5059 NEWPORT AVENUE
SAN DIEGO, CA 92107

OFFICE/RETAIL SPACE FOR LEASE
±540-820 SF AVAILABLE

INFINITY
INVESTMENT PROPERTIES

LEV MIZAN
Managing Broker
DRE Lic. #01998777
C: (619) 888-5343
O: (619) 314-8181 ext. 101
Lev@InfinityInvestProp.com



PROPERTY HIGHLIGHTS

5059 Newport Avenue is a **standout retail/office destination adjacent to oceanfront public parking**. The property offers excellent street visibility, consistent foot traffic, and a **prime beachside location at the cornerstone of Newport Avenue's lively mix** of local shops and restaurants. The surrounding amenities provide office tenants with **convenient lifestyle options before and after work**, as well as easy access to the beach for a refreshing midday break.

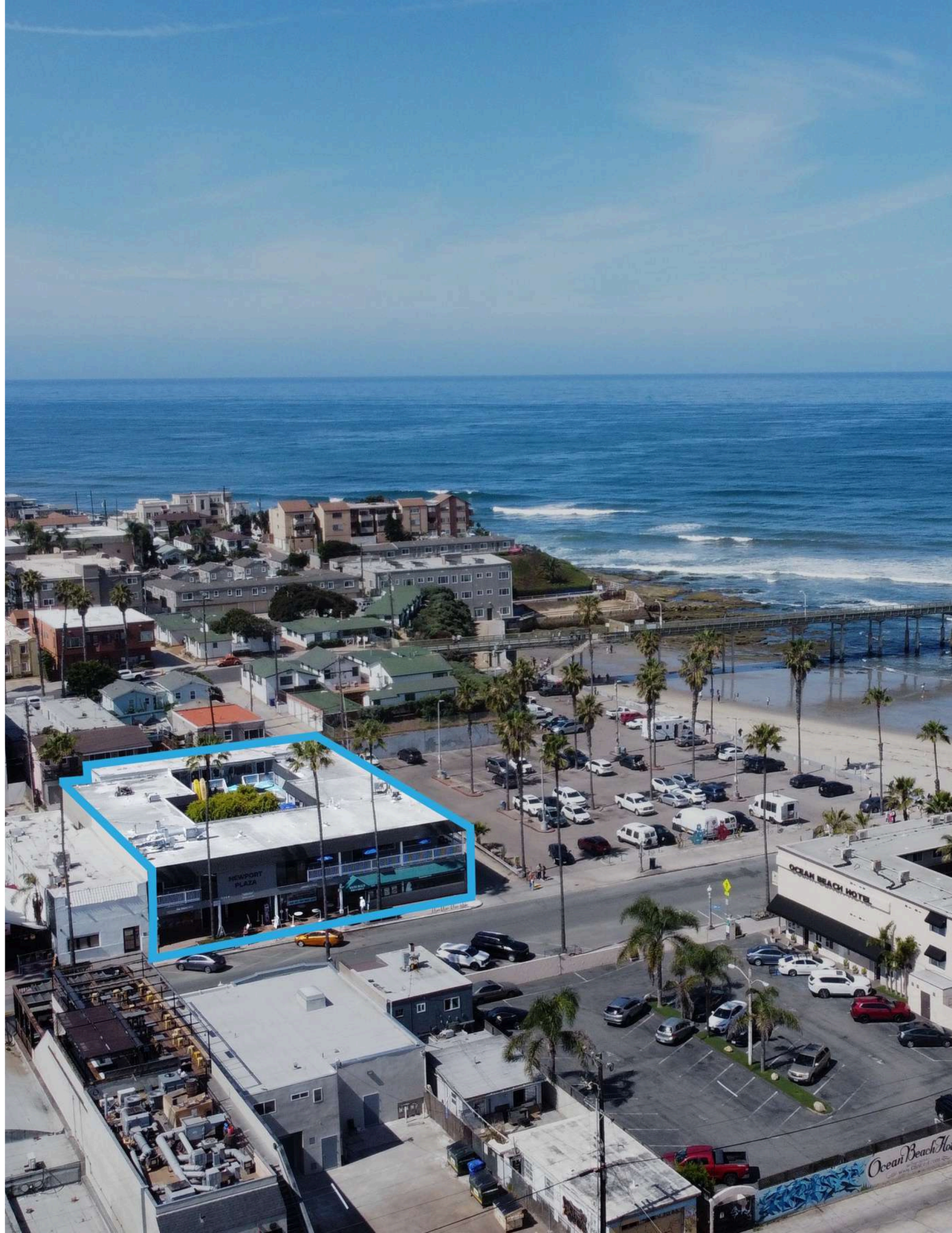
Amenities

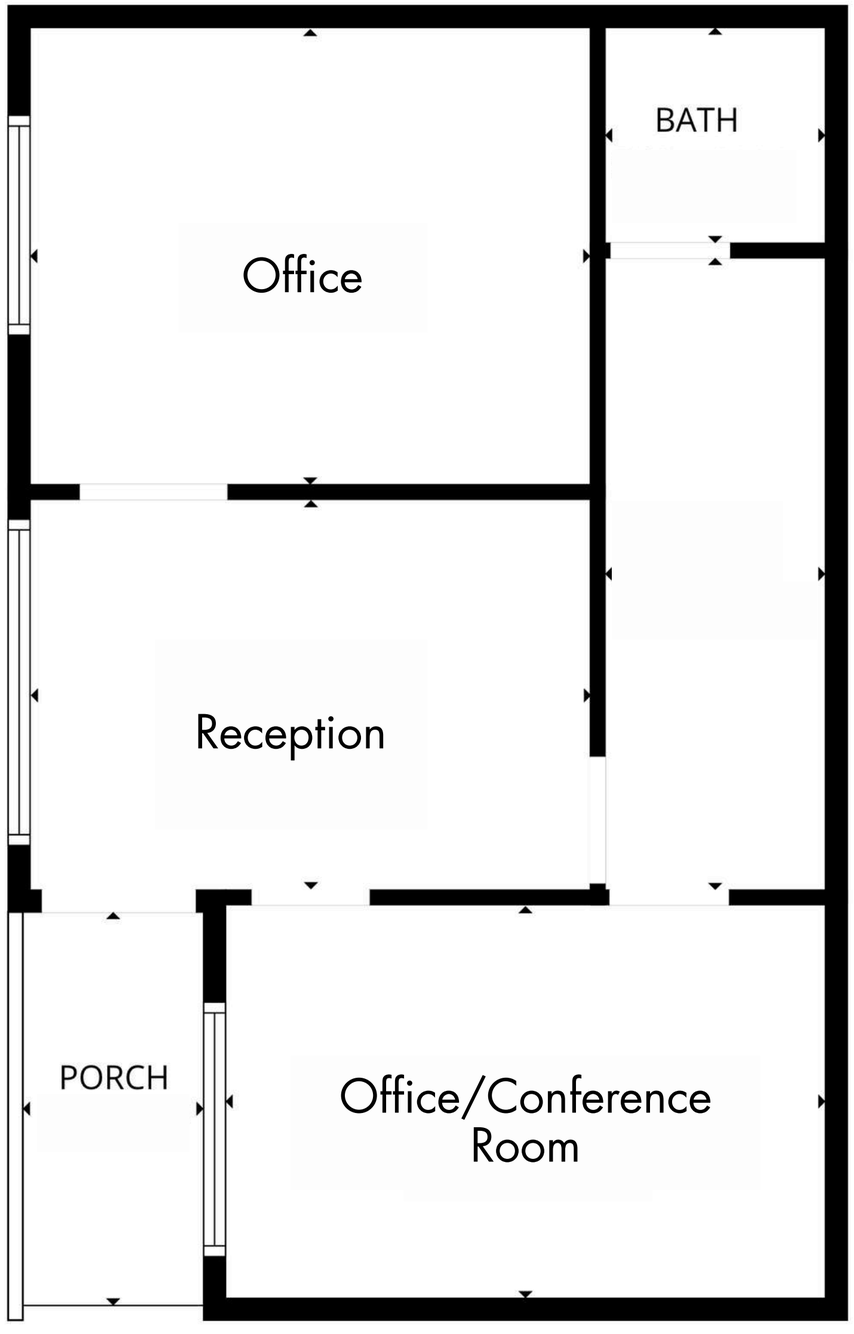
- Location, Location, Location
- The Beach
- Vibrant energy that defines San Diego's coastal lifestyle
- Office interiors simple & ready for your choice of paint color & flooring with long term commitment
- Private Entrances
- Private Restroom
- Property well maintained & professionally managed
- OB Farmers Market
- Reserved Parking Available

CURRENT AVAILABILITY

5059 Newport Avenue

Building – Suite	Total Size	Monthly Amount
Suite #202	±540 SF	$1,620/Month $2.00/SF + NNN ($1.00)
Suite #207-8	±707 SF	$2,121/Month $2.00/SF + NNN ($1.00)
Suite #209	±820 SF	$2,460/Month $2.00/SF + NNN ($1.00)





SUITE #202

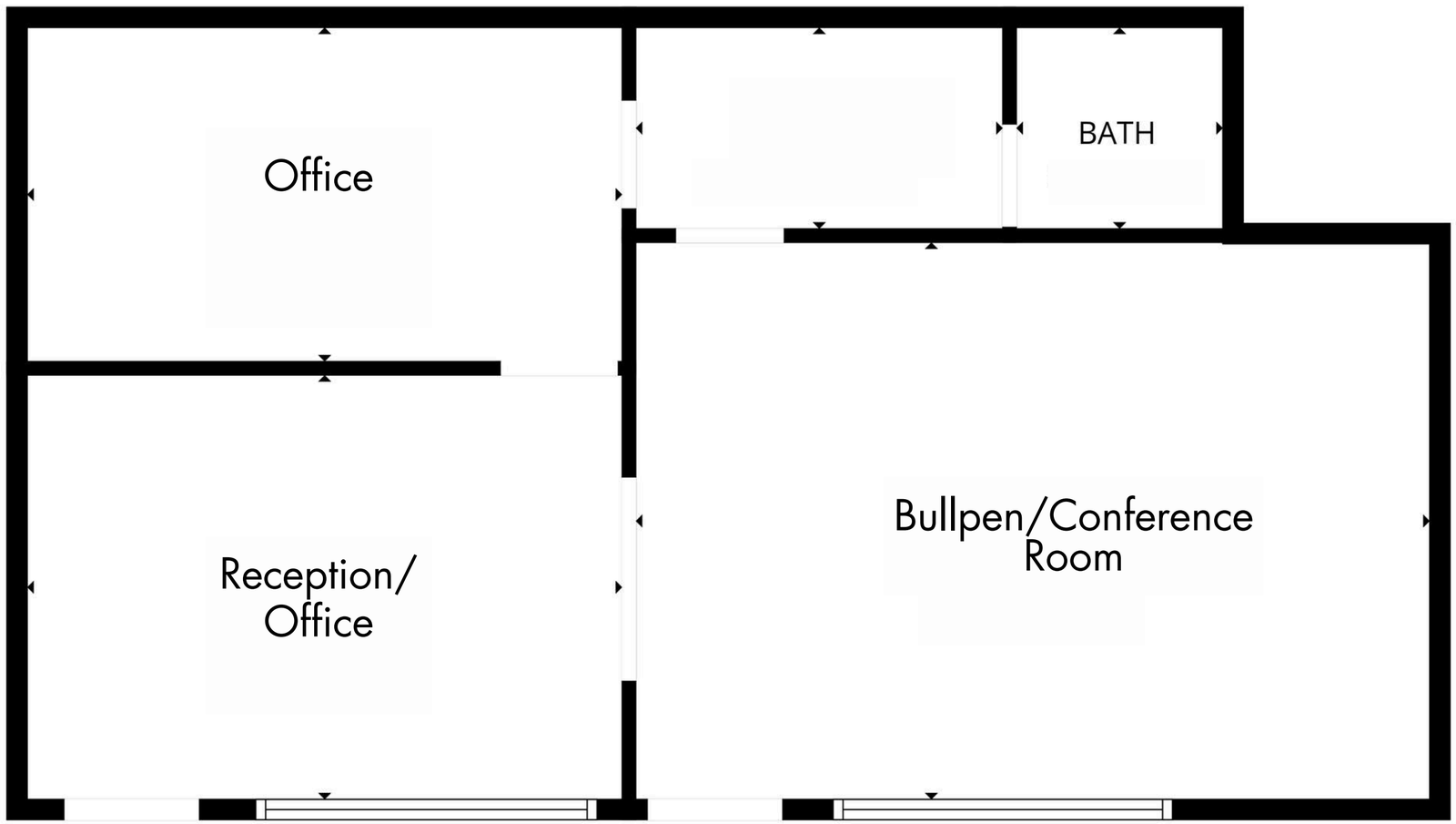
5059 Newport Ave

- ±540 SF
- 2nd Floor Space
- Lease Rate: $1,620/Month
  $2.00/SF + NNN($1.00)
- 1 Private Restroom
- Available Now
- One (1) Onsite Parking Space

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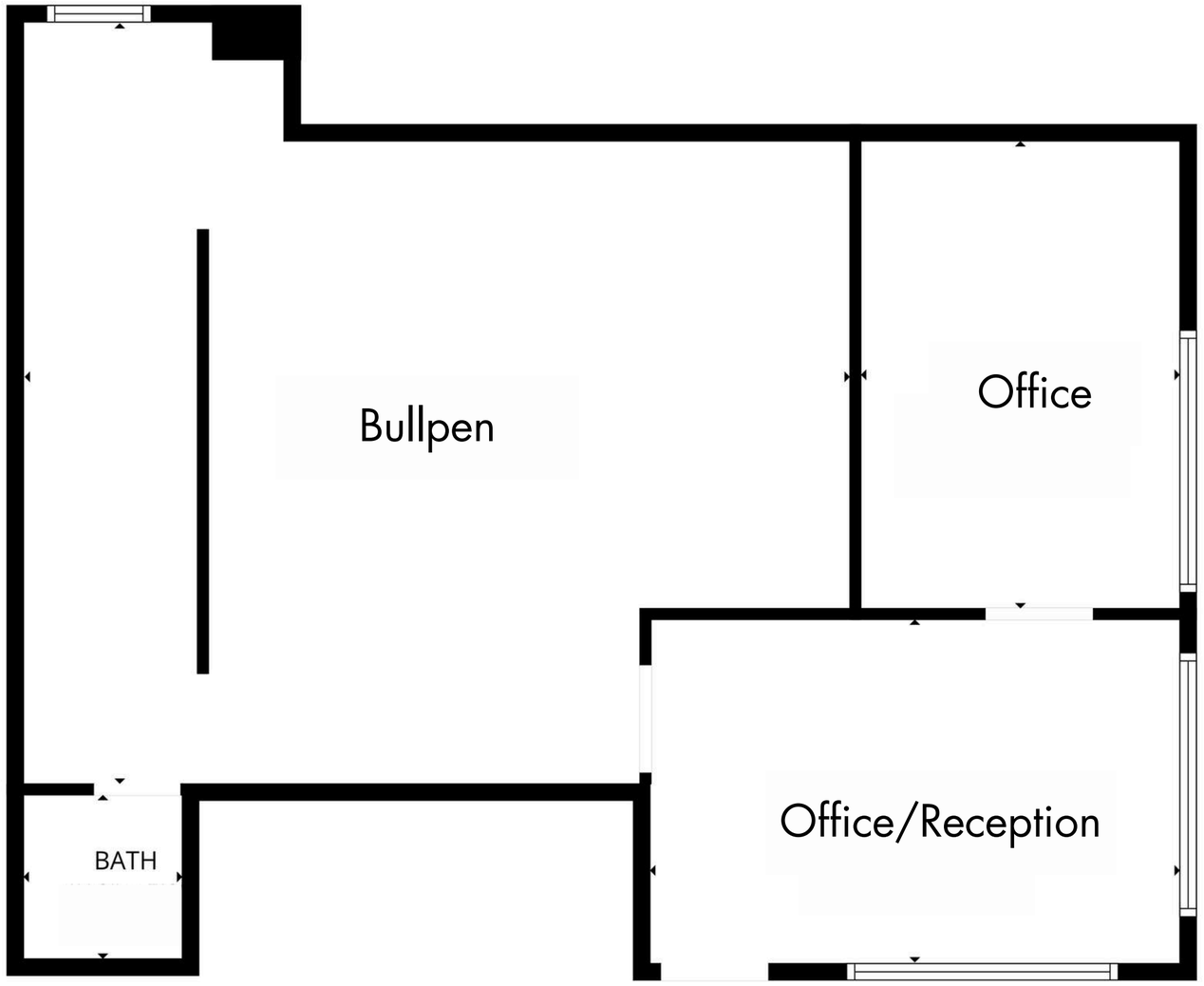
SUITE #207-8

5059 Newport Ave



- ±707 SF
- 2nd Floor Space
- Lease Rate: $2,121/Month
  $2.00/SF + NNN($1.00)
- 1 Private Restroom
- Available Now
- One (1) Onsite Parking Space

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SUITE #209

5059 Newport Ave

- ±820 SF
- 2nd Floor Space
- Lease Rate: $2,460/Month
  $2.00/SF + NNN($1.00)
- 1 Private Restroom
- Available Now
- One (1) Onsite Parking Space

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DEMOGRAPHICS

1 MILE

POPULATION
17,169

AVERAGE HH INCOME
$135,731

HOUSEHOLDS
8,575

3 MILE

POPULATION
69,188

AVERAGE HH INCOME
$142,334

HOUSEHOLDS
29,787

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OCEAN BEACH

A Coastal Haven

Ocean Beach—often referred to as "OB" by locals—offers a timeless blend of laid-back beach culture and vibrant local character. Established in the late 1800s as a seaside getaway, OB is known for its iconic pier, lively Newport Avenue, and classic Southern California charm. The relaxed, sun-soaked atmosphere, paired with a strong local dining and retail scene, keeps the neighborhood active year-round. For investors, OB's consistent demand and limited coastal supply make it a compelling opportunity in one of San Diego's most unique beach communities.

OB IN FOCUS

Population Growth and Demographics: Ocean Beach has experienced steady demand driven by its coastal location and proximity to San Diego's key employment hubs. The area attracts a mix of young professionals, creatives, and long-term residents.

Rental Market Trends: The rental market in Ocean Beach remains strong, supported by consistent demand and limited inventory, keeping rents competitive and stable.

Occupancy Rates: Multifamily properties in Ocean Beach maintain high occupancy levels, reflecting the area's desirability and constrained coastal supply.

Economic Indicators: San Diego's strong economy—driven by technology, healthcare, and tourism—continues to support a resilient rental market in Ocean Beach.

Lifestyle and Amenities: Ocean Beach offers a unique lifestyle with walkable streets, direct beach access, a vibrant local dining scene, and a distinct, laid-back coastal atmosphere.



NEARBY AMENITIES

Newport Ave

Public Parking

Antojitos Mexicanos	#1
Lighthouse Cocktail Lounge	#2
Mikes Taco Club	#3
The Holding Company	#4
Sunshine Company	#5
Rodads	#6
BBQ House	#7
OB Brewery	#8
Ocean Beach Farmers Market	#9
Winstons	#10
Doughboy's Grill	#11
CVS pharmacy	#12
Tsuru	#13
An's	#14
La Doña	#15
OB Noodle House	#16
Target	#17

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Managing Broker
DRE Lic. #: 01998777
C: 619.888.5343
Lev@InfinityInvestProp.com

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