

2015 Garnet Avenue



For Lease | Retail Space

Suite 101- B2 ±934 SF

Pacific Beach | San Diego

— Property Highlights

- High profile location along Garnet Avenue
- Rare on-site parking
- Prime visibility with 30K + CPD on Garnet Avenue
- Easy access to Interstate 5
- Close proximity to major attractions: Kate Sessions Park, Mission Bay Golf Course, Seaworld, Belmont Park, Crystal Pier, and many More!
- Strong Demographics: Median Home Price \$1M+ and average Household income over \$100,000
- Coastal community popular with college students, young adults, and tourists



Available: Suite 101-B2 ±934 SF

2015 Garnet Ave, Suite 101-B, San Diego, CA 92109

— Site Plan



Morrell Street

Garnet Avenue

— Exterior Photos



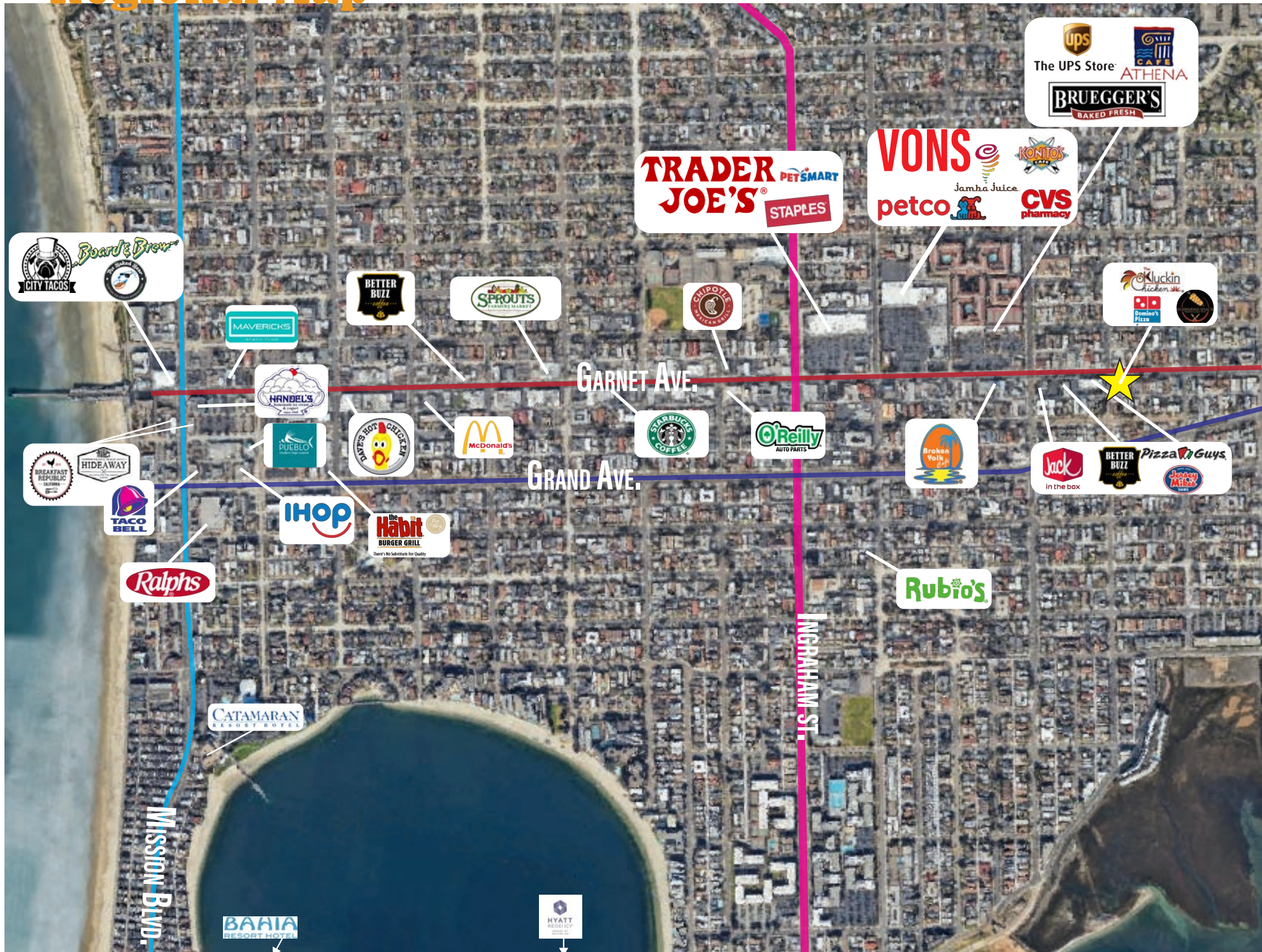
— Pacific Beach

Neighborhood in San Diego, California

Located in sunny San Diego, is a bustling coastal community renowned for its laid-back vibe, scenic beaches, and vibrant atmosphere. With a lively boardwalk, trendy shops, popular restaurants, and exciting nightlife, it's a hub of activity for locals and visitors alike. Whether you're soaking up the sun, catching a wave, or exploring the eclectic shops and eateries, Pacific beach offers endless opportunities for relaxation and fun in the California sun.



Regional Map



— Demographics

	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Estimate	30,005	108,969	316,599
2029 Projection	30,232	109,562	317,264
Growth 202-2024	7.30%	6.06%	4.09%
POPULATION BY RACE			
White	22,106	78,319	195,038
Black	516	1,518	8,810
Am. Indian & Alaskan	145	528	1,760
Asian	1,297	6,209	40,807
Hawaiian & Pacific Islander	97	288	1,028
Hispanic	4,751	18,534	60,772
Other	5,844	22,108	69,156
HOUSEHOLDS			
2024 Estimate	14,881	48,728	134,896
2029 Projection	15,003	49,033	135,232
2024 AVG. HOUSEHOLD INCOME	\$120,207	\$135,928	\$124,691
OCCUPIED HOUSING			
Owner Occupied	3,907	22,726	58,436
Renter Occupied	10,974	26,001	76,460

— Contact Information



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