

— FOR SALE OR LEASE

Pacific Beach - Freestanding Retail 1454 Garnet Ave, San Diego, CA 92109

- Rare Freestanding Building with Parking Along Garnet Avenue
- Excellent Owner/User Opportunity in Supply-Constricted Market
- Great Covered Land Play with Multi-Family Entitlements in Process



Garnet Avenue



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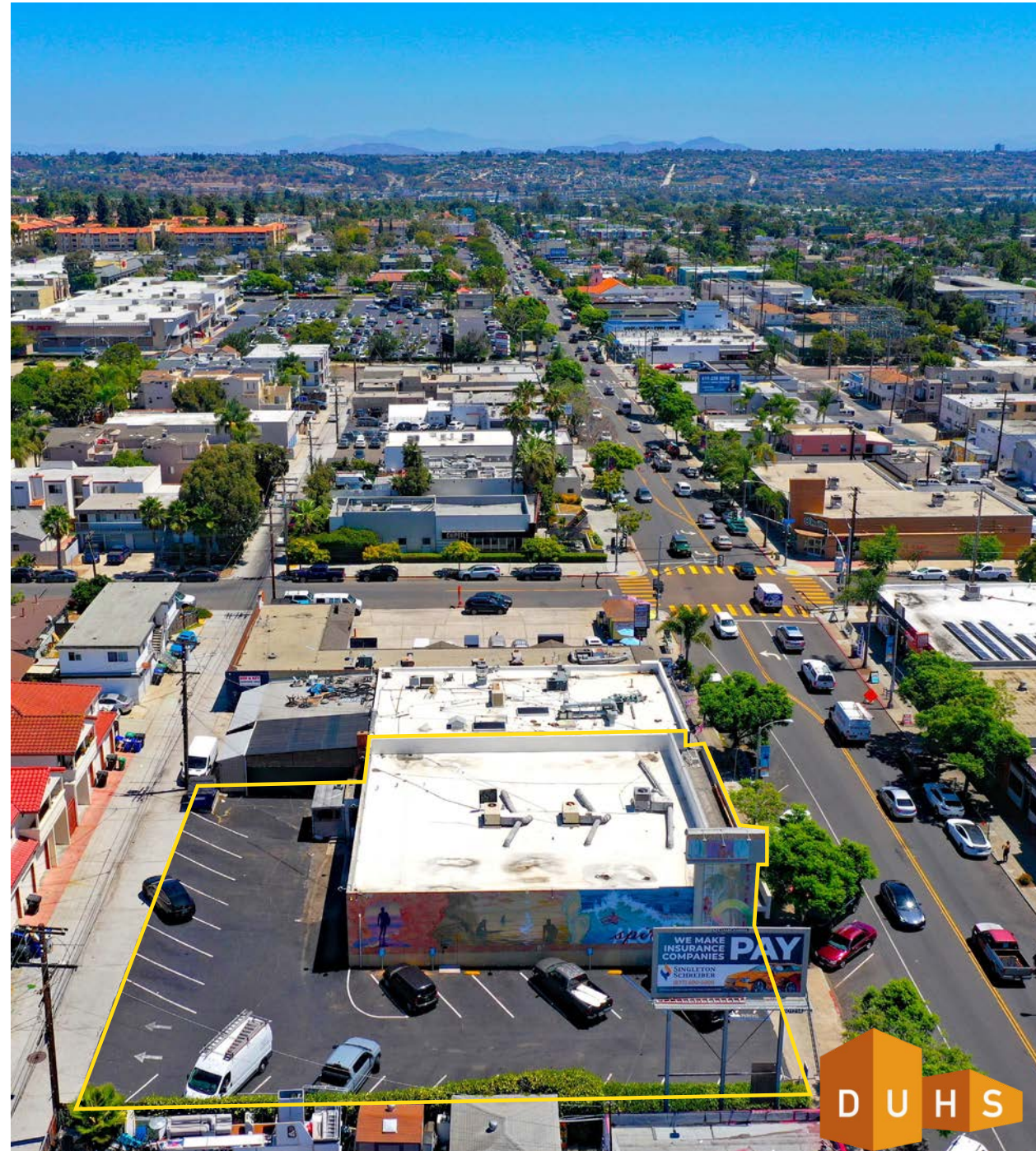


PROPERTY SUMMARY

Pacific Beach - Freestanding Retail 1454 Garnet Ave, San Diego, CA 92109

Executive Summary

Sale Price:	\$5,299,000
Lease Rate:	\$15,000-\$20,000/mo
Building Size:	5,700 SF
Lot Size:	15,625 SF
Year Built:	1963
APN:	423-091-21-00
Zoning:	CC-4-2
Entitlements:	60 Units, plus Underground Parking
Traffic Counts:	20,134 cars per day
Walk Score:	Walkers Paradise (97)
Demographics (3 Mile):	
Population	96,956
Avg. HH Income	\$135,596



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PROPERTY HIGHLIGHTS

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Prime Location Along Garnet Avenue

- With 125 feet of frontage, the property has prominent exposure and visibility along the bustling Garnet Avenue -- Pacific Beach's main retail corridor with exceptionally high foot traffic.
- Property is surrounded by many restaurants, bars, shops, and boutiques.

Freestanding Retail Building with Onsite Parking

- The property has rare onsite parking and driveway for direct access along Garnet Avenue.
- Building has an open layout with prominent sign along the street.

Excellent Coastal Trade Area

- Pacific Beach is one of San Diego's busiest beach communities offering an abundance of dining, shopping, and entertainment options for both locals and tourists.
- The area surrounding the property is very densely populated with 96,956 residents plus 3,635 hotel rooms in a 3-mile radius.



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SITE SOURCE

PROPERTY HIGHLIGHTS

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Excellent Covered Land Play

- Owner is currently underway processing entitlements for 60-unit multi-family project (50 studios + 10 1- bedroom apartments) plus underground parking.
- The Offering presents a Buyer with an opportunity future development, while still leasing out the existing building for rental in come in the interim.

Rare Owner/User Opportunity

- With a limited number of available buildings of this size along Garnet Avenue, the property is a unique opportunity for an owner/ user to purchase a building for their business.
- A Buyer can operate their business in the building in the short to midterm, with the potential to redevelop the site or sell to a developer in the future.



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VONS Orangetheory
petco CVS jamba
smoothies - juices - bowls

TRADER JOE'S
PETSMART
STAPLES
PANDA EXPRESS
GOURMET CHINESE FOOD

Broken Toys

Pacific Beach Middle School

CHIPOTLE
MEXICAN GRILL

O'Reilly
AUTO PARTS

THE SANDBOX
PACIFIC BEACH 90

Pacific Beach Recreation Center

Garnet Avenue



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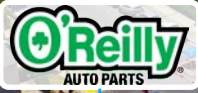
Mission Bay

Catamaran
Resort & Spa

Pacific Ocean



Garnet Avenue



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DEVELOPMENT RENDERINGS

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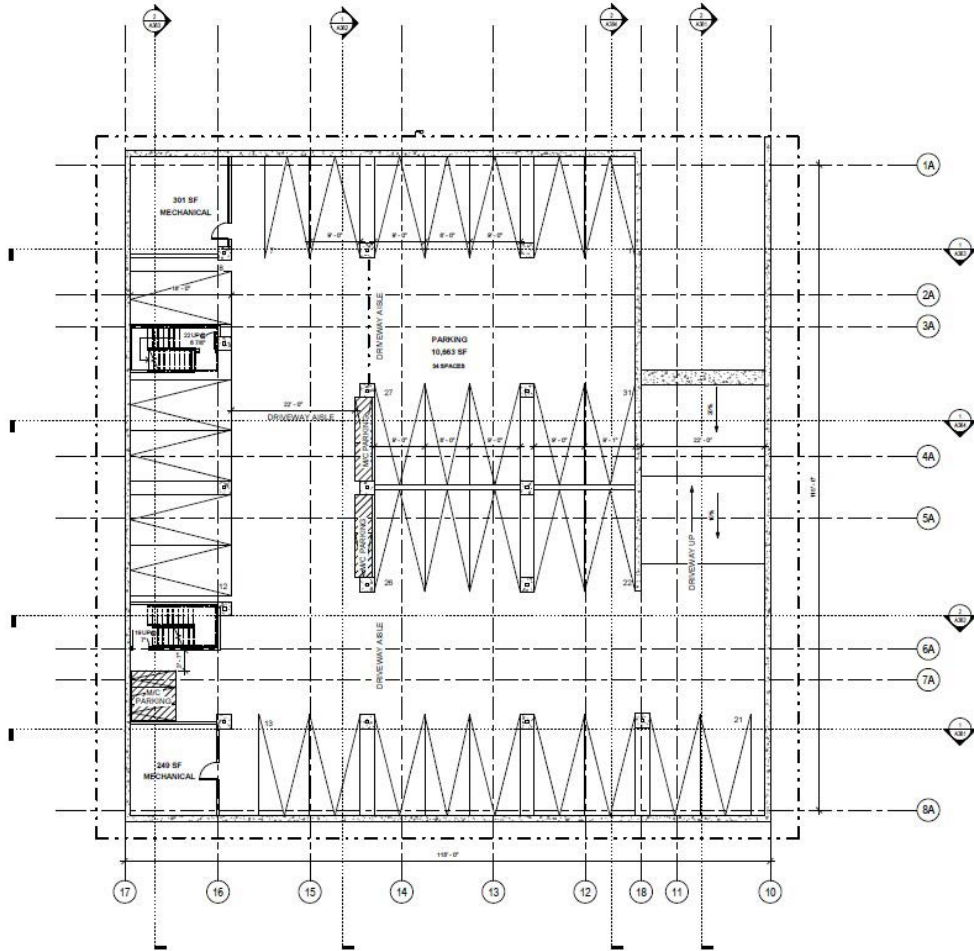


DEVELOPMENT FLOOR PLANS

Pacific Beach - Freestanding Retail

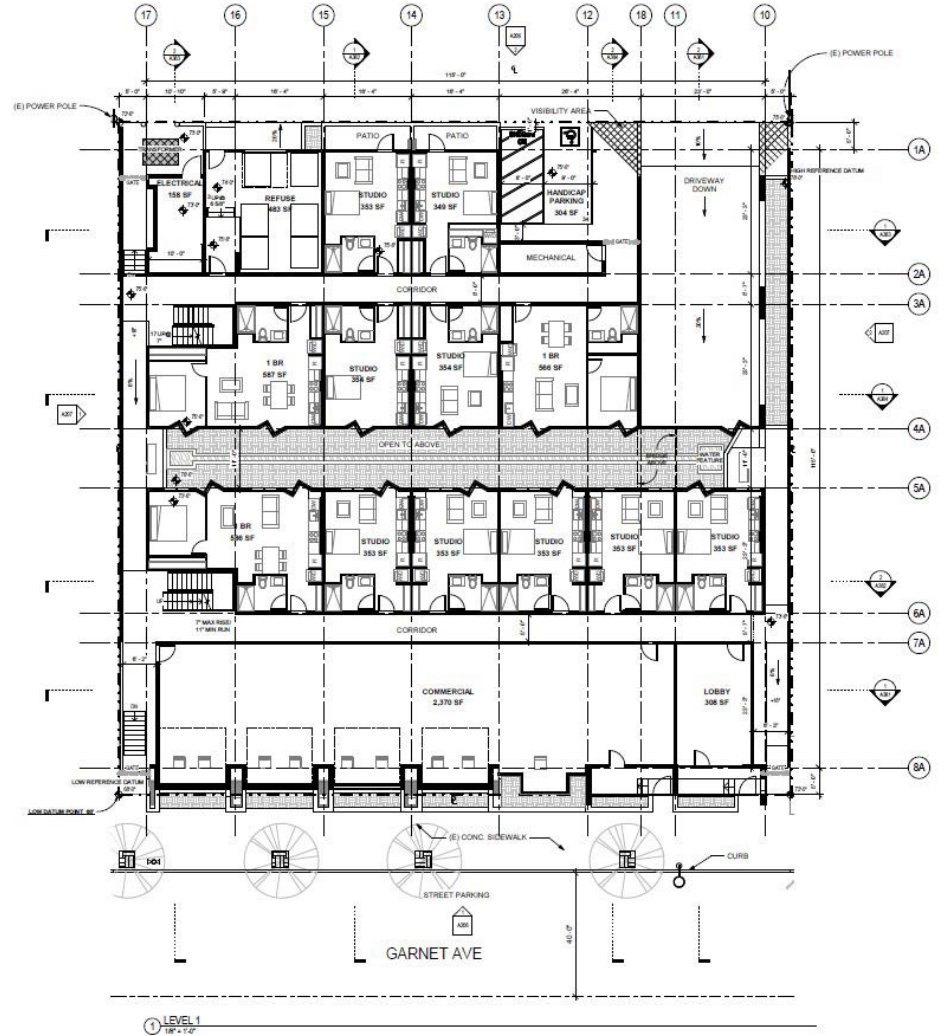
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Garage



1 GARAGE
18' x 112'

Level 1



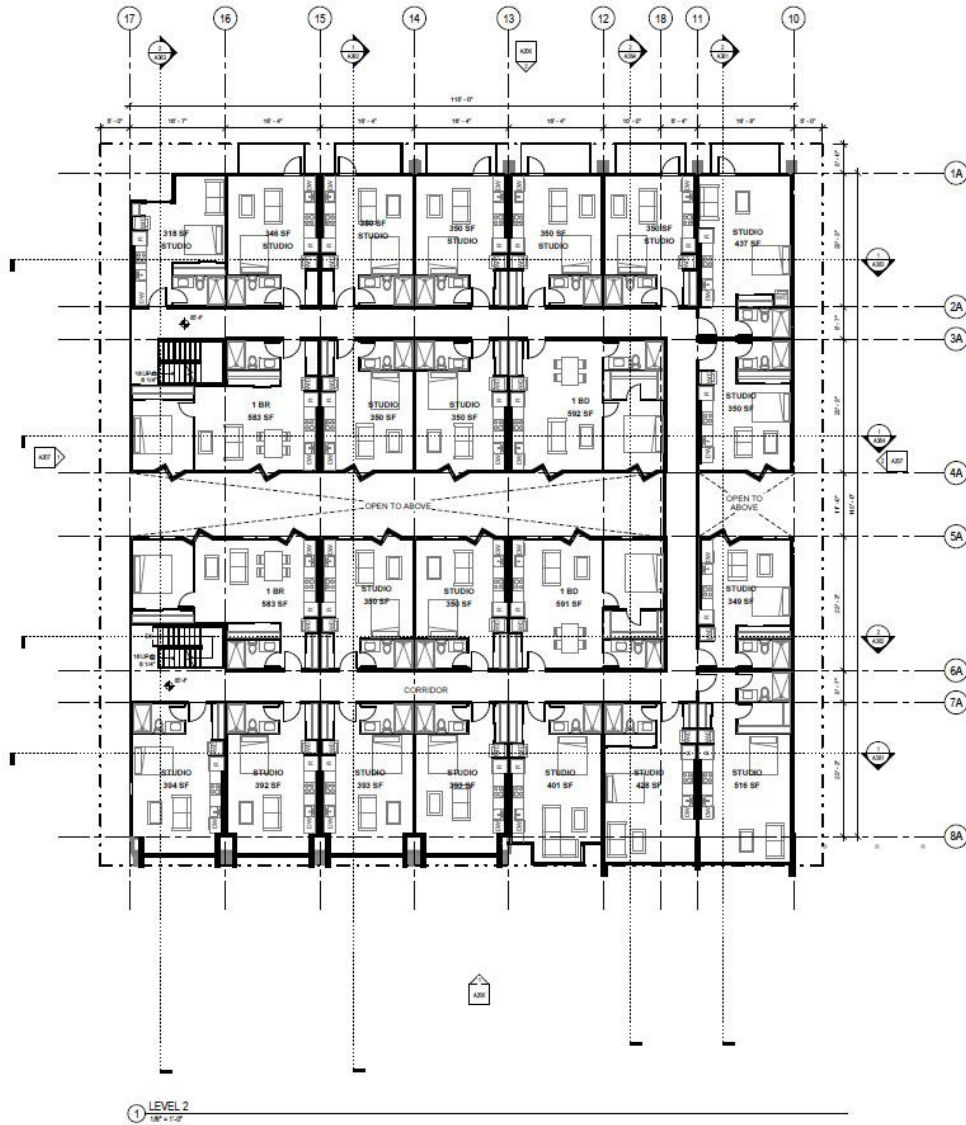
1 LEVEL 1
18' x 112'

DEVELOPMENT FLOOR PLANS

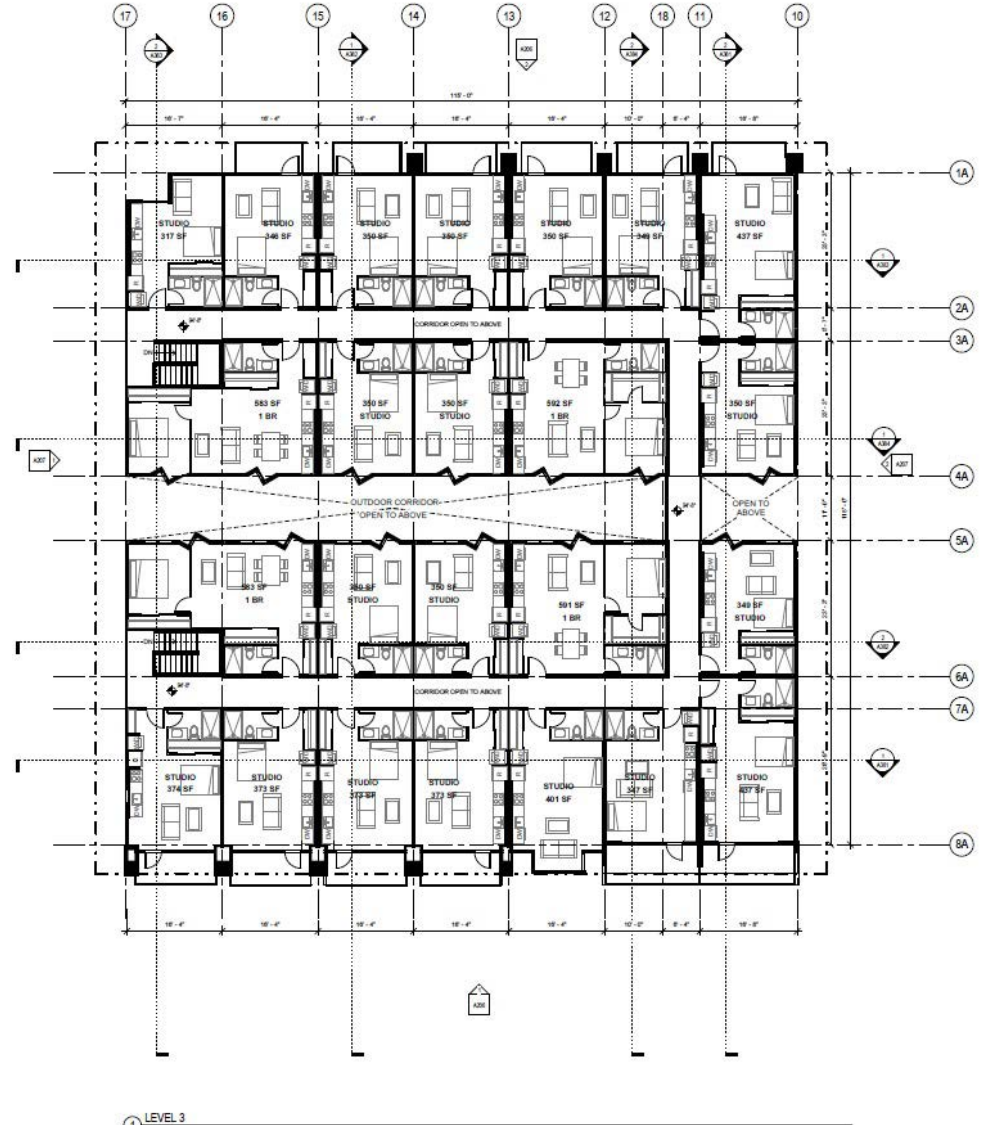
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Level 2



Level 3





CONTACT INFORMATION



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For more information on this property please contact:

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