

PB GATEWAY CENTER RETAIL SPACE FOR LEASE



PROPERTY DESCRIPTION

- ± 800-2,400 SF Retail Space
- Ample On-Site Parking
- Along Busy Garnet Avenue
- Easy Freeway Access to I-5
- Building & Monument Signage
- \$1.70 SF/Month + NNN



2710 GARNET AVENUE, SAN DIEGO, CA 92109

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Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	18,975	138,176	363,744
2020 Estimate	18,651	135,056	353,934
2010 Census	17,847	124,938	317,087
Growth 2020 - 2025	1.74%	2.31%	2.77%
Growth 2010 - 2020	4.50%	8.10%	11.62%
2020 Population by Hispanic Origin	3,496	24,112	62,772
2020 Population	18,651	135,056	353,934
White	16,193 86.82%	113,587 84.10%	267,639 75.62%
Black	445 2.39%	3,093 2.29%	12,256 3.46%
Am. Indian & Alaskan	131 0.70%	1,109 0.82%	3,013 0.85%
Asian	1,028 5.51%	10,724 7.94%	53,477 15.11%
Hawaiian & Pacific Island	64 0.34%	520 0.39%	1,438 0.41%
Other	789 4.23%	6,023 4.46%	16,111 4.55%
U.S. Armed Forces	266	1,245	8,223
Households			
2025 Projection	8,680	60,208	152,247
2020 Estimate	8,561	58,944	148,271
2010 Census	8,372	55,149	134,252
Growth 2020 - 2025	1.39%	2.14%	2.68%
Growth 2010 - 2020	2.26%	6.88%	10.44%
Owner Occupied	3,357 39.21%	28,780 48.83%	63,177 42.61%
Renter Occupied	5,204 60.79%	30,164 51.17%	85,094 57.39%
2020 Households by HH Income	8,560	58,943	148,272
Income: <\$25,000	1,024 11.96%	6,744 11.44%	19,507 13.16%
Income: \$25,000 - \$50,000	1,216 14.21%	9,102 15.44%	22,979 15.50%
Income: \$50,000 - \$75,000	1,943 22.70%	9,571 16.24%	23,492 15.84%
Income: \$75,000 - \$100,000	1,223 14.29%	7,830 13.28%	18,966 12.79%
Income: \$100,000 - \$125,000	782 9.14%	6,326 10.73%	17,122 11.55%
Income: \$125,000 - \$150,000	530 6.19%	4,749 8.06%	11,577 7.81%
Income: \$150,000 - \$200,000	829 9.68%	6,841 11.61%	15,952 10.76%
Income: \$200,000+	1,013 11.83%	7,780 13.20%	18,677 12.60%
2020 Avg Household Income	\$106,040	\$113,584	\$110,358
2020 Med Household Income	\$76,983	\$87,945	\$85,753



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