

AVAILABLE FOR LEASE

1760 Palm Ave, San Diego, CA 92154
± 600 SF Retail Space



MICHAEL SIKORSKI Lic. 02204470
Sales & Leasing Associate
(619) 960-1352
MichaelS@PacificCoastCommercial.com

(619) 469-3600 Lic. 01209930
10721 Trenea St., Suite 200
San Diego, CA 92131
www.PacificCoastCommercial.com

The information in this brochure is provided for general marketing purposes only and is believed to be reliable but not guaranteed. Interested parties should verify all details independently, including zoning, measurements, and property condition. The property owner and agents make no warranties or representations and reserve the right to change or withdraw the property or terms at any time without notice. This is not an offer or contract.


**PACIFIC COAST
COMMERCIAL**
SALES - MANAGEMENT - LEASING

2

1760 Palm Ave



Subject Property

1760 Palm Ave, San Diego, CA 92154



Availability

± 600 Retail Space



Features

2 Sinks & Private Restroom
Functional Buildout Allows for Quick Occupancy



Highest & Best Uses

Tattoo Shop, Barber Shop, Nail Salon



Accessibility & Visibility

High Traffic Area with Immediate Access
to Hwy 75 & I-5 and Highly Visible Building Signage



Location

Located Just 2.5 Miles from the Beach, 3.5 Miles
from United States/Mexico Border, and Steps from
Restaurants and Retail



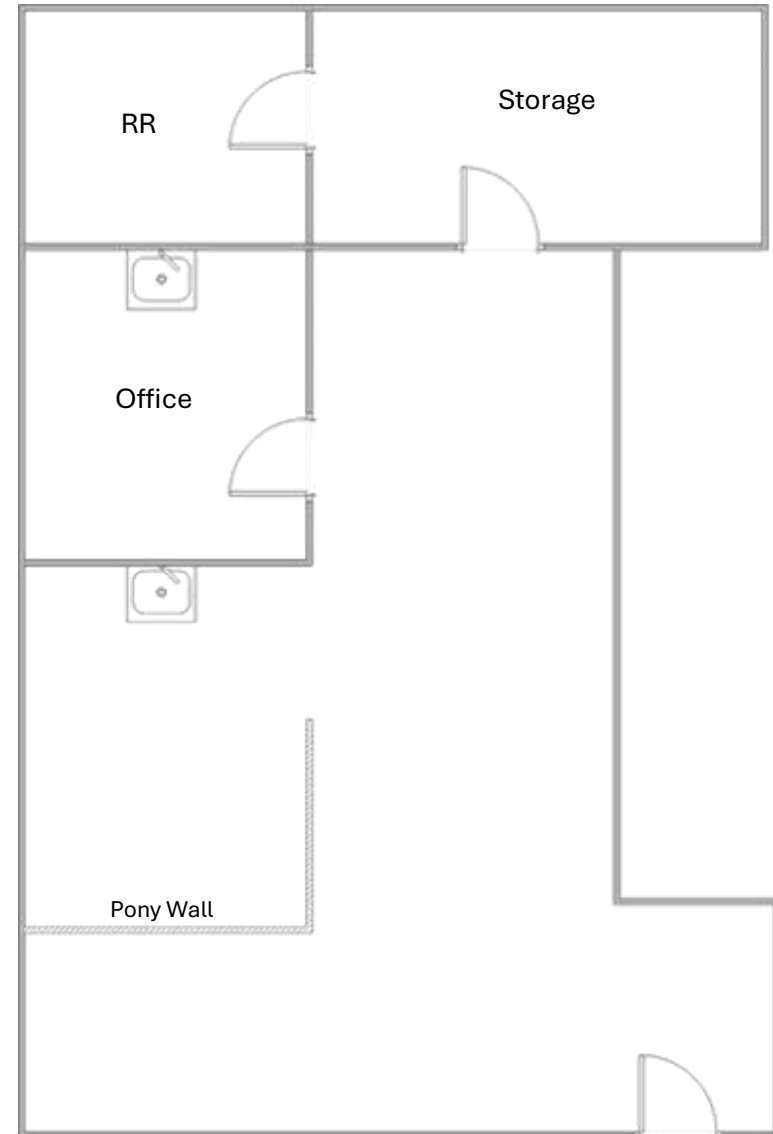
Parking

Onsite Parking (1.17/1,000 SF)



Lease Rate

Contact Agent



Floor Plan Not Fit to Scale; For Reference Purposes Only



Population

73,351



Avg. Household Income

\$94,127



Businesses

2,552



Employees

17,652



Households

22,776

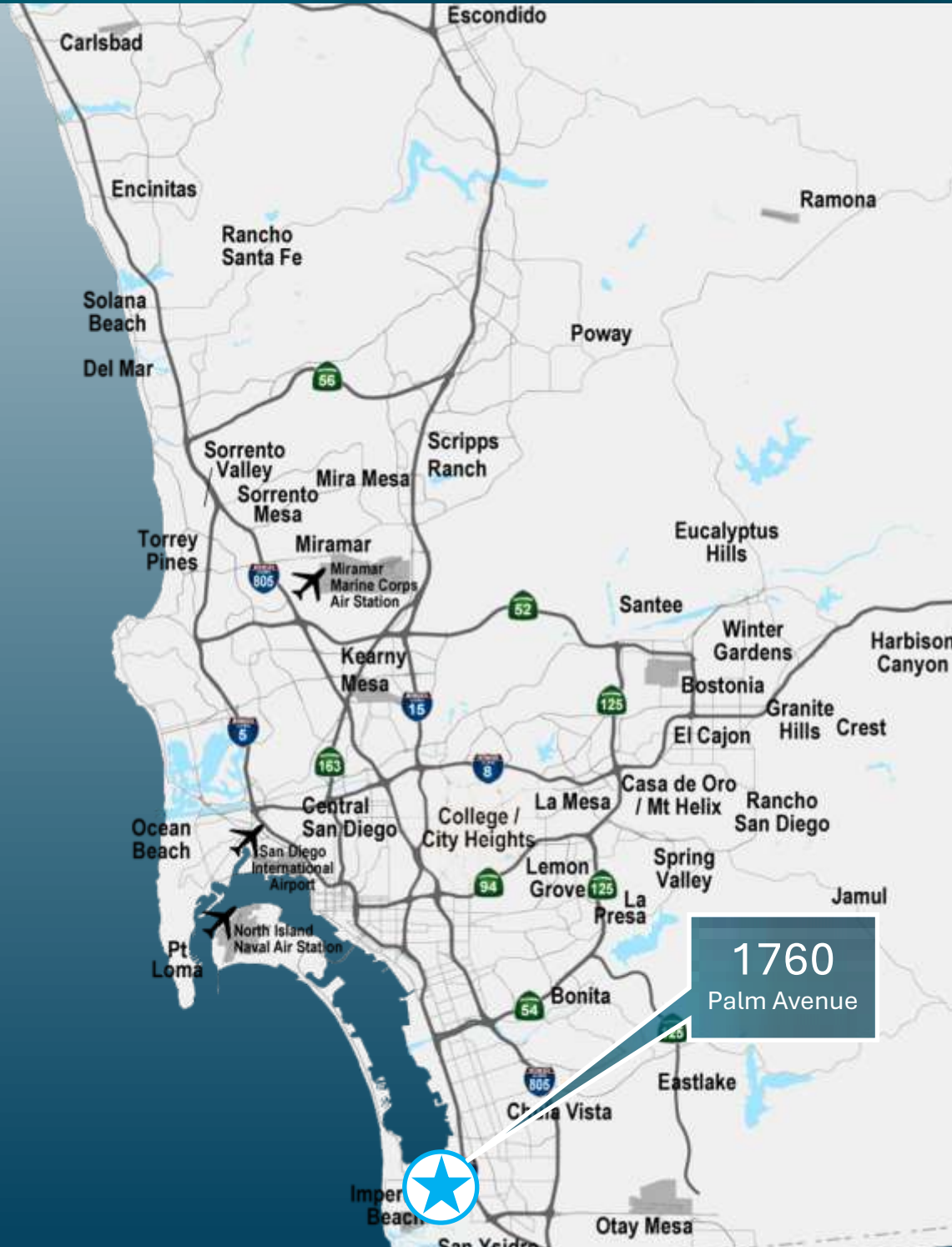


Annual Spending

\$708 M+

Drive Times

- Balboa Park - 18 to 25 minutes
- Mission Valley - 20 to 22 minutes
- Old Town San Diego - 20 to 28 minutes
- North Park - 22 to 30 minutes
- Cabrillo National Monument - 25 to 35 minutes
- The San Diego International Airport - 27 to 29 minutes



1760
Palm Avenue