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Vans retail stores going into Pacific Beach, Gaslamp locations



Photo courtesy of Colliers International

The building 4462 Mission Boulevard that Vans will occupy in Pacific Beach is nearing completion.

Daily Transcript Staff Report

Vans, the international apparel and footwear retailer, will open retail stores in Pacific Beach and the Gaslamp Quarter by late summer, according to Colliers International.

While the square footages of the spaces weren't stated, the CoStar Group reported that Vans' Pacific Beach building, which is just being completed, will be roughly 6,000 square feet.

The development required the demolition of three structures on the property at 4462 Mission Boulevard, according to CoStar.

Bill Shrader, David Maxwell and Serena Patterson of Colliers International's urban property team in San Diego represented the landlord, Mission PB, LLC. The trio also represented the landlord of the Gaslamp Quarter property, Asana Partners.

Bryan Cunningham and Jon Horning of Flocke & Avoyer represented Vans in both transactions, the terms of which were not disclosed.

"Pacific Beach and the Gaslamp Quarter are logical markets for Vans' retail operations," Maxwell, a Colliers International vice president, said in a statement. "While the downtown location is a relocation out of Horton Plaza, the beach location is an expansion site. The bustling beach area and vibrant downtown scene present ideal opportunities to reach their target demographic in both residents and the steady stream of tourists who visit San Diego."

The Pacific Beach building will feature exposed steel construction, concrete, and transparent glass with offsets to break up the building wall, according to CoStar. The structure abuts Mission Boulevard and a portion of Hornblend Street with a surface parking lot set behind the building to the west.

"Located at 4462 Mission Boulevard, Vans' new Pacific Beach location represents a rare opportunity to establish a retail presence in one of San Diego's most popular beach communities and a brand new development," Colliers stated. "The site is situated directly between the highly trafficked Grand and Garnet Avenue corridors, and [is] directly across the street from the popular neighborhood eatery Breakfast Republic."

Vans' new Gaslamp Quarter location is 655 Fifth Avenue. The 2,693-square-foot property is located between the new Ghiradelli Chocolate space and Urban Outfitters.

"The new Gaslamp Quarter space is on one of the most vibrant segments of Fifth Avenue," Colliers stated. "The property is also located across the street from the new TCL Chinese Theater, and within walking distance to the growing office, residential and hotel markets of downtown."