

PACIFIC BEACH

CALIFORNIA

GRAND AVE & INGRAHAM ST.



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INCORPORATED

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PROJECT INTRODUCTION

A former bank pad in Pacific Beach positioned at the intersection of Grand Ave & Ingraham St. The primary thoroughfare serving Central San Diego beach communities.

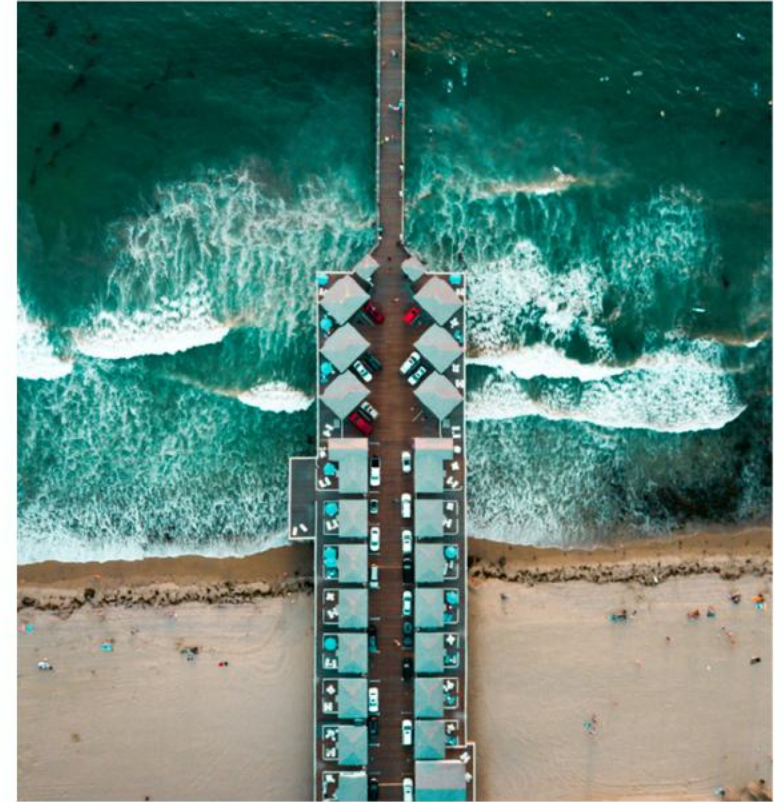


- + The Main + Main Location in Pacific Beach
- + Existing Bank Improvements
- + Ground Lease/ Building Lease/ Building Split Opportunities



PACIFIC BEACH

Pacific Beach, nestled along the stunning coastline of San Diego, California, boasts a vibrant and captivating atmosphere. It's rich history and beach front charm have made it a beloved destination for both residents and visitors alike. With a diverse population and strong sense of community, Pacific beach offers a unique coastal living experience. The economy of Pacific Beach is multifaceted, with tourism, hospitality, and small businesses playing a significant roles. The neighborhood's proximity to popular attractions like Mission Beach, La Jolla, and Seaworld San Diego further enhances it's appeal, drawing in tourists and supporting local businesses. Overall, Pacific Beach embodies the quintessential California beach town experience.



DEMOGRAPHICS



LOCATION INSIGHTS

The largest industries in Pacific Beach are tourism, hospitality, and small businesses. The neighborhood is home to approximately 91,950 residents within a 3-mile radius, boasting a robust 3-mile average household income of \$168,349. While Pacific Beach is known for its nightlife, it is also very family friendly with lots of playgrounds and picnic areas. Many restaurants and cafes are welcoming to families and there are a great deal of outdoor activities as well as the beach.



◆ POPULATION

1 Mile	3 Miles	5 Miles
30,314	91,950	287,488

◆ EMPLOYEES

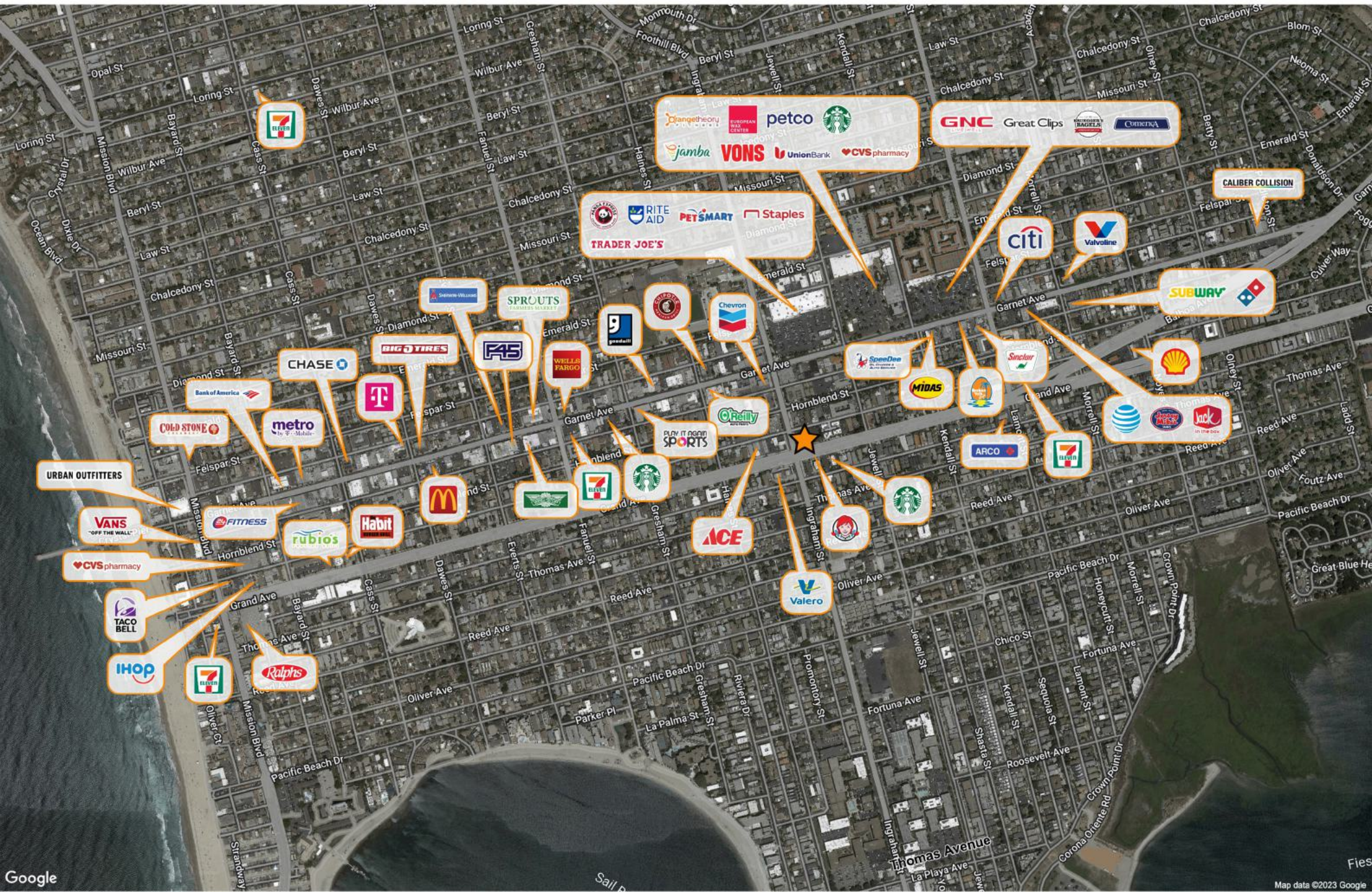
1 Mile	3 Miles	5 Miles
27,581	80,786	248,359

◆ AVERAGE HOUSEHOLD INCOME

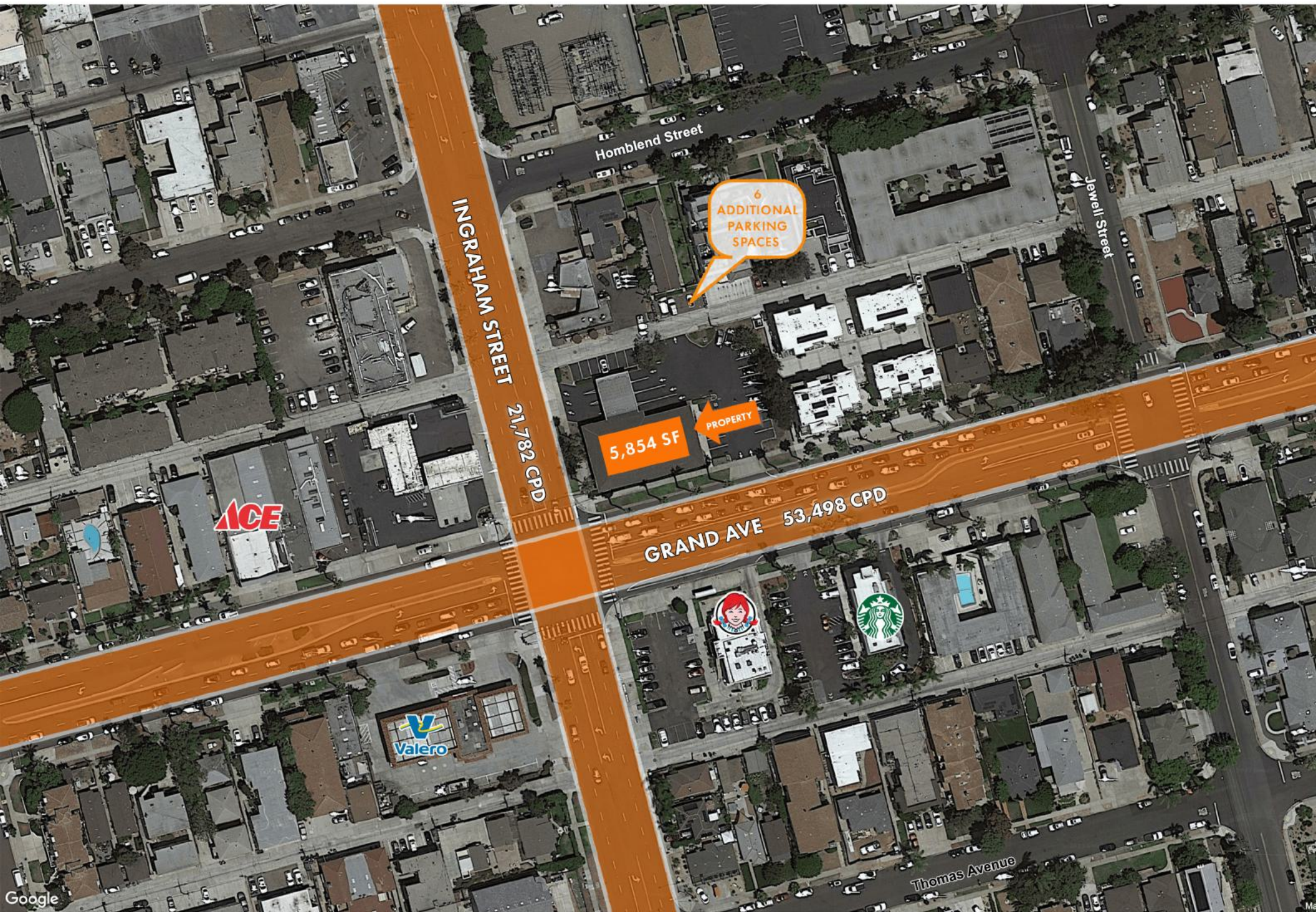
1 Mile	3 Miles	5 Miles
\$137,735	\$168,349	\$155,292

Source: www.regis.sitesusa.com

LOCATION AERIAL



SITE PLAN



INGRAHAM STREET
21,782 CPD

Homblend Street

Jewell Street

6
ADDITIONAL
PARKING
SPACES

5,854 SF

PROPERTY

GRAND AVE
53,498 CPD

ACE

Valero



Thomas Avenue

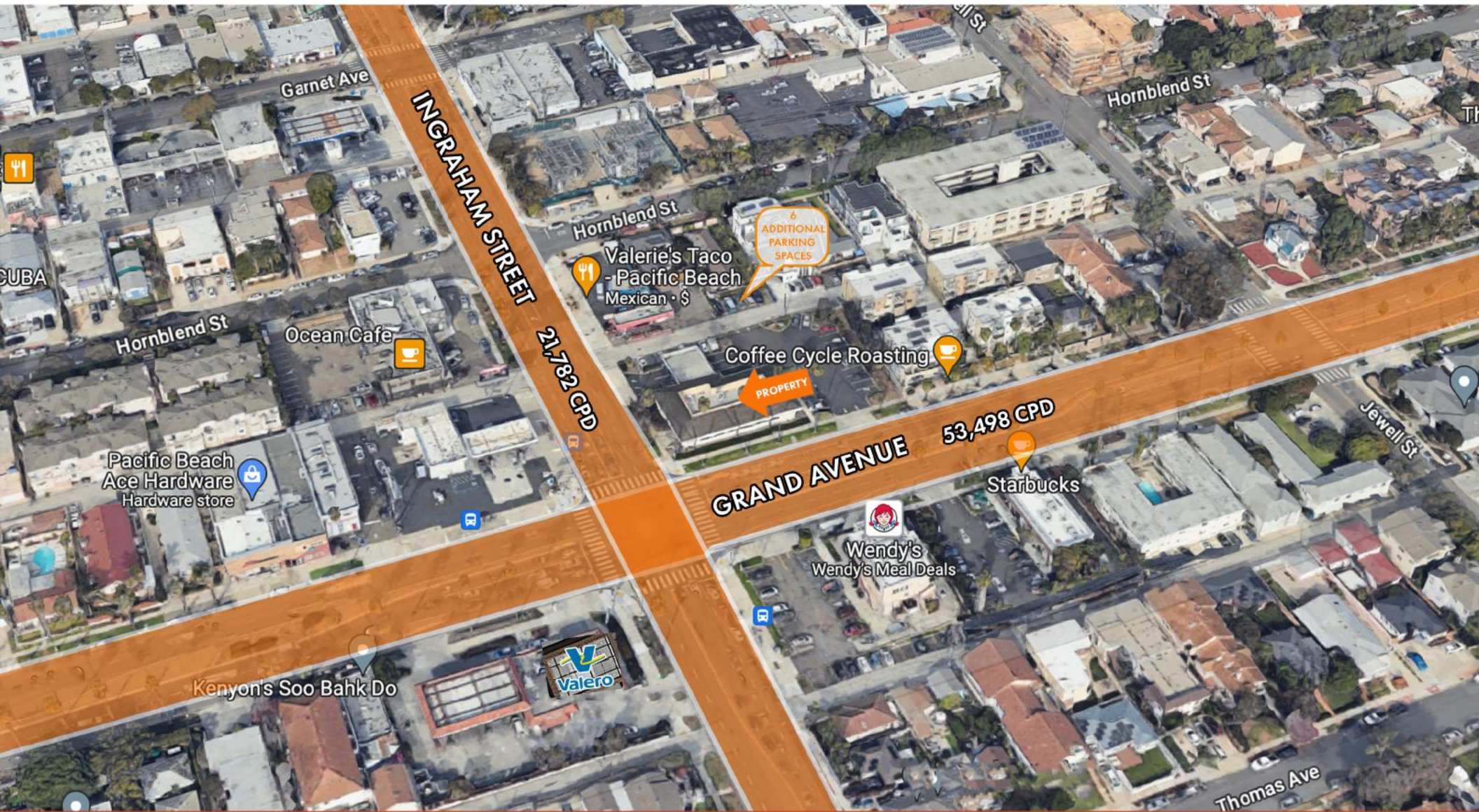
NEARBY RETAILERS



RADIUS RINGS

- 1 MILE RING
- 2 MILES

GRAND AVE & INGRAHAM STREET, PACIFIC BEACH, CA



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