OFFICE/SERVICE-ORIENTED SPACE FOR LEASE
±1,700 SF RETAIL / OFFICE OPPORTUNITY

2206-12 BALBOA AVENUE, SAN DIEGO, CA 92109



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±1,700 SF	IMMEDIATELY	CONTACT BROKER
AVAILABLE SPACE	AVAILABILITY	LEASE RATE



PROPERTY OVERVIEW

2206 Balboa Avenue offers a well-located office leasing opportunity in the heart of Pacific Beach. The property features a ±1,700 SF office space with convenient access, on-site parking, and prominent frontage along Balboa Avenue.

Ideally suited for professional office or service-oriented users, the property benefits from its central Pacific Beach location, proximity to surrounding residential neighborhoods and retail amenities, and easy access to Interstate 5, Garnet Avenue, and Mission Boulevard.

PROPERTY INFORMATION

PROPERTY TYPE	Office
ADDRESS	2206-12 Balboa Avenue, San Diego, CA 92109
BUILDING SIZE	±5,213 SF
LOT SIZE	±12,111 SF (0.28 AC)
LEASE RATE	$3.00/SF Gross
YEAR BUILT	1990
SIGNAGE	Building Signage Available
ZONING	Commercial Office

PROPERTY HIGHLIGHTS

±1,700 SF office space available for lease with a functional, professional layout

Recently renovated interior with 5 private offices and a conference room

Well-suited for professional office, and service-oriented users

Kitchenette and in-suite restroom

Prominent street frontage along Balboa Avenue

Centrally located in Pacific Beach with convenient access to Interstate 5, Garnet Avenue, and Mission Boulevard

On-site parking for employees and clients

Available Immediately















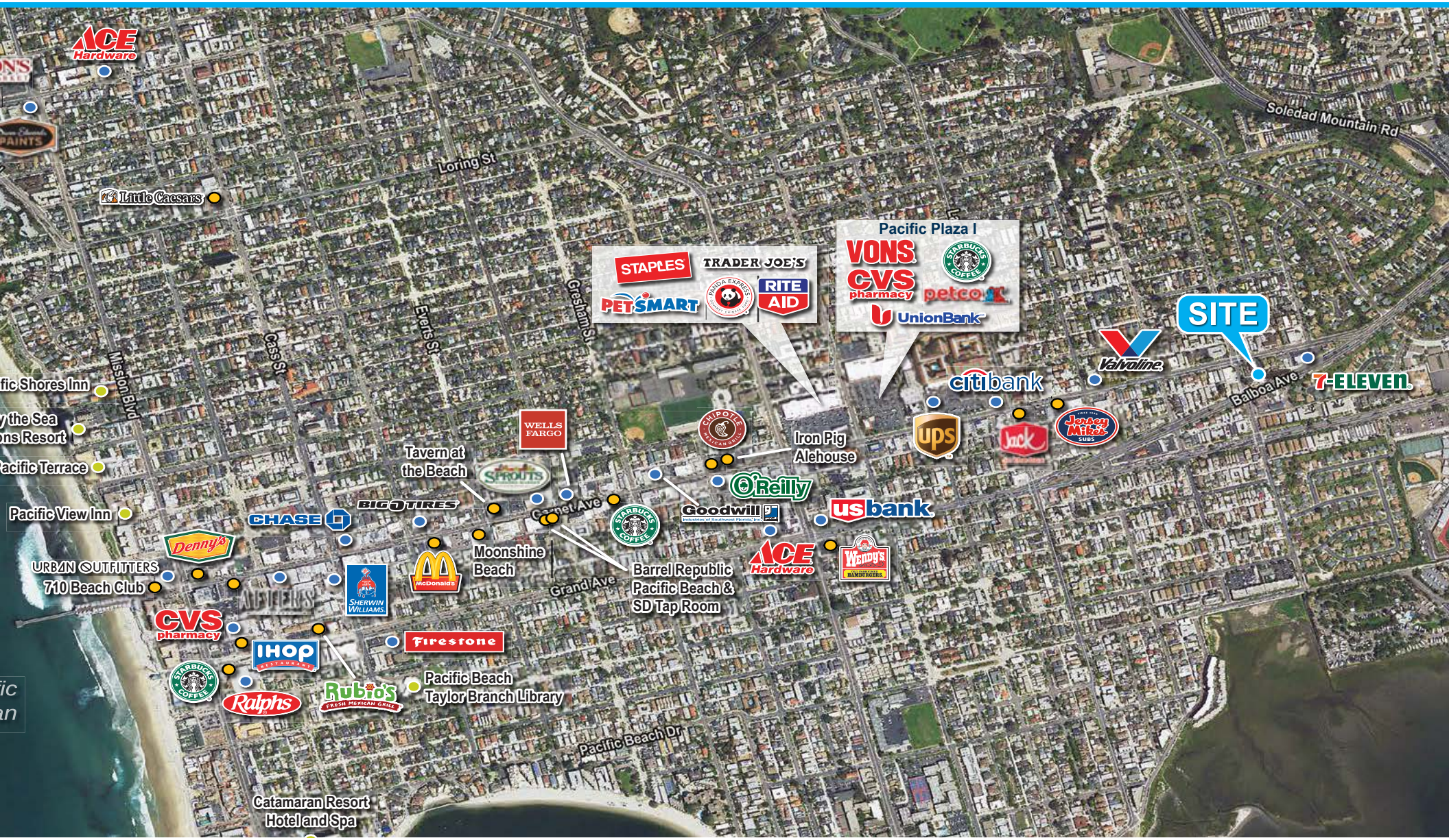

DEMOGRAPHIC SUMMARY

	1 MILE		3 MILES		5 MILES	
POPULATION	Current Year	2030 Forecast	Current Year	2030 Forecast	Current Year	2030 Forecast
Population	24,185	24,306	103,340	103,625	313,941	316,414
Workday Population	14,764	--	83,858	--	324,485	--
Population Growth: Current to 5-Yr	--	0.5%	--	0.276%	--	0.788%
HOUSEHOLDS	Current Year	2030 Forecast	Current Year	2030 Forecast	Current Year	2030 Forecast
Total Households	12,008	12,109	45,667	45,902	130,052	131,355
HOUSEHOLD INCOME	Current Year	2030 Forecast	Current Year	2030 Forecast	Current Year	2030 Forecast
Median Household Income	$107.5k	$118.9k	$126.6k	$139.6k	$112.1k	$123.3k
Average Household Income	$138.2k	$152.9k	$162.8k	$178.0k	$144.4k	$158.5k
HOME VALUE	Current Year	2030 Forecast	Current Year	2030 Forecast	Current Year	2030 Forecast
Median Value	$1.1m	$1.3m	$1.2m	$1.4m	$1.1m	$1.2m
Average Value	$1.2m	$1.3m	$1.3m	$1.4m	$1.1m	$1.2m

TRAFFIC COUNTS

18,957 CPD
Balboa Avenue + Olney Avenue

57,106 CPD
Grand Avenue & Olney Avenue +



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