



535 Florence St

IMPERIAL BEACH, CA



Available For Lease / ±2,500–7,500 SF

About the Property

IMPERIAL BEACH

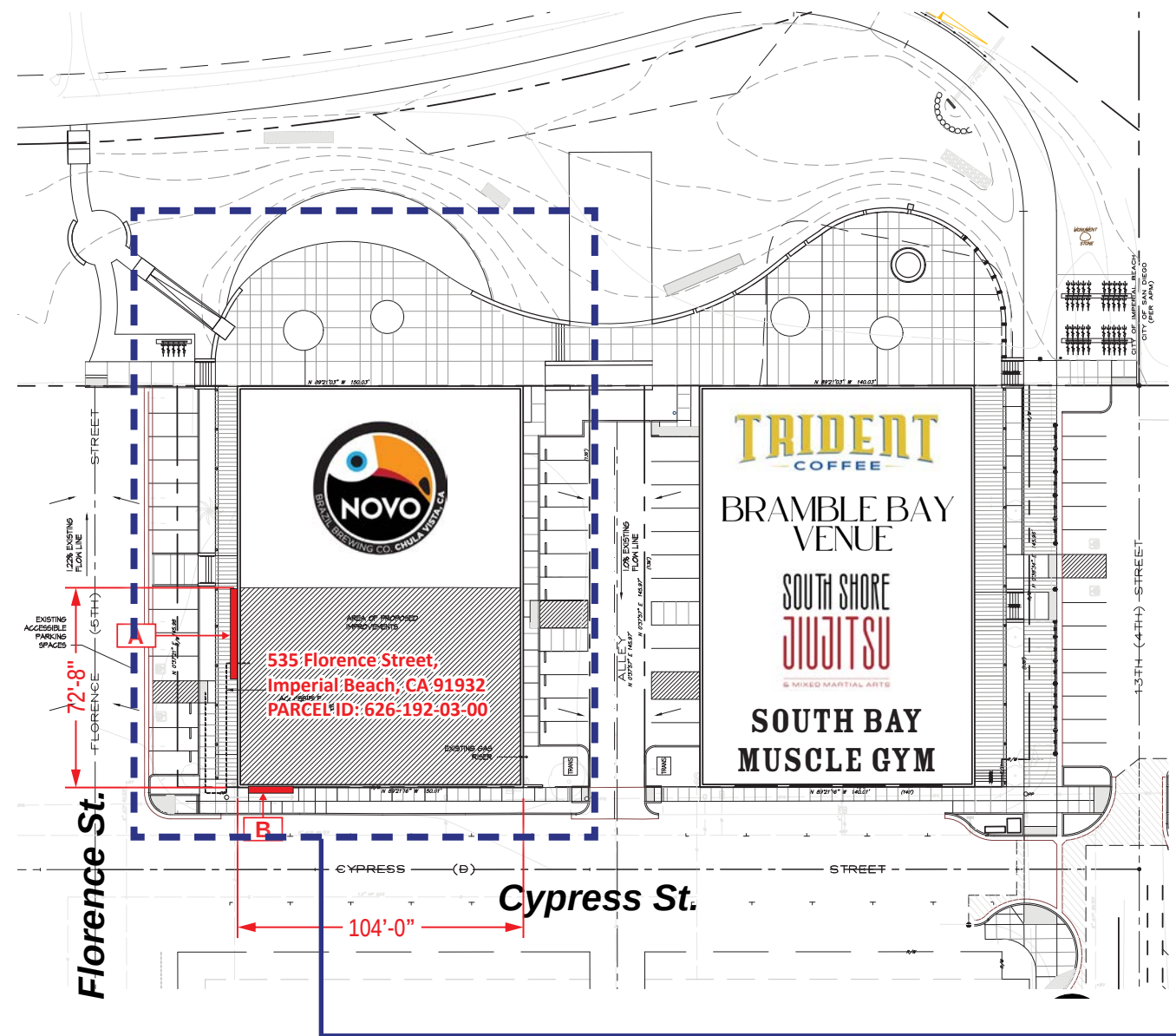
One of San Diego's fastest-growing coastal markets - Imperial Beach has undergone significant revitalization, with new hotels, restaurants, and mixed-use developments driving sustained economic growth and rising property.

PROPERTY HIGHLIGHTS

- Pedestrian friendly neighborhood just blocks from Imperial Beach
- Strong foot traffic and Immediate access to Bayshore Bikeway Trail
- Co Tenant -Novo Brewery
- Surrounded by waterfront eateries, breweries, and shops



Site Plan



Site Photos



Co-Tenant: Novo Brewery

Novo Brazil Brewing is a vibrant, award-winning brewery based in Chula Vista, Southern California.

Inspired by the lively spirit of Brazil, the company is known for its unique beer lifestyle and carefully crafted flavors. Its brewpubs and taprooms—featuring colorful accents, an energetic atmosphere, huge screens, an extensive menu, and a family-friendly environment—have become local favorites.



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Trade Aerial

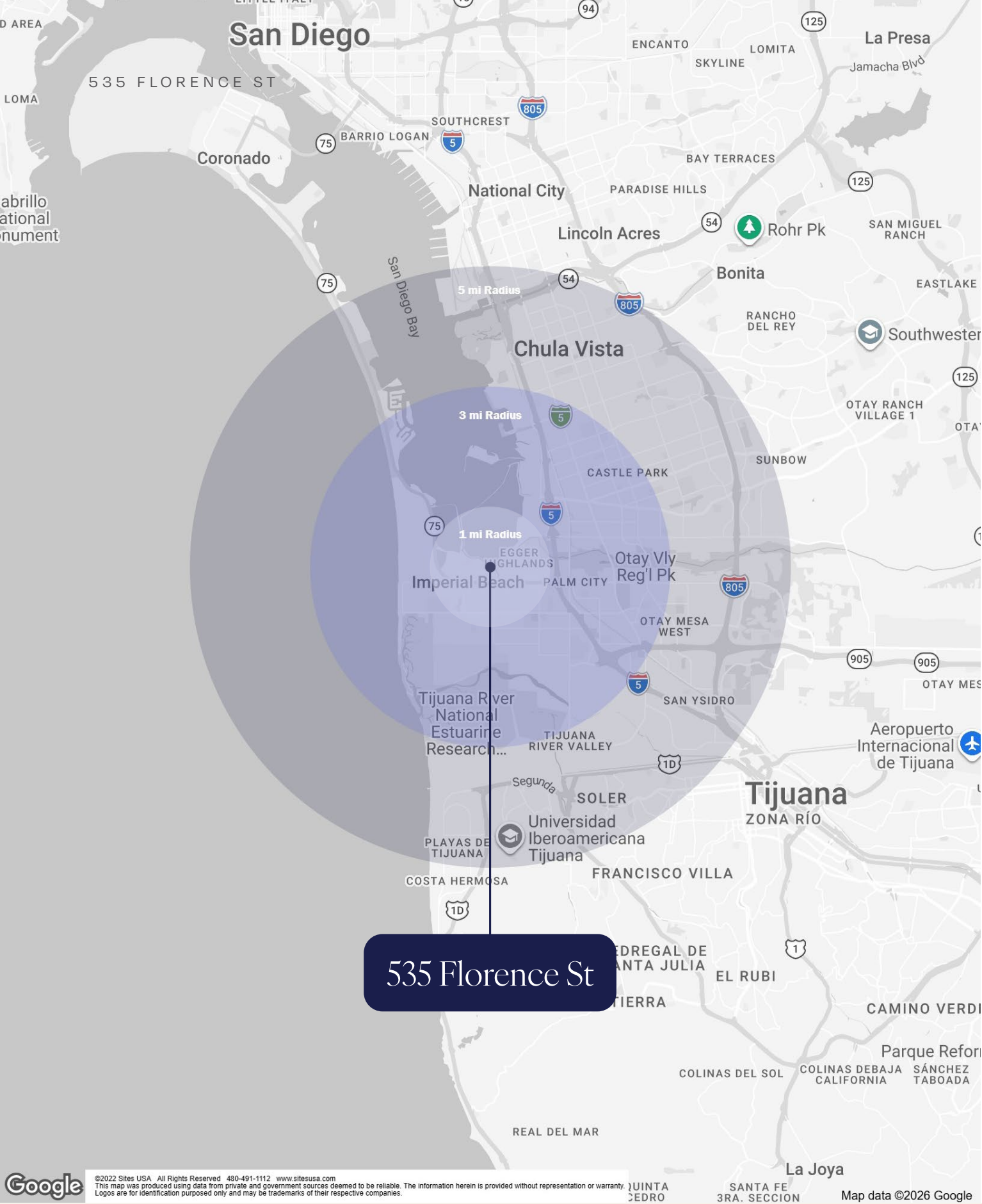
Chula Vista Center

amc Burlington macy's JCPenney

CVS pharmacy unleashed BIG5
FLOOR DECOR DICK'S Sporting Goods Marshalls Smart & Final

535 Florence St

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IMPERIAL BEACH, CA

Demographics

535 Florence St, Imperial Beach, CA

	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION	20,531	113,571	258,223
EMPLOYEE POPULATION	3,575	26,693	61,133
AVG HOUSEHOLD INCOME	\$109,558	\$110,781	\$115,152
MED HOUSEHOLD INCOME	\$87,710	\$90,348	\$95,498
MEDIAN AGE	37.5	34.7	35.2



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