

FOR LEASE
FREESTANDING 2ND GEN RESTAURANT WITH DRIVE-THRU



1056 13TH ST
IMPERIAL BEACH, CALIFORNIA

CIRE Partners
COMMERCIAL INVESTMENT REAL ESTATE

TABLE OF CONTENTS

Property Details & Highlights	3
Site Plan	4
Overhead Photo	5
Floor Plan	6
Aerial Photos	7-8
Aerial Map	9
Regional Map	10
Demographics	11
Market Overview	12

CONFIDENTIALITY & DISCLAIMER

THE INFORMATION CONTAINED IN THE FOLLOWING OFFERING MEMORANDUM IS PROPRIETARY AND STRICTLY CONFIDENTIAL. IT IS INTENDED ONLY TO BE REVIEWED BY THE PARTY RECEIVING IT FROM CIRE BROKERAGE SERVICES INC. DBA CIRE PARTNERS (HEREAFTER "CIRE PARTNERS") AND SHOULD NOT BE MADE AVAILABLE TO ANY OTHER PERSON OR ENTITY WITHOUT THE WRITTEN CONSENT OF CIRE PARTNERS. THIS OFFERING MEMORANDUM HAS BEEN PREPARED TO PROVIDE SUMMARY, UNVERIFIED INFORMATION TO PROSPECTIVE PURCHASERS, AND TO ESTABLISH ONLY A PRELIMINARY LEVEL OF INTEREST IN THE SUBJECT PROPERTY. THE INFORMATION CONTAINED HEREIN IS NOT A SUBSTITUTE FOR A THOROUGH DUE DILIGENCE INVESTIGATION.

CIRE PARTNERS HAS NOT MADE ANY INVESTIGATION AND MAKES NO WARRANTY OR REPRESENTATION, WITH RESPECT TO THE INCOME OR EXPENSES FOR THE SUBJECT PROPERTY, THE FUTURE PROJECTED FINANCIAL PERFORMANCE OF THE PROPERTY, THE SIZE AND SQUARE FOOTAGE OF THE PROPERTY AND IMPROVEMENTS, THE PRESENCE OR ABSENCE OF CONTAMINATING SUBSTANCES, PCB'S OR ASBESTOS, THE COMPLIANCE WITH STATE AND FEDERAL REGULATORS, THE PHYSICAL CONDITION OF THE IMPROVEMENTS THEREON, OR THE FINANCIAL CONDITION OR BUSINESS PROSPECTS OF ANY TENANT, OR ANY TENANT'S PLANS OR INTENTIONS TO CONTINUE ITS OCCUPANCY OF THE SUBJECT PROPERTY.

THE INFORMATION CONTAINED IN THIS OFFERING MEMORANDUM HAS BEEN OBTAINED FROM SOURCES WE BELIEVE TO BE RELIABLE; HOWEVER, CIRE PARTNERS HAS NOT VERIFIED, AND WILL NOT VERIFY, ANY OF THE INFORMATION CONTAINED HEREIN, NOR HAS CIRE PARTNERS CONDUCTED ANY INVESTIGATION REGARDING THESE MATTERS AND MAKES NO WARRANTY OR REPRESENTATION WHATSOEVER REGARDING THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED.

ALL POTENTIAL BUYERS MUST TAKE APPROPRIATE MEASURES TO VERIFY ALL OF THE INFORMATION SET FORTH HEREIN. THIS IS NOT AN APPRAISAL. PLEASE CONSULT YOUR CIRE PARTNERS AGENT FOR MORE DETAILS. THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE, HOWEVER, CIRE PARTNERS MAKES NO GUARANTIES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS THEREOF.

THIS DOCUMENT HAS BEEN PREPARED BY CIRE PARTNERS FOR ADVERTISING AND GENERAL INFORMATION ONLY. CIRE PARTNERS EXCLUDES UNEQUIVOCALLY ALL INFERRED OR IMPLIED TERMS, CONDITIONS AND WARRANTIES ARISING OUT OF THIS DOCUMENT AND EXCLUDES ALL LIABILITY FOR LOSS AND DAMAGES ARISING THERE FROM.

Renato Lorja

Executive Vice President
858.900.3700
rlorja@cirepartners.com
CA DRE #01940384

Arbi Goce

Executive Vice President
858.900.3112
agoce@cirepartners.com
CA DRE #01895830

Kipp Gstettenbauer

Executive Vice President
619.347.3861
kipp@cirepartners.com
CA DRE #01405420

Senka Lorja

Investment Associate
619.333.7777
slorja@cirepartners.com
CA DRE #02191116

CIRE Brokerage Services Inc. dba CIRE Partners - CA DRE #01526823

PROPERTY DETAILS

GENERAL SUMMARY

Address	1056 13th St, Imperial Beach, CA 91932
APN	626-542-10-00, 626-542-08-00
Year Built / Renovated	1967 / 2019
Building Size	±2,465 SF
Land Size	±0.40 AC (±17,385 SF)
Parking	±19 (7.70 per 1,000 SF)
Ingress / Egress	Three (3) Dual Access Points
Drive-Thru Lane	Yes
Signage	Pylon & Building Signage
Power	3-Phase Service (240V / 600A)
Ownership	Fee Simple - Land & Building
Walk Score	84/100 "Very Walkable"
Traffic Counts	Imperial Beach Blvd: ±19,253 ADT 13th St: ±9,427 ADT

HIGHLIGHTS

FULLY BUILT-OUT RESTAURANT SPACE WITH DRIVE-THRU

Turnkey second-generation QSR with hood system, grease trap, restrooms, full kitchen infrastructure in place, and includes a fully operational drive-thru, a use category increasingly difficult to entitle in coastal California jurisdictions.

TURNKEY FF&E AVAILABLE

As an owner/user opportunity, the property can be delivered fully fixtured with existing furniture, fixtures, and equipment in place, allowing an incoming operator to open faster and with significantly reduced upfront capital outlay.

RECENTLY RENOVATED (2019)

Fully renovated, delivering modern design systems, facade improvements, finishes, and equipment infrastructure that reduce tenant build-out costs and accelerate time-to-open versus older second-generation drive-thru product.

ADJACENT TO MAJOR MILITARY INFRASTRUCTURE

Located along the direct corridor between NOLF Imperial Beach (Ream Field) and Naval Base Coronado, which together employ 36,000+ military and civilian personnel and anchor a ~\$61B annual defense economy in San Diego County, providing the trade area with a stable, year-round daytime consumer base.

\$30M+ IN NEW STREETScape

13th Street fronts the newly completed \$30M+ Border to Bayshore Bikeway, with fresh pavement, protected bike lanes, new crosswalks, bulb-outs, and signal upgrades already in place, providing a fully modernized frontage from day one.

ESTABLISHED 13TH STREET COMMERCIAL CORRIDOR

Positioned along Imperial Beach's primary north-south commercial corridor, a 1.3-mile stretch branded "From the Base to the Bay" connecting Bikeway Village to the Naval Outlying Landing Field (NOLF), a key daily route for residents, military personnel, and visitors.

HIGH WALK SCORE WITH STRONG TRAFFIC COUNTS

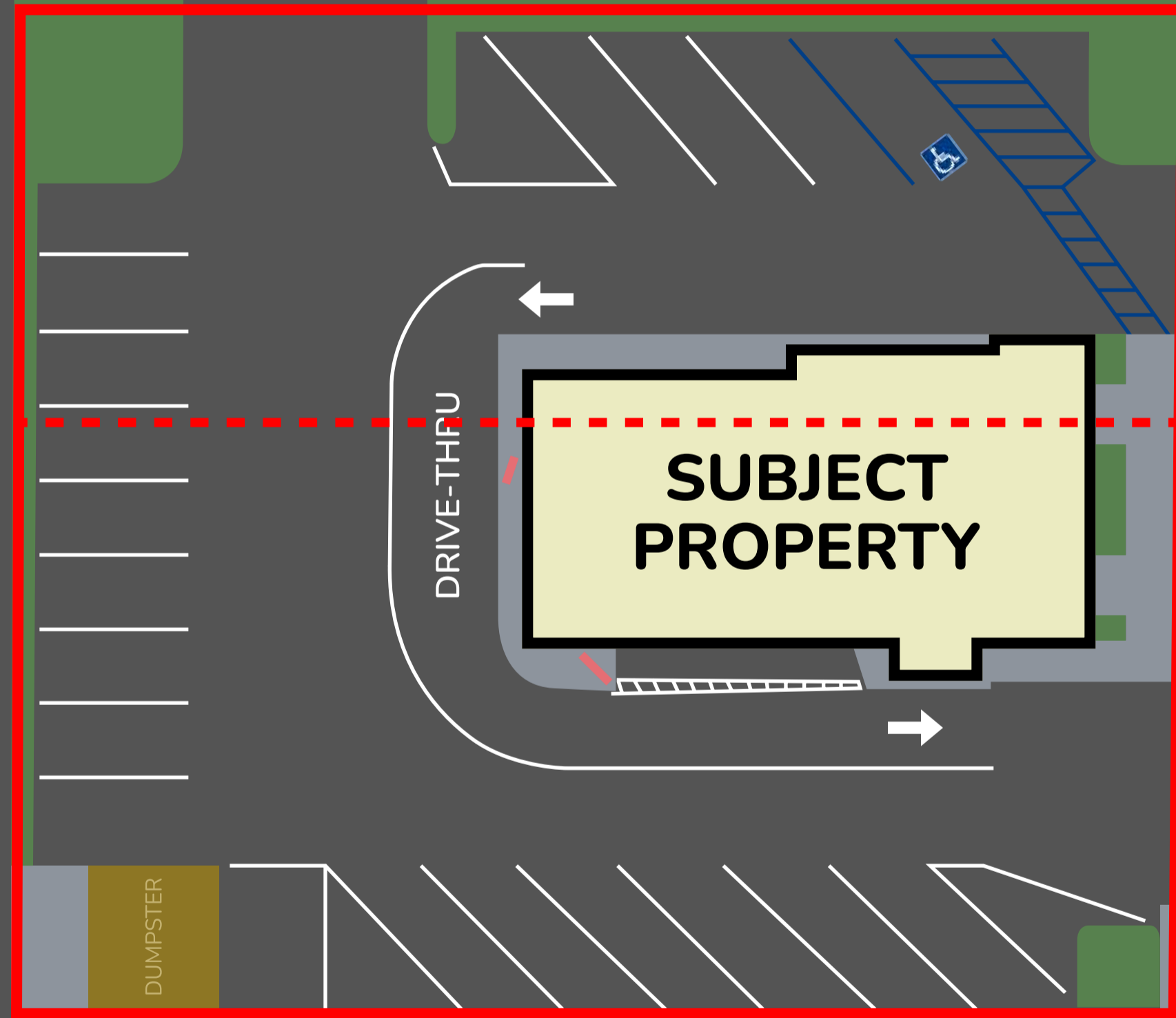
Excellent foot traffic location combined with strong traffic counts of ±28,680 vehicles per day at the signalized intersection of 13th Street and Imperial Beach Boulevard, delivering steady pedestrian traffic and consistent drive-by visibility for retail, restaurant, and service use.

COASTAL DESTINATION WITH STRATEGIC ACCESS

Located in Imperial Beach, the southernmost beach city on the U.S. West Coast, with nearby access to Palm Avenue (SR-75) and Interstate 5, capturing daily traffic between downtown San Diego, Naval Base Coronado, Silver Strand State Beach, and the San Ysidro / Otay Mesa border crossings, the busiest land port of entry in the Western Hemisphere.

SITE PLAN

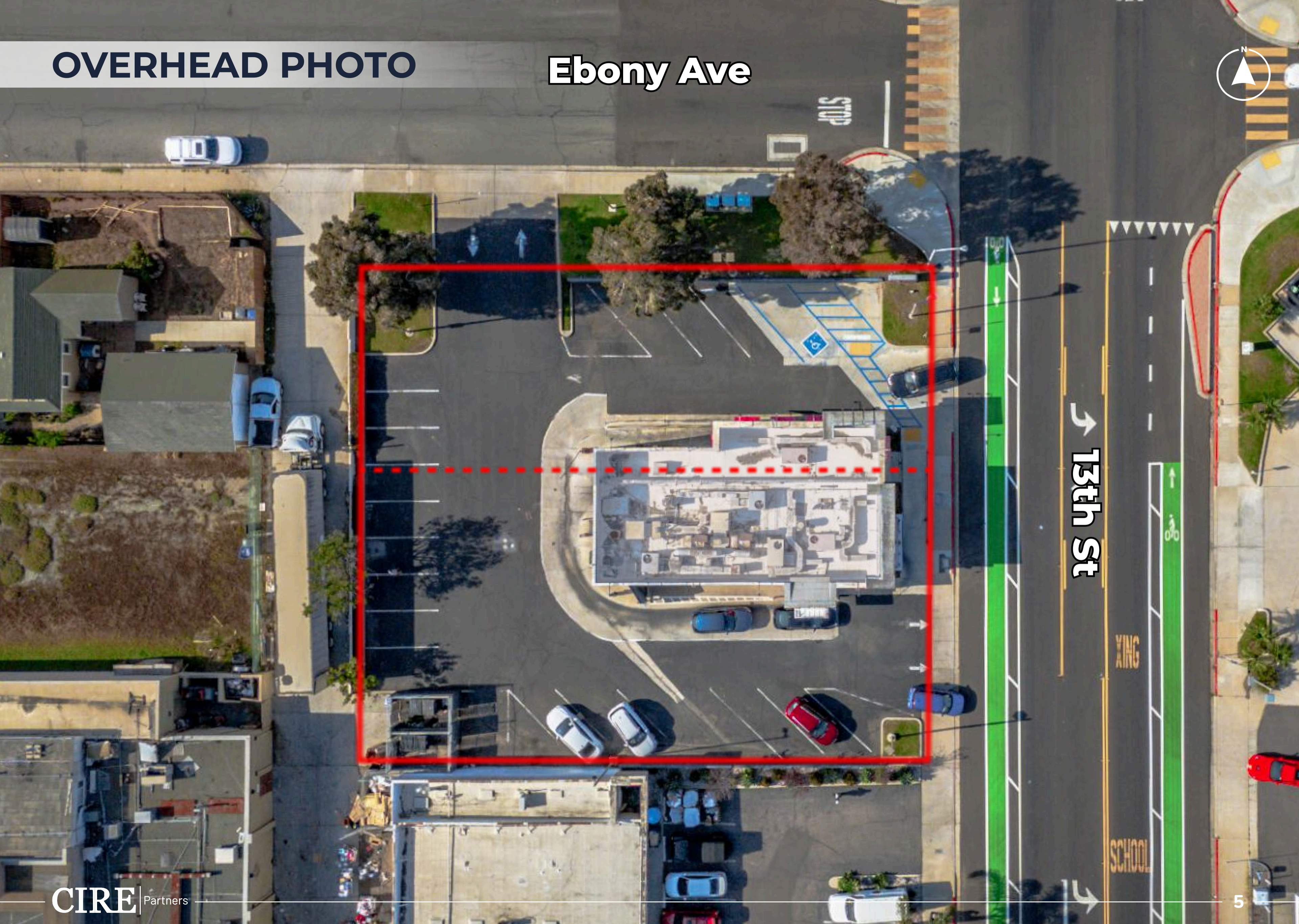
Ebony Ave



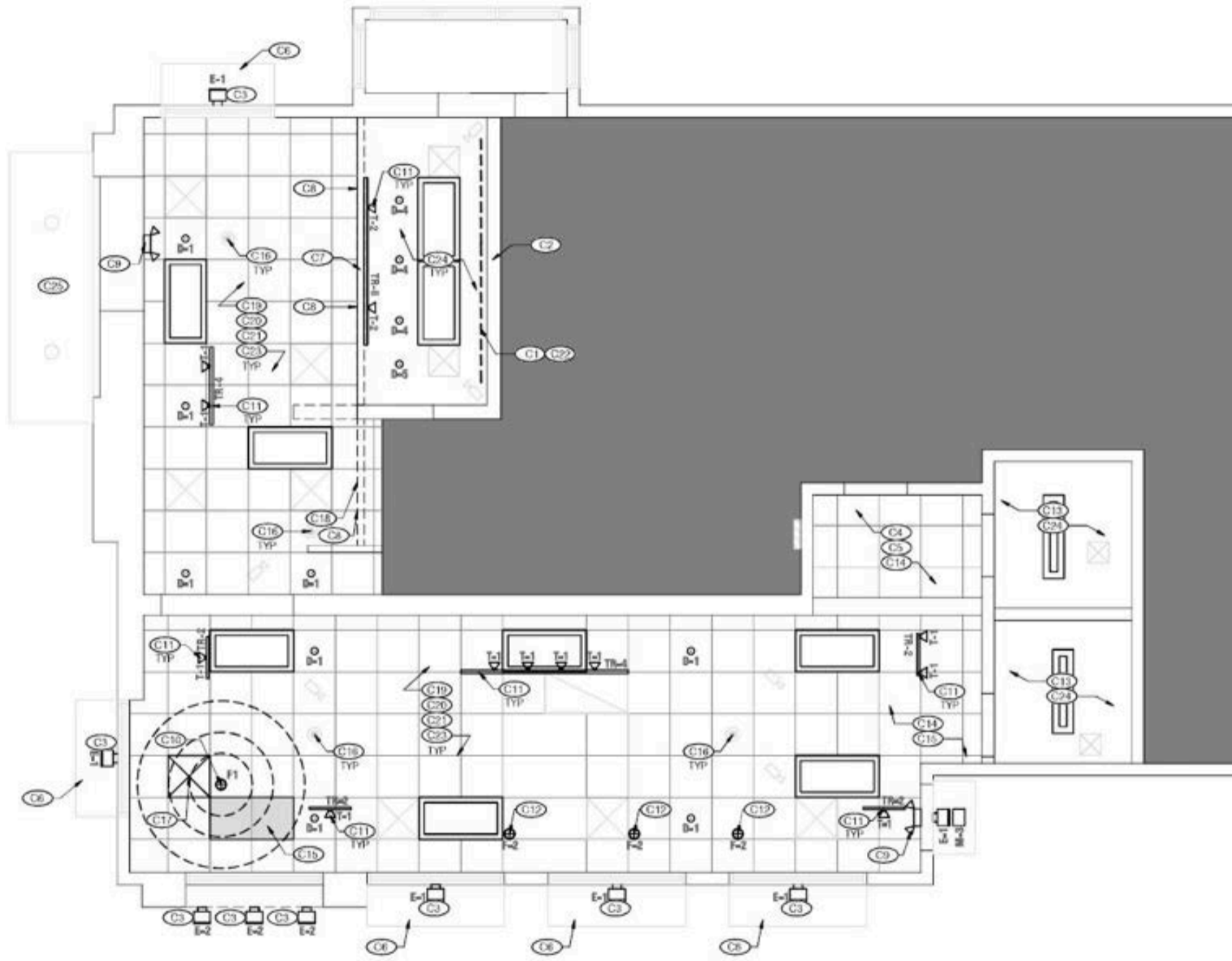
Not to scale*

OVERHEAD PHOTO

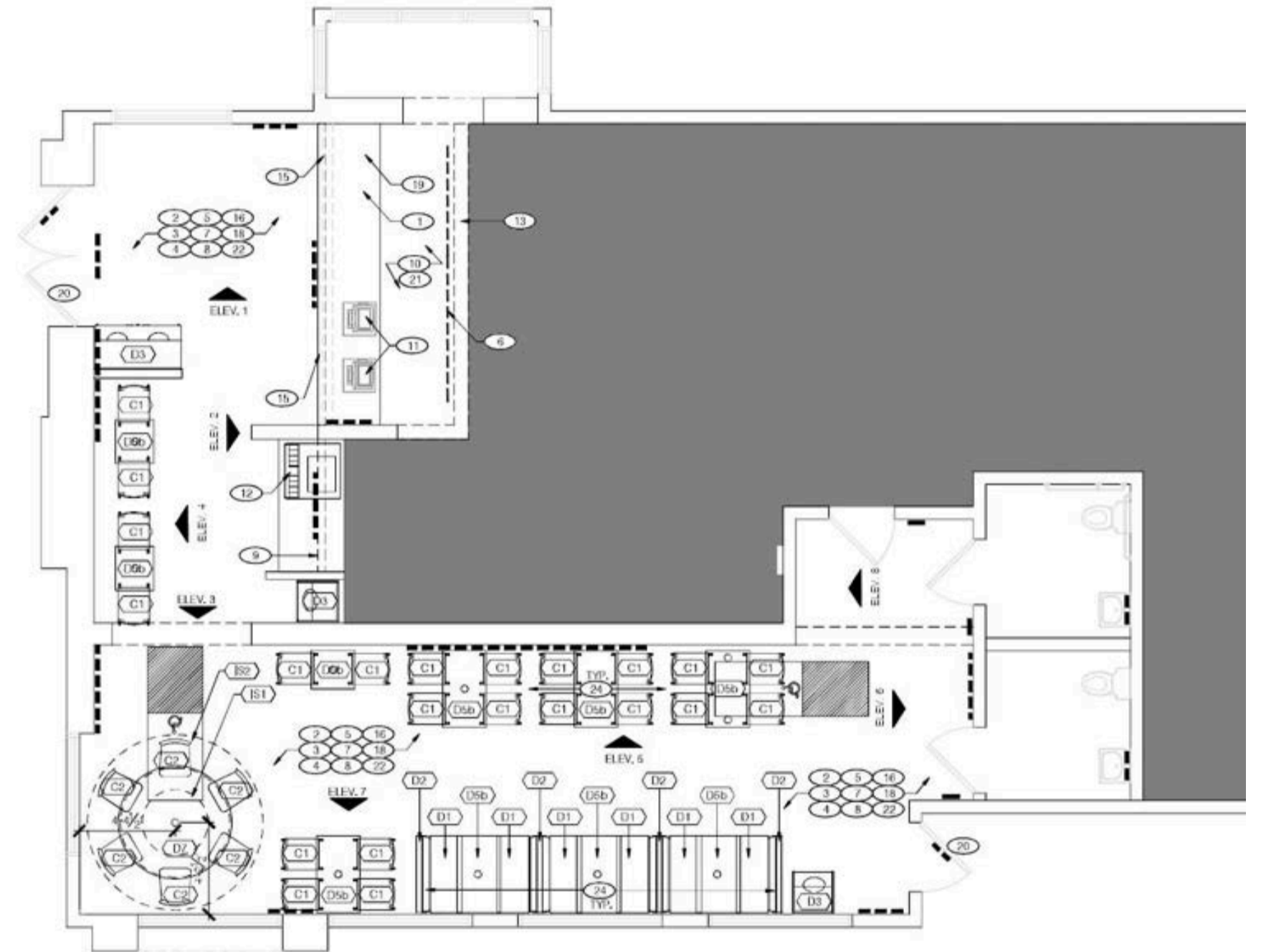
Ebony Ave



FLOOR PLAN



CEILING PLAN
Scale: 1/4" = 1'-0"



FIXTURES & GRAPHICS PLACEMENT PLAN
Scale: 1/4" = 1'-0"



AERIAL PHOTO



Firestone



CHASE



Better Buzz

ARCO



Carl's Jr.



O'Reilly

7-Eleven

IMPERIAL BEACH
PALMS APTS

CENTRAL
ELEMENTARY
±762 STUDENTS

Ebony Ave

SUBJECT
PROPERTY

LA POSTA
MARKET

SAN DIEGO
REPTILE CO.

Imperial Beach Blvd

13th St



GEORGIA
PALMS



±28,680 cars
at intersection

IB THAI
RESTAURANT



AERIAL PHOTO



NAVAL OUTLYING
LANDING FIELD
IMPERIAL BEACH

ONEONTA
ELEMENTARY
±397 STUDENTS

Alberto's
Taco Shop



±28,680 cars
at intersection



Imperial Beach Blvd

LA POSTA
MARKET

**SUBJECT
PROPERTY**

15th St

Ebony Ave

CENTRAL
ELEMENTARY
±762 STUDENTS

AERIAL MAP



DOLLAR TREE
CVS pharmacy
Jack in the box
Firestone
CHASE

Better Buzz
AutoZone
SOAPY IDEAS
Public Storage

DOLLAR TREE

Walmart
CVS pharmacy
VONS
IHOP
SALLY BEAUTY
STARBUCKS

GROCERY OUTLET
bargain Market
BR
FIVE GUYS
Great Clips

IMPERIAL BEACH
CHARTER SCHOOL
724 STUDENTS

ARCO
W
O'Reilly
ELEVEN

Little Caesars
Rally's

ROYAL VILLAGE
APARTMENTS
±466 UNITS

ST CHARLES
CATHOLIC SCHOOL

CENTRAL
ELEMENTARY
±762 STUDENTS

CENTRAL
ELEMENTARY
±762 STUDENTS

MENDOZA
ELEMENTARY
±466 STUDENTS

±145,885 ADT

Imperial Beach Blvd ±19,253 ADT

SUBJECT PROPERTY

IMPERIAL BEACH
CITY HALL
FIRE
RESCUE

EMORY
ACADEMY

MAR VISTA
ACADEMY
±1,266 STUDENTS

ONEONTA
ELEMENTARY
±397 STUDENTS

BERRY
ELEMENTARY
±300 STUDENTS

NAVAL OUTLYING
LANDING FIELD
IMPERIAL BEACH

REGIONAL MAP



PACIFIC OCEAN



DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Population (2025)	29,750	103,339	245,176
Median Age (2025)	36.0	36.6	36.7
Wealth Index (2025)	67	70	76

Average Income	1 Mile	3 Miles	5 Miles
Average Household Income (2025)	\$98,141	\$97,220	\$102,492
Projected Average Household Income (2030)	\$110,866	\$110,108	\$115,39
Projected Annual Growth (2025-2030)	2.47%	2.52%	2.40%

Median Income	1 Mile	3 Miles	5 Miles
Median Household Income (2025)	\$77,114	\$76,899	\$80,793
Projected Median Household Income (2030)	\$85,768	\$86,874	\$91,832
Projected Median Annual Growth(2025-2030)	2.15%	2.47%	2.59%

Households	1 Mile	3 Miles	5 Miles
Households (2025)	9,811	32,405	76,577
Projected Households (2030)	9,954	32,651	77,412
Projected Annual Growth (2025-2030)	0.29%	0.15%	0.22%
Average Household Size (2025)	3.03	3.18	3.18

IMPERIAL BEACH, CA



2.8%
Greatest Gen
 Born in 1945/Earlier



16.1%
Baby Boomer
 Born in 1946 to 1964



17.6%
Generation X
 Born in 1965 to 1980



29.5%
Millennial
 Born in 1981 to 1998



23.2%
Generation Z
 Born in 1999 to 2016



10.8%
Alpha
 Born in 2017 to Present

MARKET OVERVIEW

Imperial Beach, CA

Imperial Beach, California is a coastal city in southern San Diego County, located along the Pacific Ocean just north of the U.S.–Mexico border. Known as the southernmost beach city on the U.S. West Coast, Imperial Beach combines a laid-back surf culture, three miles of coastline, and a strong military presence, serving as a distinctive submarket within one of the nation's most desirable coastal regions.

With approximately 26,000 residents across 4.5 square miles, Imperial Beach benefits from strong regional connectivity. The city is served by State Route 75 (Palm Avenue) and located near Interstate 5, providing access to downtown San Diego, Coronado, Naval Base Coronado, and the South Bay communities of Chula Vista and National City. Its proximity to the San Ysidro and Otay Mesa Ports of Entry, with San Ysidro ranking as the busiest land border crossing in the Western Hemisphere, drives cross-border commerce, while San Diego International Airport supports regional and international travel.

Imperial Beach's economy is anchored by the military, tourism, marine sciences, and retail. Naval Base Coronado, which encompasses NOLF Imperial Beach (Ream Field), the Silver Strand Training Complex, and Naval Amphibious Base Coronado, employs 36,000+ military and civilian personnel and anchors a ~\$61 billion annual defense economy in San Diego County. Major employers include the U.S. Navy, the City of Imperial Beach, the San Diego Unified Port District, and the Sweetwater Union High School District, while nearby Coronado and downtown San Diego add hospitality, healthcare, and professional services.

The city has experienced steady residential growth, driven by demand for coastal housing, infill mixed-use development along Palm Avenue and 13th Street, and infrastructure investment including the recently completed Border to Bayshore Bikeway. Streetscape improvements and local commercial redevelopment continue to support Imperial Beach's expansion as a desirable place to live.

Imperial Beach offers a strong quality of life with a family-friendly environment, walkable neighborhoods, and direct access to the Pacific Ocean. Residents also benefit from proximity to regional recreation, including the IB Pier, Pier Plaza, Bayshore Bikeway, Silver Strand State Beach, and the Tijuana River Estuary, supporting tourism and lifestyle appeal year-round.



Positioned along the U.S.–Mexico border corridor, driving cross-border commerce
Convenient access via State Route 75 and Interstate 5, connecting to regional corridors
Proximity to Naval Base Coronado, the area's primary employer and economic anchor
Southernmost beach city on the U.S. West Coast, with three miles of Pacific coastline





Renato Lorja
Executive Vice President
858.900.3700
rlorja@cirepartners.com
CA DRE #01940384

Arbi Goce
Executive Vice President
858.900.3112
agoce@cirepartners.com
CA DRE #01895830

Kipp Gstettenbauer
Executive Vice President
619.347.3861
kipp@cirepartners.com
CA DRE #01405420

Senka Lorja
Investment Associate
619.333.7777
slorja@cirepartners.com
CA DRE #02191116

CIRE Brokerage Services Inc. dba CIRE Partners - CA DRE #01526823