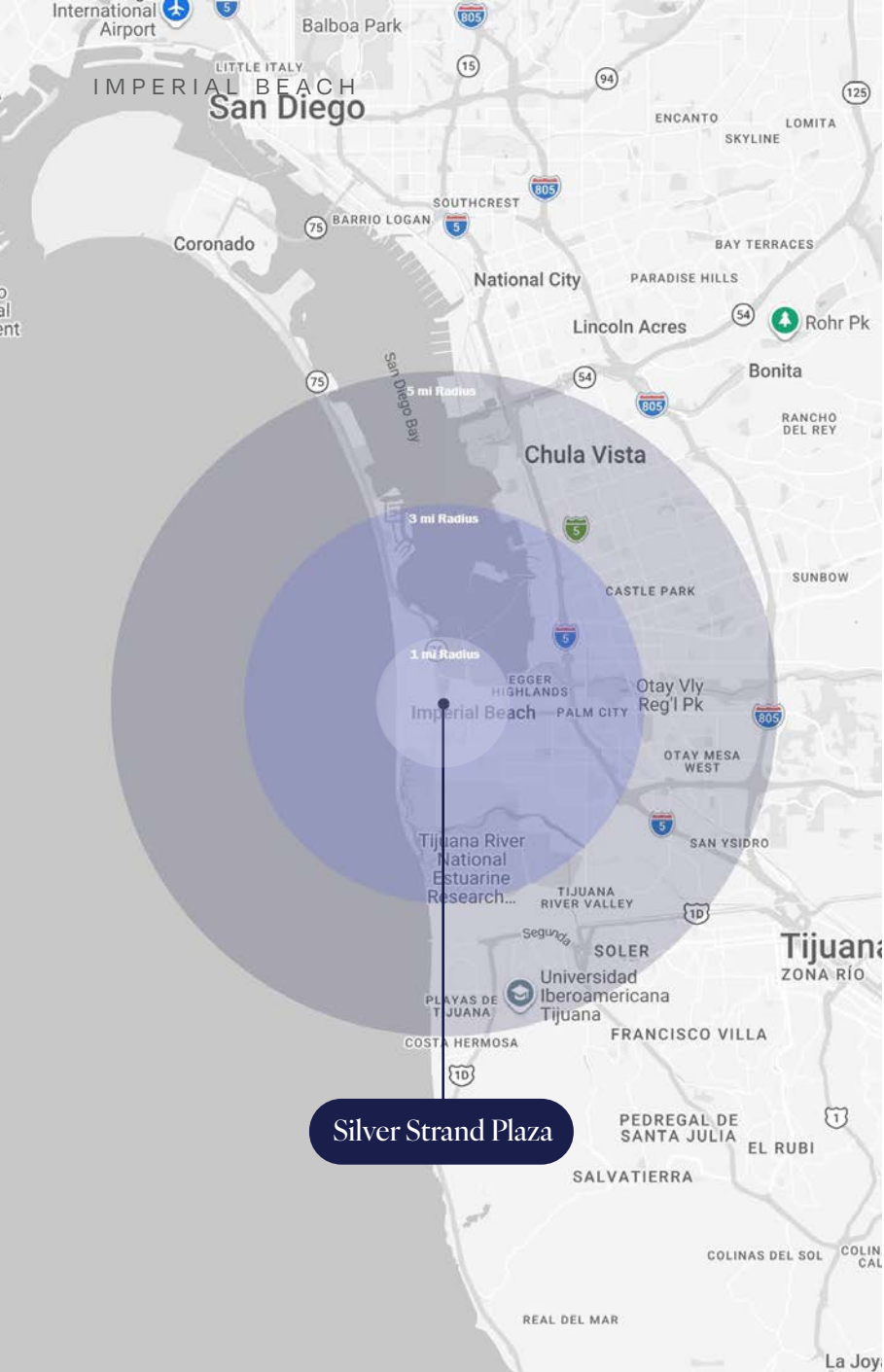
NAVY COASTAL CAMPUS

- Approximately 1.5 million square feet of a new construction
- Economic output of \$125 million and 839 jobs per year over the course
- Approximately 3,300 personnel

BERNARDO SHORES RESIDENTIAL DEVELOPMENT

- 193 Residential townhome condominium units

Silver Strand Plaza



SILVER STRAND PLAZA

Demographics

IMPERIAL BEACH, CA

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	18,312	74,380	221,589
EMPLOYEE POPULATION	2,789	18,010	52,522
AVG HOUSEHOLD INCOME	\$133,650	\$113,968	\$110,587
MED HOUSEHOLD INCOME	\$101,546	\$92,296	\$91,491
MEDIAN AGE	35.4	35.1	35.2



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.

Silver Strand Plaza

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