

DO NOT DISTURB TENANT – ANY TOURS NEED TO GO THROUGH BROKER



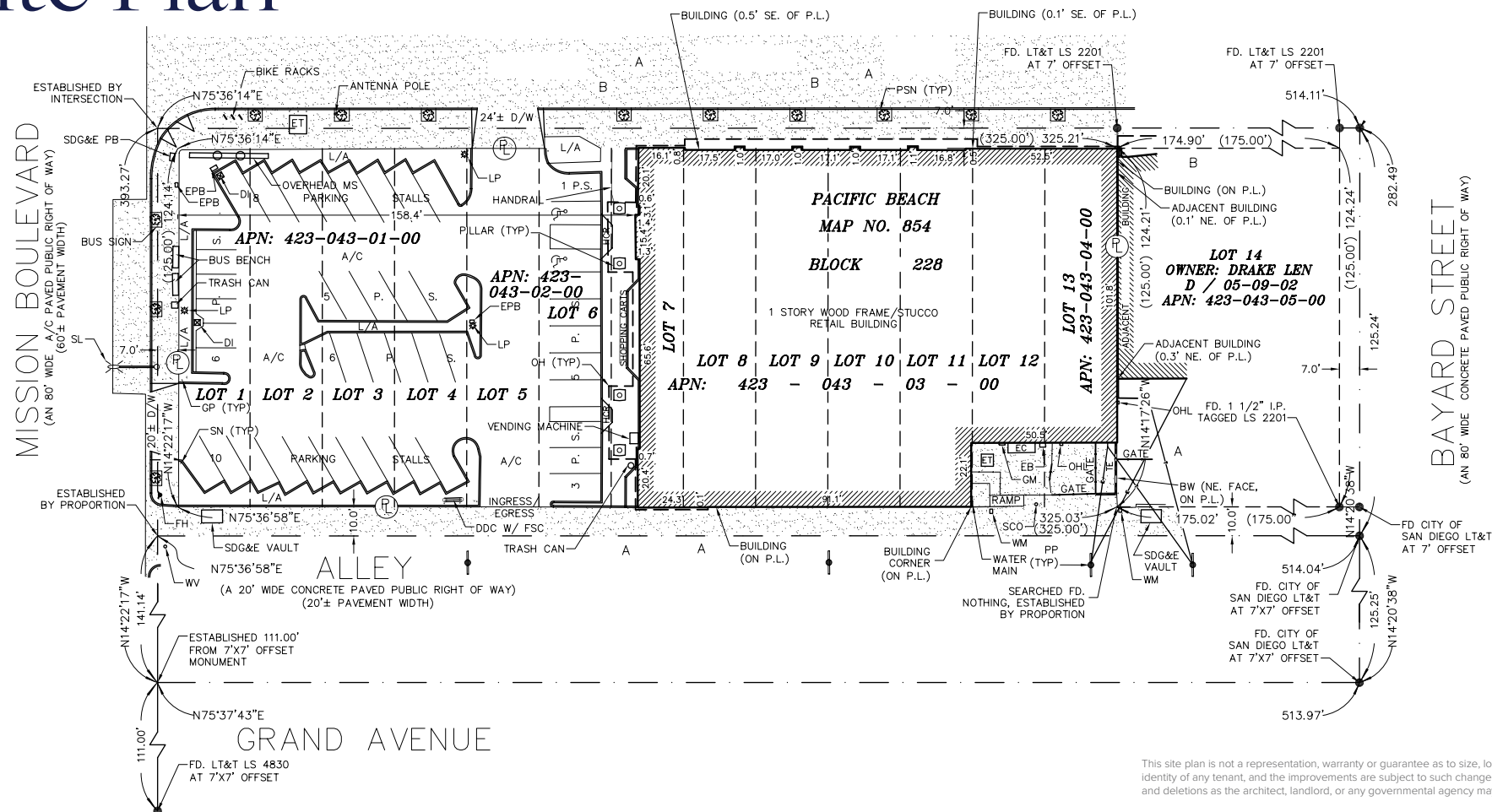
4445 Mission Blvd

NEQ MISSION BLVD & GRAND AVE, PACIFIC BEACH, CA

FREESTANDING MID-SIZE BOX ±19,410 SF (EXISTING CVS)

RI

Site Plan



- Freestanding building ±19,410 SF
Land area ±40,370 SF
- Rare opportunity for a mid-size box
- Strong incomes

- Excellent visibility, corner lot
- Located on Mission Ave between major arterial Garnet Ave and Grand Ave
- Good parking

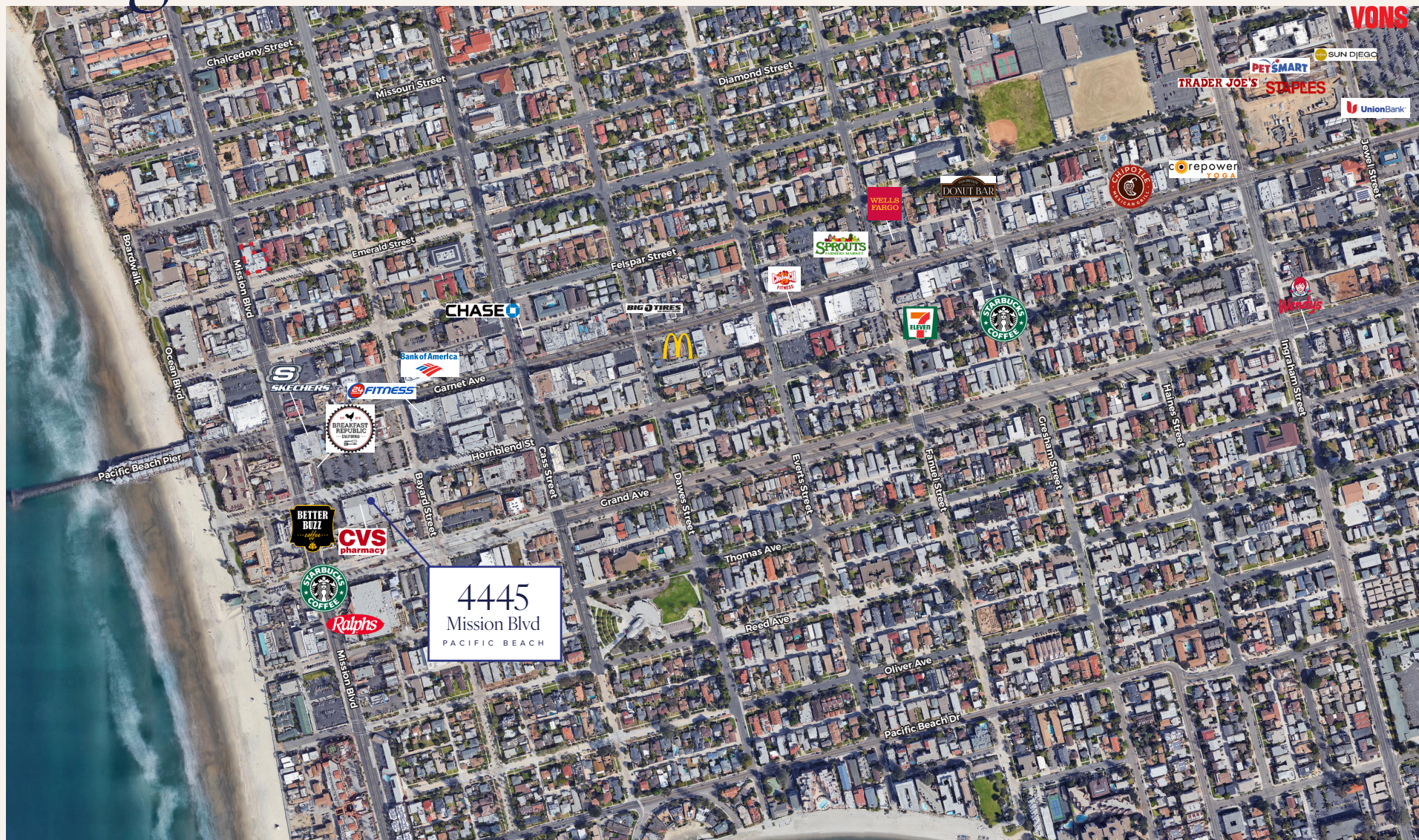
FREESTANDING MID-SIZE BOX

Aerial



FREESTANDING MID-SIZE BOX

Neighborhood Aerial



FREESTANDING MID-SIZE BOX

Property Aerial

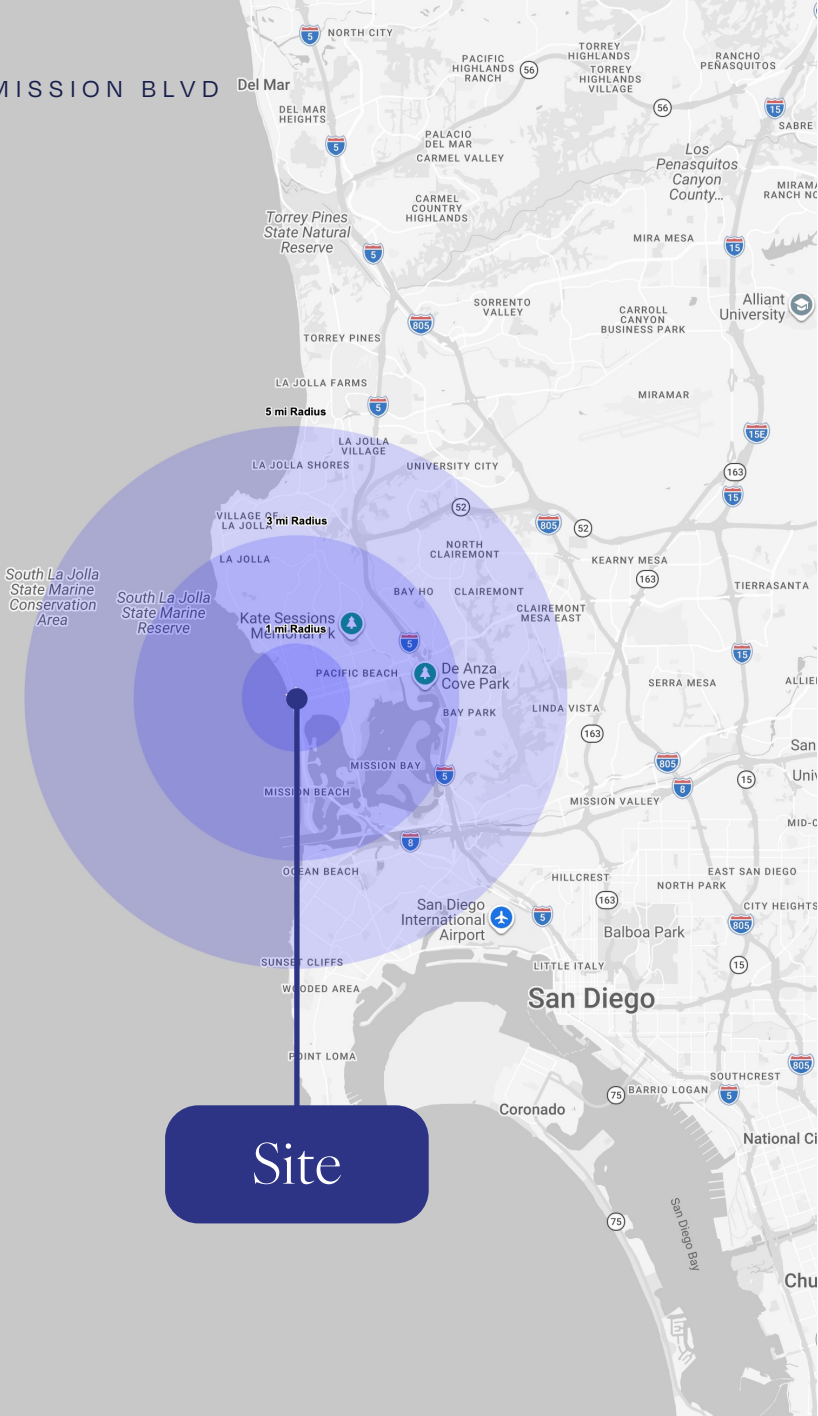


4445 MISSION BLVD

PACIFIC BEACH, CA

FREESTANDING MID-SIZE BOX

Demographics



Population

	1 Mile	3 Miles	5 Miles
Estimated Population	20,525	72,372	237,047
Median Age	35.4	39.8	39.6

Daytime Demos

Total Businesses	1,539	4,863	15,221
Total Employees	8,162	27,400	99,319

Household Income

Estimated Median Household Income	\$135,716	\$148,675	\$136,119
Estimated Average Household Income	\$176,118	\$202,829	\$181,609



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.

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NEQ MISSION BLVD & GRAND AVE
PACIFIC BEACH, CA

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