

# 1621 Grand Ave

2ND FLOOR OFFICE SPACE AVAILABLE



Leasing Brochure | Pacific Beach, San Diego, CA



# The Opportunity

- Two 1,500 SF office spaces available (can be combined for 3,000 SF)
- Second floor location ideal for general office use, yoga studio, etc.
- Located in one of the main commercial corridors in Pacific Beach
- Highly visible location on the SEQ Grand Ave & Ingraham St
- High-exposure building signage available
- Rare coastal off-street parking



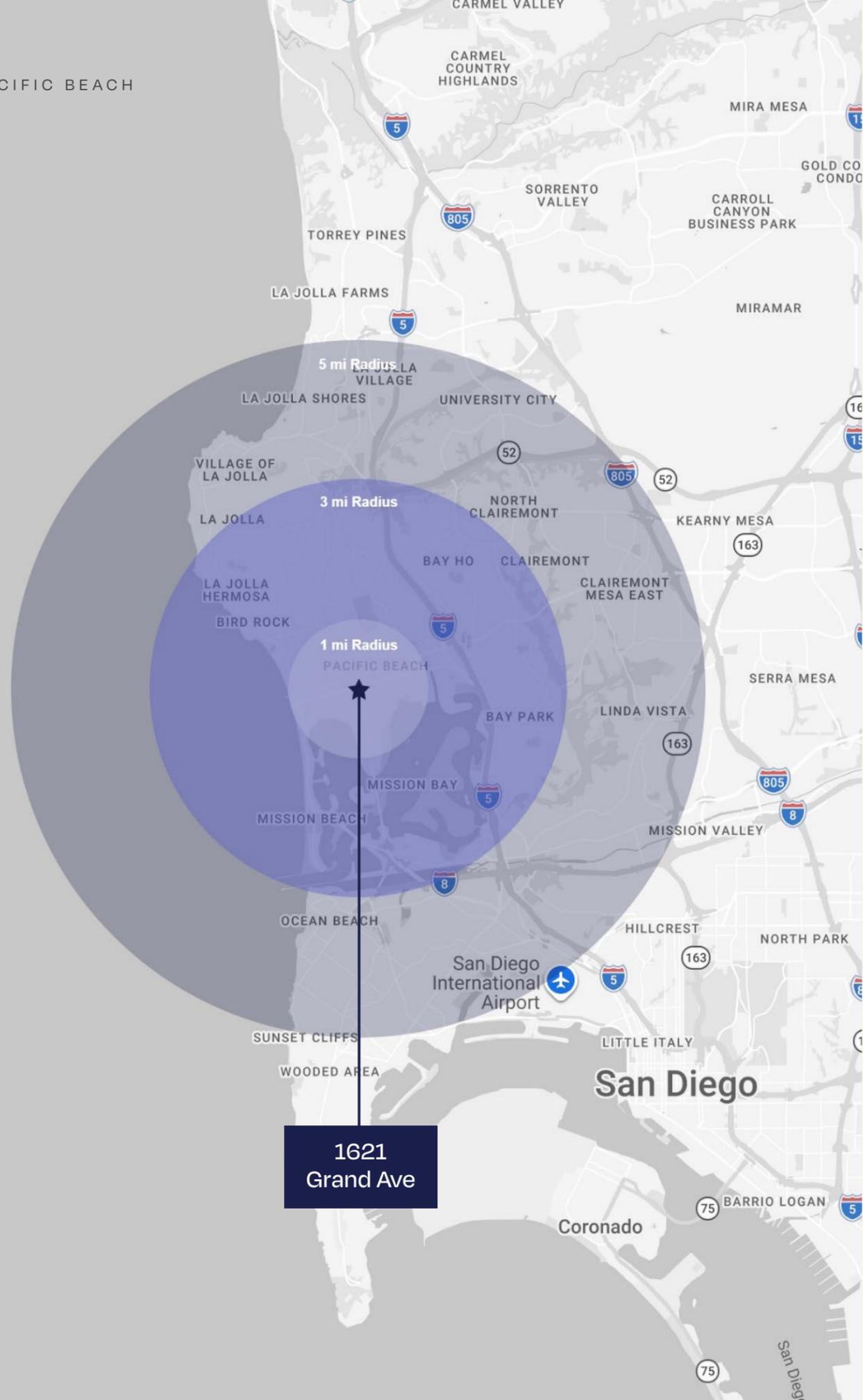
# Site Aerial



# Wide Aerial



1621  
Grand Ave



# Area Demographics

SAN DIEGO | CALIFORNIA

## Population

	1 Mile	3 Mile	5 Mile
Estimated Population	30,438	92,925	296,0388
Forecasted Population (2030)	29,808	90,744	294,379

## Daytime Demos

	1 Mile	3 Mile	5 Mile
Total Businesses	1,945	5,912	17,873
Total Employees	9,726	33,364	124,872

## Median Household Income

	1 Mile	3 Mile	5 Mile
Estimated Median Household Income	\$127,054	\$138,915	\$127,216
Projected Median Household Income (2030)	\$127,009	\$138,715	\$126,907

## Average Household Income

	1 Mile	3 Mile	5 Mile
Estimate Average Household Income	\$161,576	\$187,097	\$167,179
Projected Average Household Income (2030)	\$162,043	\$187,282	\$166,709

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.



# 1621 Grand Ave

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