

5TH & PENN

⚡ RETAIL OPPORTUNITY

11,000 SF OF AVAILABLE RETAIL SPACE
FLEXIBLE DEMISING OPTIONS
ASSEMBLAGE OPPORTUNITY (MULTIPLE PARCELS)

FIFTH & PENNSYLVANIA
SAN DIEGO, CA



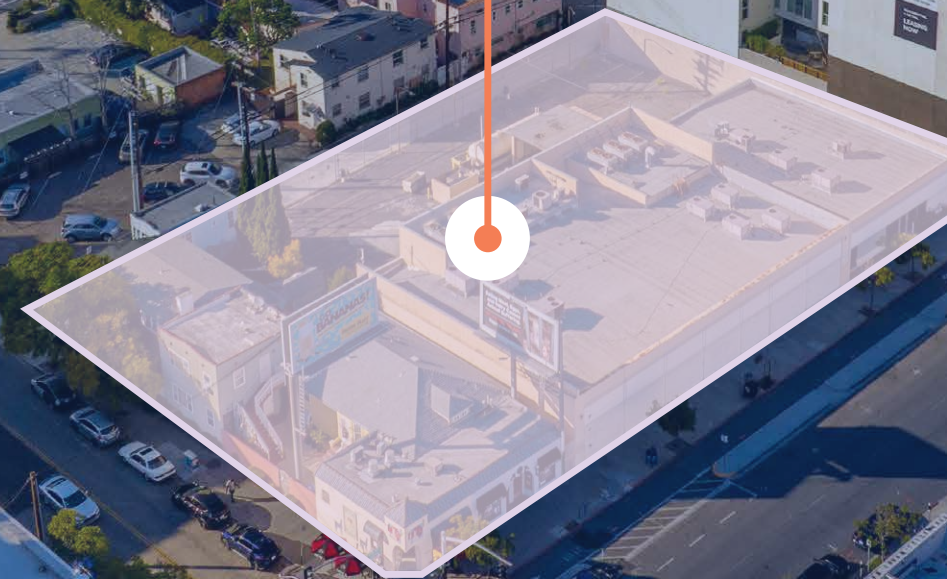
A DESTINATION FOR DISCOVERY

5th & Pennsylvania is where exceptional living meets everyday convenience. Rooted in one of San Diego's most beloved and walkable neighborhoods - steps from art galleries, a wide variety of retailers, and dining hot spots with lines out the door. Join a vibrant community of artisanal and well-known favorites where demand is built-in for new and convenient shopping experiences.

4 CONTIGUOUS PARCELS
±0.62 ACRES / ±26,933 SF



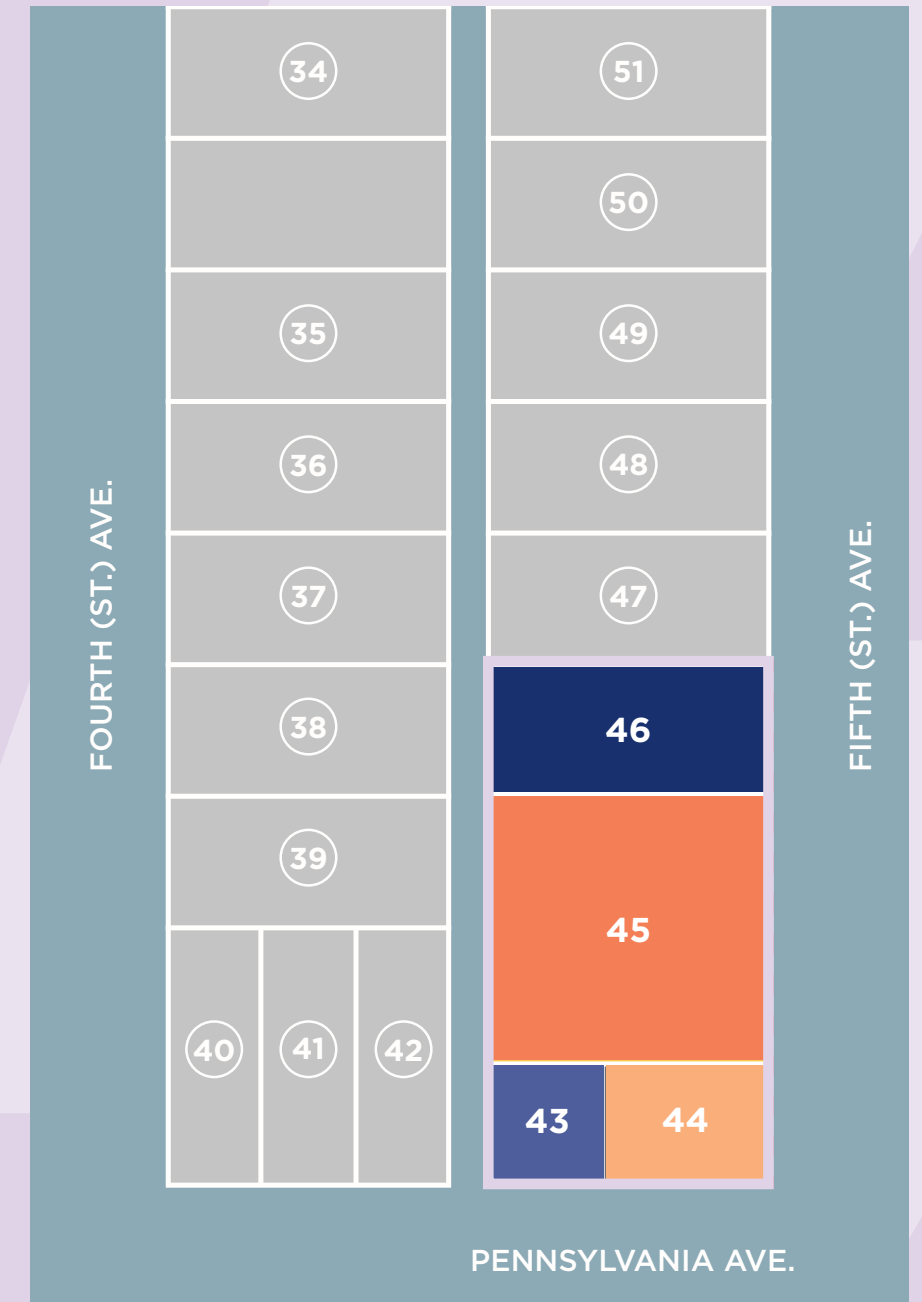
5TH & PENN



- Located along 5th Avenue's primary retail corridor
- Exposure to 5th Avenue traffic, ±11,900 AADT
- Built-in parking lot adds customer convenience
- Serving both the Hilcrest and Banker's Hill communities
- Direct access to SR-163 and I-8 for regional reach



ABOUT THE SITE



| | Address | Acres | SF |
|--------------|-------------------------|-------------|---------------|
| 46 | 3730 5th Ave | 0.16 | 3,250 |
| 45 | 3720-24 5th Ave | 0.31 | 8,310 |
| 44 | 430-34 Pennsylvania Ave | 0.10 | 3,328 |
| 43 | 426 Pennsylvania Ave | 0.05 | 1,992 |
| TOTAL | | 0.62 | 16,880 |

THE DETAIL THAT CHANGES EVERYTHING...

5th & Pennsylvania adds the biggest amenity for repeat visits — giving customers a reason to stay longer and come back more often. This site offers up to ±40 premium parking spots.

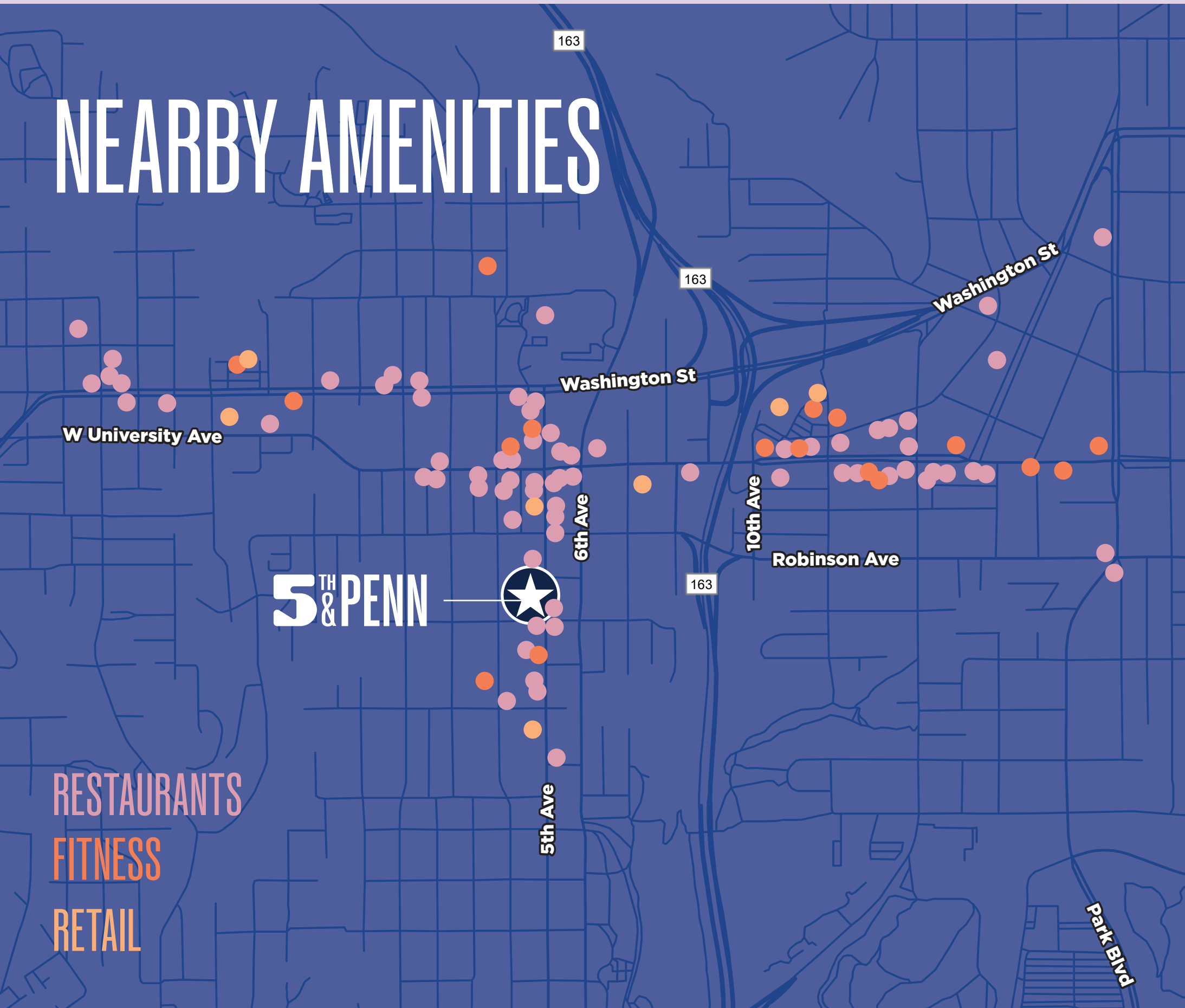


| | |
|--|---|
| <p>P</p> <p>POTENTIAL PARKING</p> <p>SPACES: ±15</p> <p>AREA: ±6,500 SF</p> | <p>P</p> <p>SPACES: ±25</p> <p>AREA: ±8,000 SF</p> |
|--|---|

FIFTH AVENUE

DEDICATED PARKING

NEARBY AMENITIES



RESTAURANTS
FITNESS
RETAIL

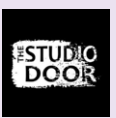
SIP



DINE



SHOP



EAT



SWEAT



BE WHERE SAN DIEGANS LOVE TO LIVE

2025 DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|--------------------------|-------------|-----------|-----------|
| Total Population | 30,153 | 236,610 | 524,409 |
| Total Daytime Population | 51,531 | 332,132 | 640,774 |
| Median Age | 42 | 37 | 36 |
| Total Housing Units | 19,524 | 133,091 | 246,147 |
| Median Household Income | \$138,734 | \$125,593 | \$124,687 |
| Median Home Value | \$1,084,812 | \$975,884 | \$939,109 |

2030 PROJECTED DEMOGRAPHICS

| | 1 mile | 3 miles | 5 miles |
|------------------|--------|---------|---------|
| Total Population | 30,586 | 247,329 | 838,679 |

WITHIN 3 MILES

\$125,593 AVERAGE INCOME

236,610 POPULATION



CONNECTIVITY

SR-163: 0.6 MILES
I-8: 1.5 MILES
I-5: 3.0 MILES

REGIONAL REACH

UCSD MEDICAL CENTER: 0.9 MILES
BALBOA PARK: 0.4 MILES
SAN DIEGO ZOO: 1.8 MILES
DOWNTOWN: 2.3 MILES

MISSION BAY & BEACH

5TH & PENN



SAN DIEGO ZOO & BALBOA ARK

SAN DIEGO

SAN DIEGO AIRPORT

DOWNTOWN SAN DIEGO

CORONADO

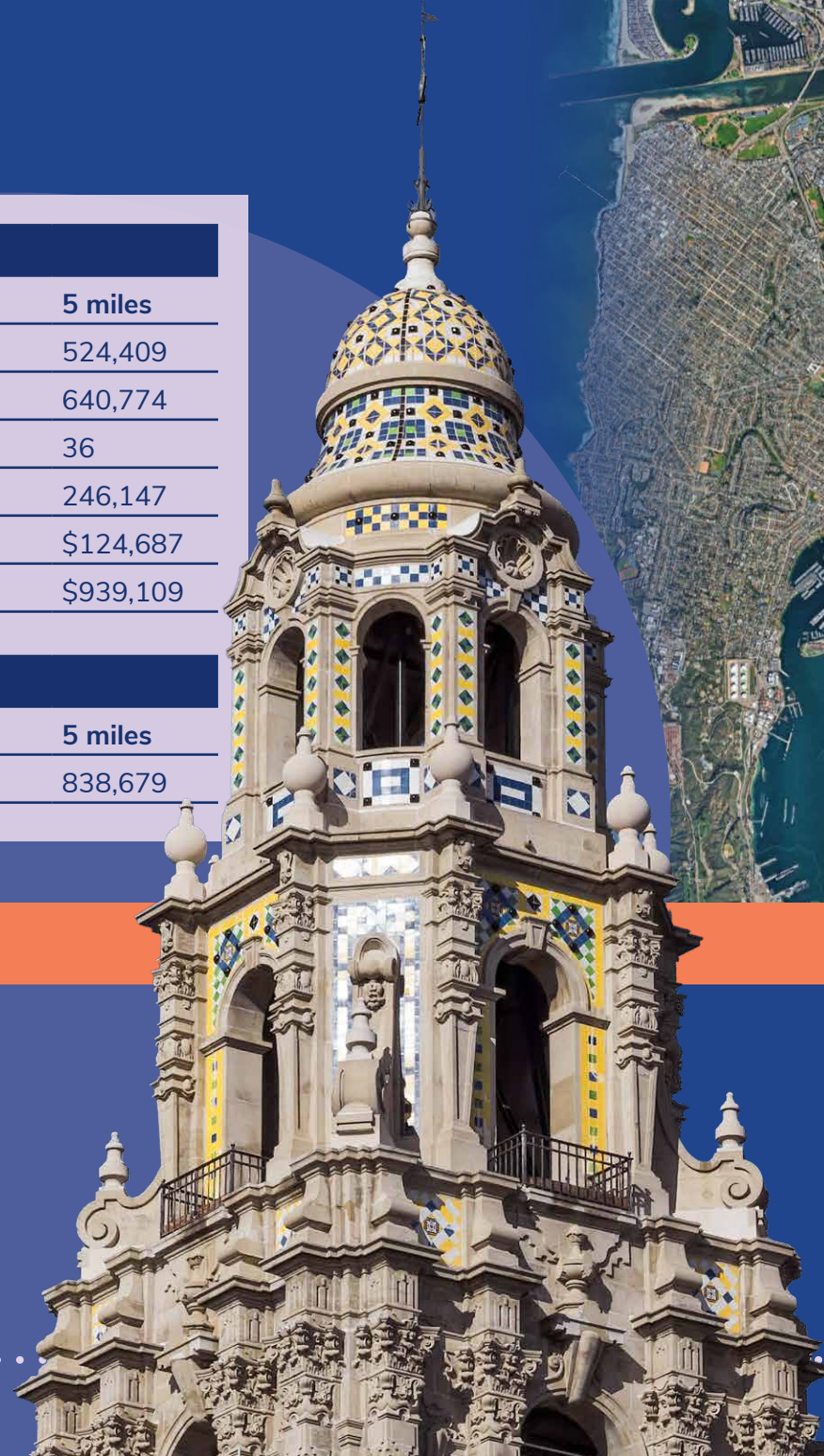
2025 CONSUMER SPENDING

\$2,848 APPAREL & SERVICES

\$8,212 FOOD AT HOME

\$1,184 PERSONAL CARE

\$4,792 FOOD AWAY FROM HOME



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