

AVAILABLE FOR LEASE

THE VIEW AT SEACOAST

BEACHFRONT RESTAURANT/RETAIL BUILDING WITH UNOBSTRUCTED OCEAN VIEWS

951 SEACOAST DRIVE
IMPERIAL BEACH, CALIFORNIA



TAKE A VIRTUAL
AERIAL TOUR!

ONLY
TWO SUITES
LEFT!



NEW CONSTRUCTION | HIGH-PROFILE LOCATION DIRECTLY ACROSS FROM PIER PLAZA & IMPERIAL BEACH PIER | ±1,587 SF & 4,235 SF AVAILABLE

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

951 SEACOAST DRIVE

IMPERIAL BEACH, CALIFORNIA



- » ±10,796 SF three-story restaurant / retail building on corner lot
- » ±1,587 SF & 4,235 SF available, ideal for restaurant uses
- » Unobstructed views of the Pacific Ocean and Imperial Beach Pier
- » Directly across the street from the Pier & Portwood Pier Plaza, a popular hangout for tourists, locals, and special events
- » 360° views from the rooftop deck, ideal for special events and parties
- » Suites to be delivered in “shell condition”
- » Grease-interceptor and exhaust shaft in place for all tenants
- » Kitchen exhaust infrastructure in place
- » Elevator served
- » Please contact broker for pricing

SUITE 1

- ±632 SF
- Ground level
- Shared outdoor dining area

LEASED!

SUITE 2

- ±1,587 SF
- Ground level
- Shared outdoor dining area

SUITE 3

- ±1,900 SF
- Ground level
- Shared outdoor dining area
- Walk-up counter

LEASED!

SUITE 4

- ±4,235 SF
- Second level
- Private dining area
- Outdoor bar area

ROOFTOP

- ±2,442 SF rooftop deck
- Panoramic views
- Can be leased separately or by second floor tenant

LEASE PENDING!

All square footage shown is rentable.

BRAND NEW CONSTRUCTION!

THE VIEW AT SEACOAST

ONE-OF-A-KIND NEW CONSTRUCTION BEACHFRONT PROPERTY

BEAUTIFULLY CRAFTED MODERN COASTAL ARCHITECTURE



PROPERTY

Three-story building with elevator access & restrooms on each floor. Rooftop deck available for special events or can be leased by second floor tenant.

DINING

Open-air outdoor dining on all three levels, suites delivered in "shell condition" ideal for restaurant type uses.

360° VIEWS

Views of Imperial Beach, Pacific Ocean, Imperial Beach Pier, Point Loma, Los Coronados Islands, and Mexico.

LOCATION

Directly across from IB Pier & Portwood Pier Plaza and on highly-trafficked Seacoast Drive ($\pm 4,956$ cars per day).

TOURISM

Popular tourism destination, a classic Southern California beach town with laid-back vibes and great surf.

LOCALS

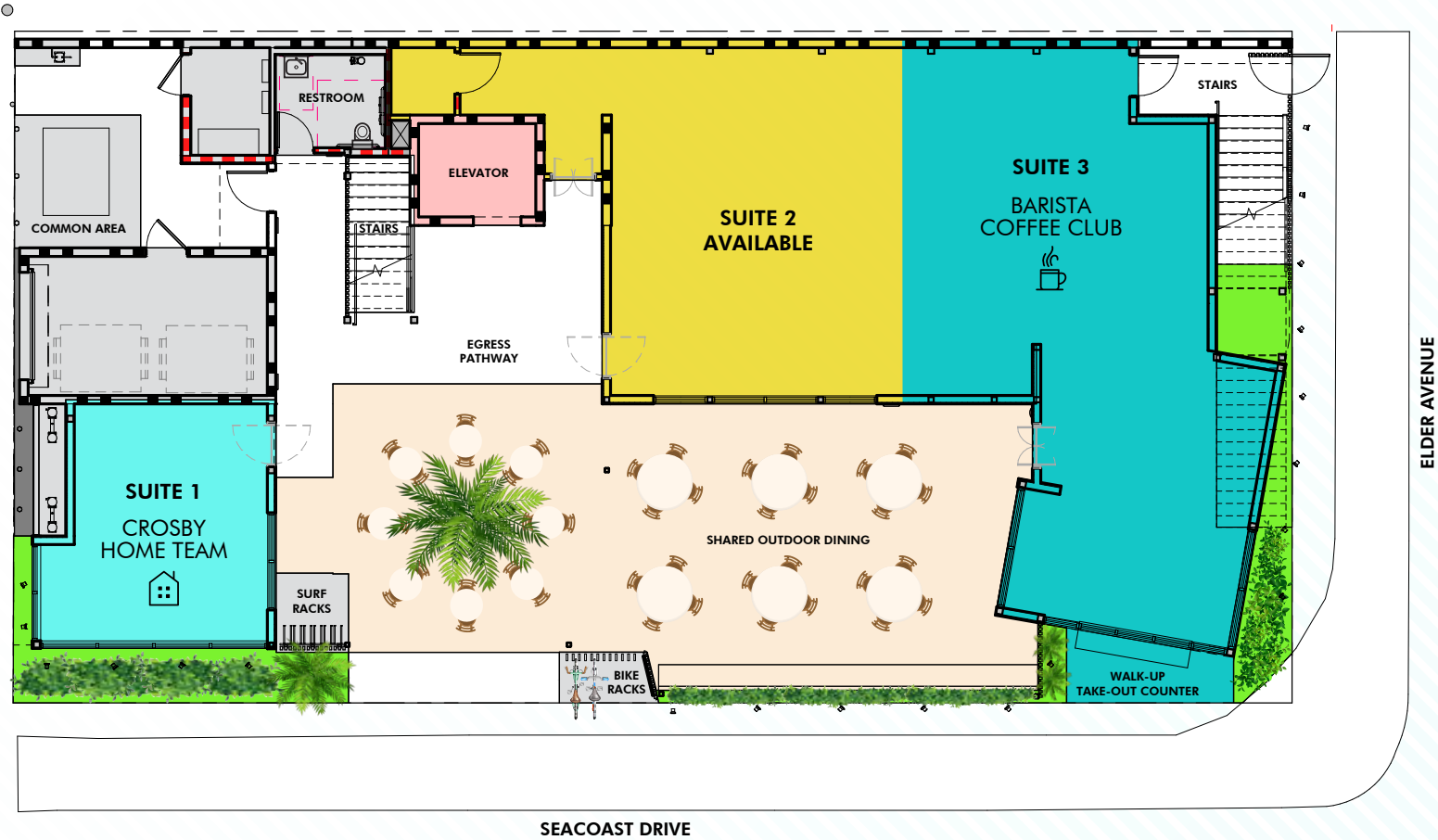
Amongst an abundance of residential homes and a large military community due to Imperial Beach's close proximity to North Island Naval Air Station.



GROUND LEVEL

951 SEACOAST DRIVE

- Suite 1 | CROSBY HOME TEAM
- Suite 2 | ±1,587 SF Available
- Suite 3 | BARISTA COFFEE CLUB
- Shared outdoor dining
- Common area / restroom
- Egress pathway
- Elevator



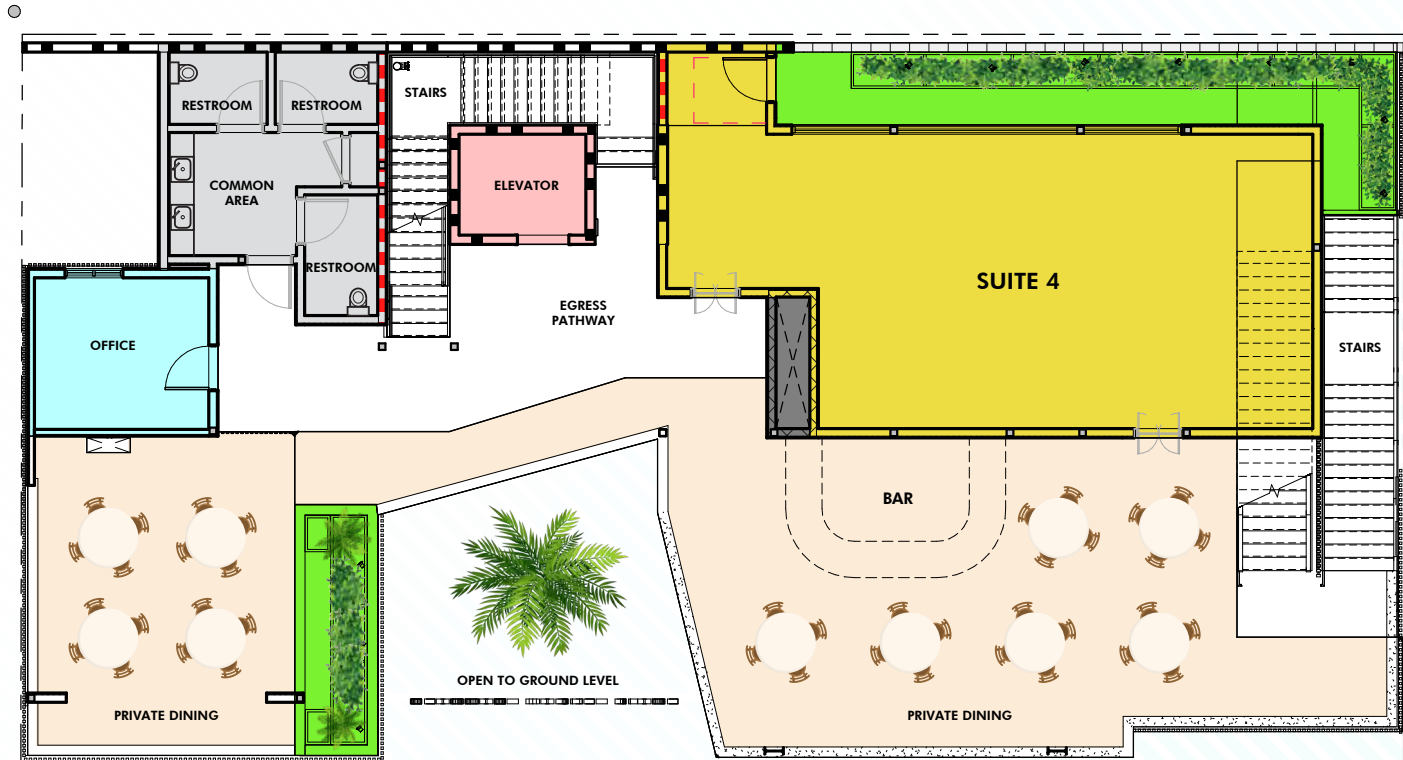
All square footage is rentable.



SECOND LEVEL

951 SEACOAST DRIVE

- Suite 4 | ±4,235 SF Available
- Private dining
- Egress pathway
- Common area / restrooms
- Office
- Elevator



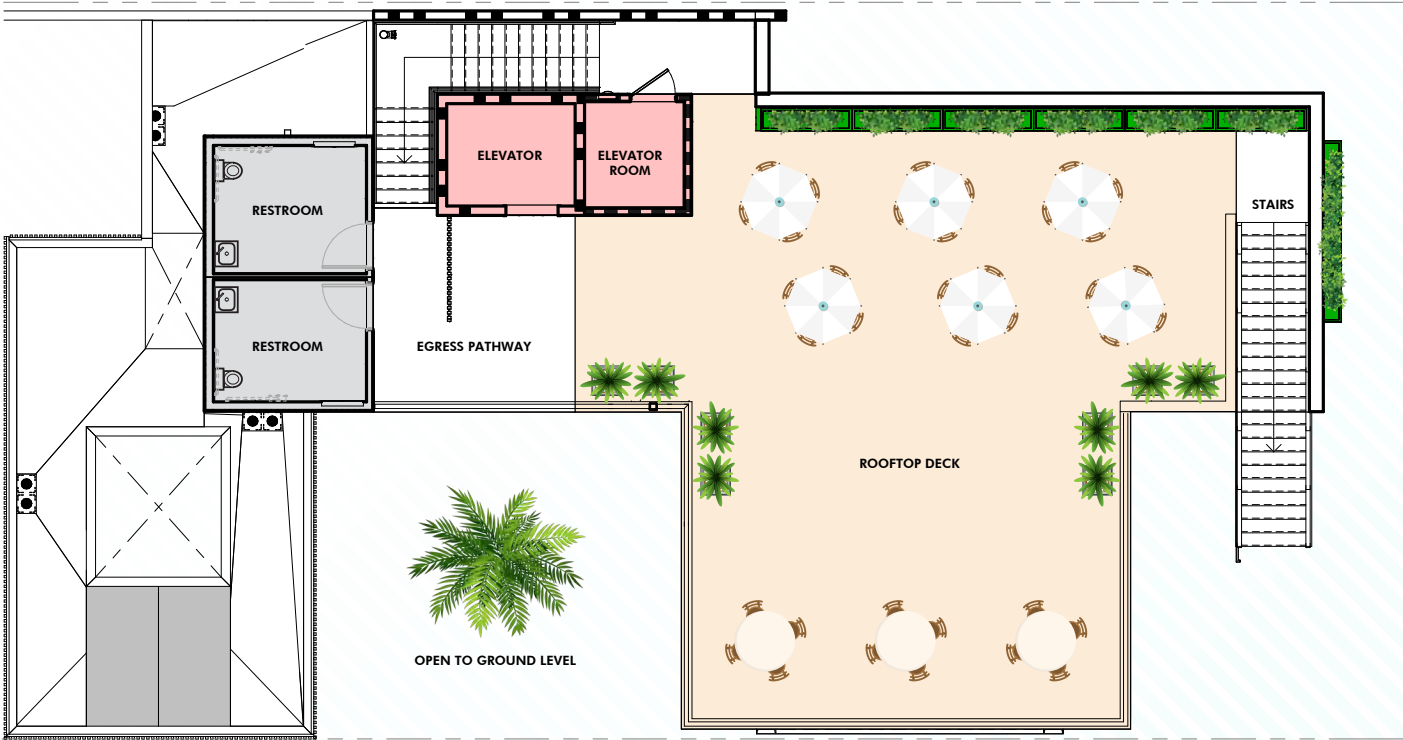
All square footage is rentable.



ROOFTOP LEVEL

951 SEACOAST DRIVE

- Rooftop deck | LEASE PENDING
- Common area / restrooms
- Elevator + elevator room



All square footage is rentable.



951 SEACOAST DRIVE

IMPERIAL BEACH, CALIFORNIA

Tin Fish Restaurant

Cow-A-Bunga Ice Cream & Coffee
Sound of Beach Gift Shop

Brigantine Seafood & Oyster Bar

Subway
Babycakes Dessert Shop

Mike Hess Brewing

Sports Bar

Pier South Resort
Rappongi Restaurant

Sandcastle Inn & Suites

Surf Hut Surf Shop

Katy's Cafe
Dale's Swim Shop
Famous Dive USA

714 IB Club
Tepik Sports Grill

Pizzeria Luigi

Aroma Thai

Sky's Delights Bakery
Bibbey's Shell Shop

DUNES
PARK

PALM AVENUE

DONAX AVENUE

DAISY AVENUE

DATE AVENUE

ELM AVENUE

SEACOAST DRIVE

EVERGREEN AVENUE

ELDER AVENUE

PORTWOOD
PIER PLAZA



TAKE A VIRTUAL
AERIAL TOUR!

UNOBSTRUCTED VIEWS OF THE PACIFIC OCEAN & IMPERIAL BEACH PIER

IMPERIAL BEACH

Horseback riding along the beach is a fun way to enjoy the scenic coast. A unique experience to Imperial Beach as it's the only place in San Diego permitted for horseback riding along the beach. Relax and enjoy the miles of whitesand beaches and beautiful coastline, the area around the pier provides year-round lifeguard services.

PORTWOOD PIER PLAZA

An iconic public art piece, "Surfhenge," welcomes you to this vibrant plaza at the entrance to Imperial Beach Pier. The story of Imperial Beach's history of surfing and watermen unfolds here with art and plaques. The Pier Plaza features shops, an outdoor eating and sitting area, and children's playground.

IMPERIAL BEACH PIER

The Imperial Beach Pier is the most southerly located pier on the west coast and a prime fishing spot. Opened in 1963, the Imperial Beach Pier provides sweeping views of the Los Coronados Islands and evening sunsets over the Pacific Ocean.

NATIONAL ESTUARY

The largest salt water marsh in Southern California, the estuary is one of the top birding spots in San Diego. The site is a key stopover point on the Pacific Flyway for over 370 species of migratory and native birds, including six endangered species.

ANNUAL EVENTS AT PORTWOOD PIER PLAZA

SUN & SEA FESTIVAL

An annual summer event that brings thousands of spectators to the Portwood Pier Plaza. Features amazing creations from the Master's sandcastle competitions, live entertainment, and fun for the whole family.

SAN DIEGO YOGA FESTIVAL

San Diego's largest yoga festival reaching thousands of holistically-minded (or curious) people, celebrates humanity and health offering nonstop yoga and healing classes open to all ages and all levels of experience.

SPRING EASTER EGG HUNT | 4TH OF JULY CELEBRATION | NATIONAL NIGHT OUT
SYMPHONY BY THE SEA | HALLOWEEN TRUNK OR TREAT | DIA DE LOS MUERTOS
HOLIDAY LIGHTS AT PIER PLAZA | SUMMER ROLLER SKATE RINK BY THE BEACH | AND MORE



IMPERIAL BEACH

CLASSIC SOUTHERN CALIFORNIA

Located in San Diego's South Bay region, and the southernmost beach town in California, Imperial Beach is just five miles north of the Mexico border, and includes a 4-mile stretch of beach offering a host of activities including great surfing, sport fishing, beach volleyball and horseback riding along the coast. The Imperial Beach pier provides sweeping views of the Los Coronados Islands and is a popular spot for strolling, pier fishing and watching the sunset. Imperial Beach is connected to Coronado by way of the Silver Strand, a narrow, 7 mile long isthmus, popular for camping, bird watching and bicycling.

With ample parking and restaurants and retail shops in close proximity, one can pick up a quick picnic lunch or dine in a restaurant with an ocean view. Two beach front parks, Dunes Park and Pier Plaza, offer grassy expanses, playgrounds, picnic tables, barbecues and more - all with an ocean view. There's a host of annual events to entertain including free fish derbies, triathlons and the annual Sun & Sea Festival featuring elaborate, awe-inspiring works of (temporary!) sandcastle art. Other art in the area includes the

Surfboard Museum, an outdoor public art project exploring the history of surfing in Imperial Beach.

The Imperial Beach Pier is a regional attraction and widely recognized landmark for the City of Imperial Beach and Port of San Diego, and is a key part of the city's downtown and economic vitality, which has gone through a revitalization with a new hotel, restaurants, and retail.

The Port of San Diego and City of Imperial Beach are making a series of improvements to the iconic Imperial Beach Pier to activate and beautify it. The goal of these enhancements is to encourage people to come explore and enjoy the pier, experience its ocean and fresh air amenities, sights, and pleasures, and partake of the many services and offerings of the nearby oceanfront restaurants and businesses.

DEMOGRAPHICS

49,037

2023 POPULATION
3 MILE RADIUS

8,789

DAYTIME EMPLOYEES
3 MILE RADIUS

\$80,142

AVERAGE HH INCOME
3 MILE RADIUS

\$489M+

CONSUMER SPENDING
3 MILE RADIUS

35.3

MEDIAN AGE
3 MILE RADIUS

\$584,065

MEDIAN HOME VALUE
3 MILE RADIUS

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For information or to tour the property,
please contact:



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