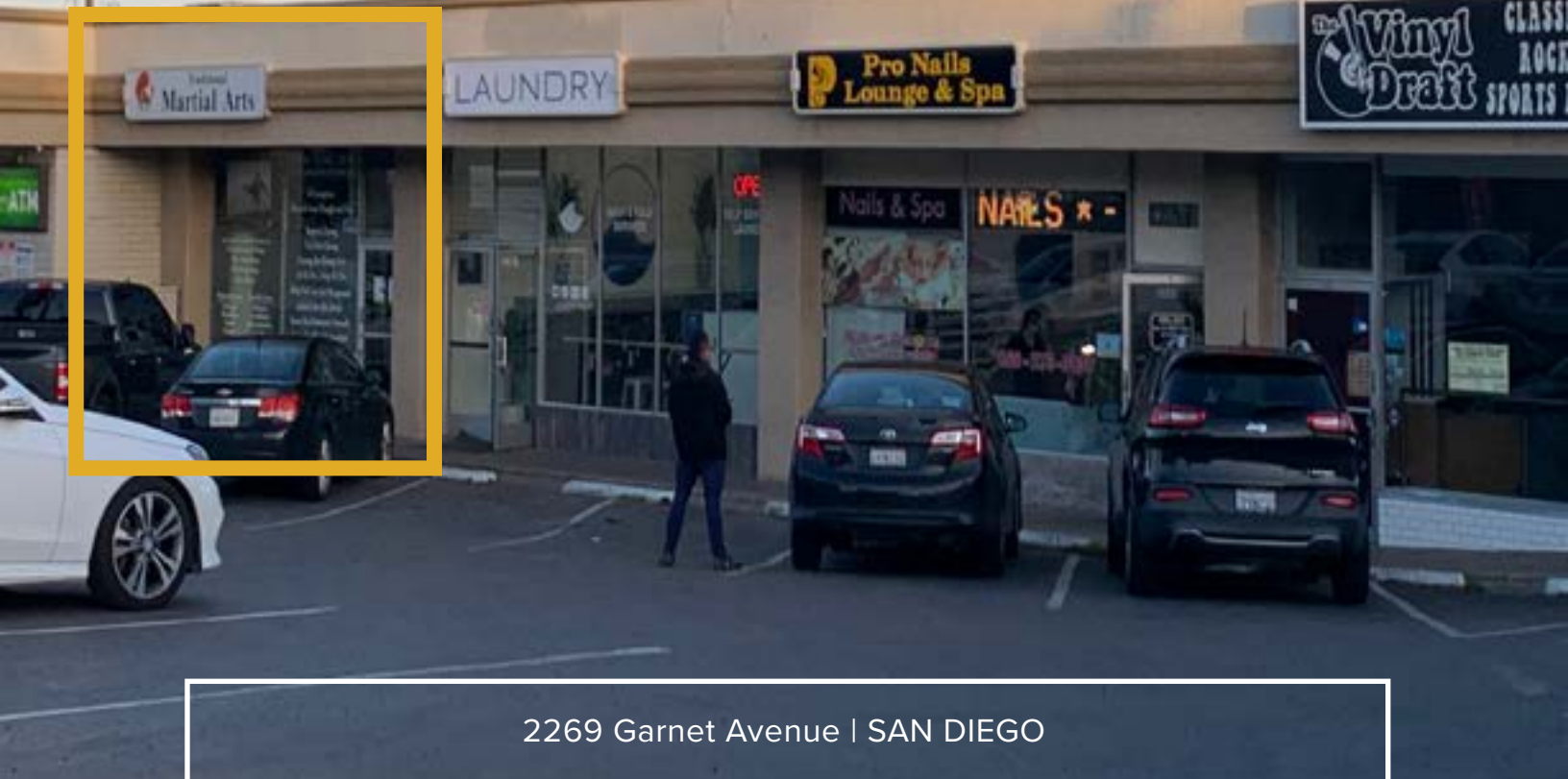


Retail For Lease

Pacific Beach

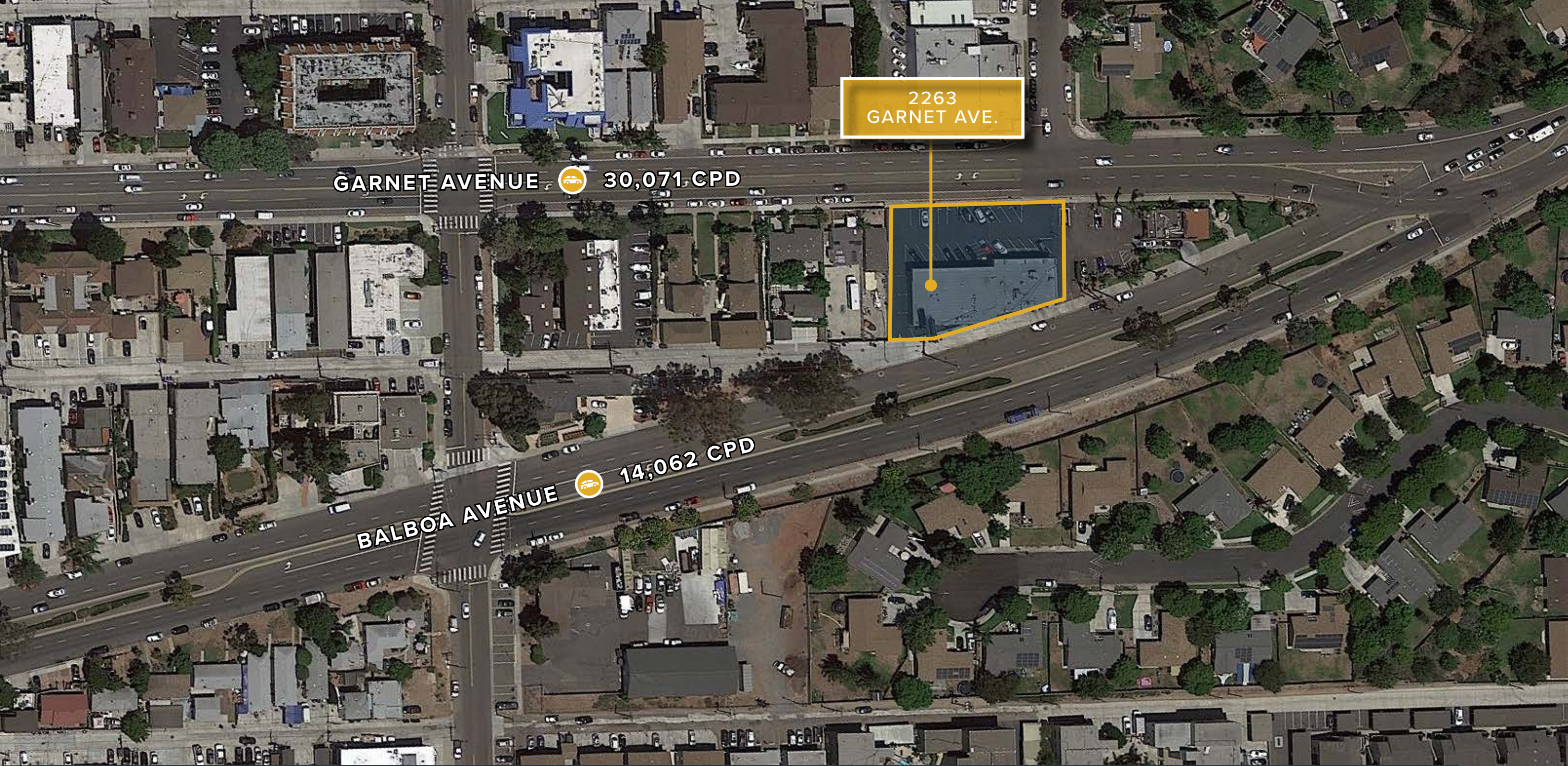
2269 GARNET AVENUE



2269 Garnet Avenue | SAN DIEGO

CPP

COMMERCIAL
PACIFIC
PROPERTIES



2263
GARNET AVE.

GARNET AVENUE 30,071 CPD

BALBOA AVENUE 14,062 CPD

The Property



Type 42 Beer & Wine
Liquor Available



Previous bar space



Ample parking
available



End cap
location



High
visibility



1,000 SF
Available



Great signage
available



Shallow bay
depth



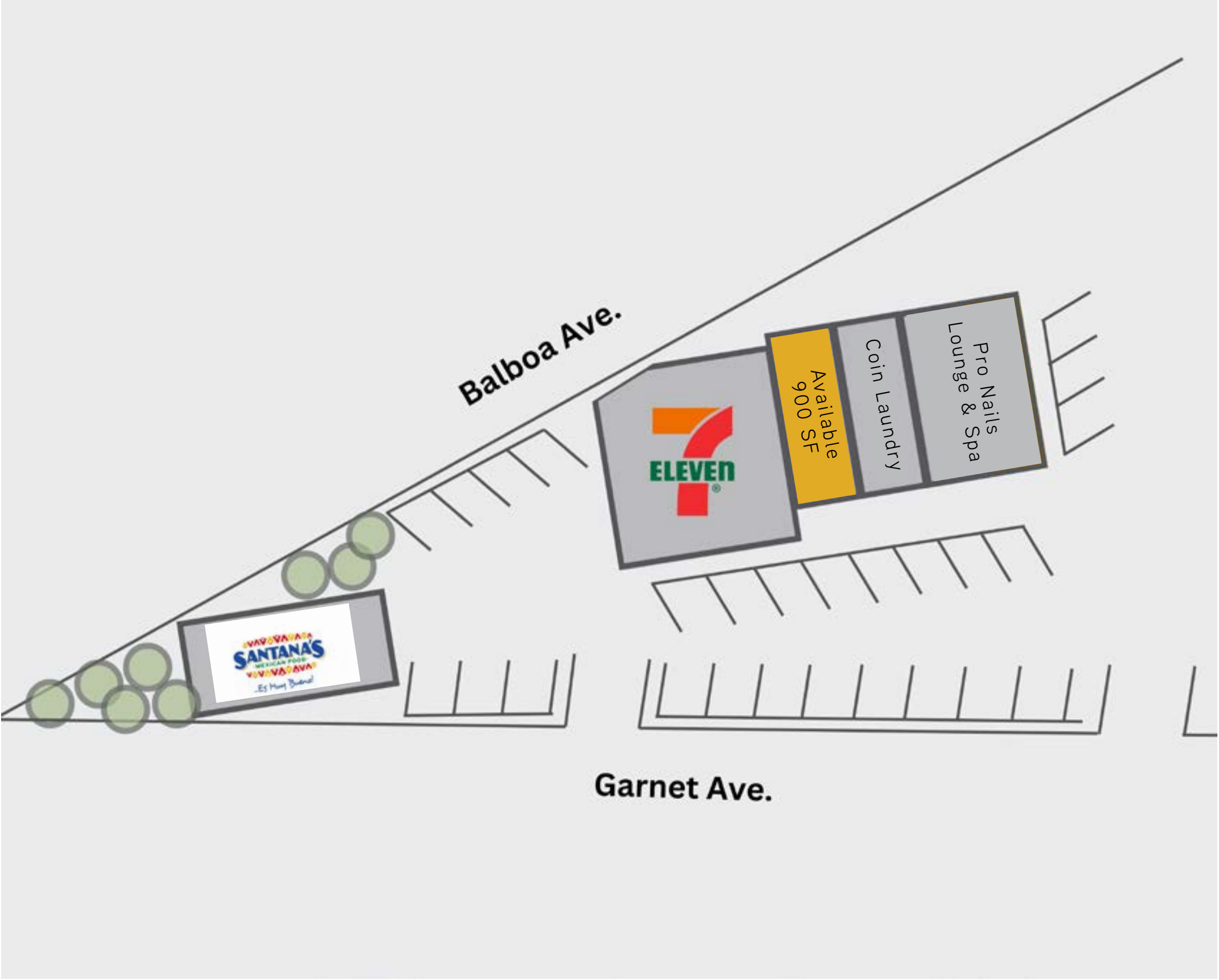
2263
GARNET AVE.

GARNET AVENUE

GRAND AVENUE

BALBOA AVENUE

Site
Plan





The Location

Pacific Beach is a relaxed neighborhood by the beach, popular with sunbathers and surfers. Trendy hotel bars and casual cafes line the boardwalk, while Mission Boulevard and the surrounding streets are dotted with women’s clothing boutiques, yoga studios and casual drinking spots that draw a young, bar-hopping crowd. Inland, the grassy slope of Kate Sessions Park has sweeping views of the city and San Diego Bay.

	Population (2022)	Daytime Employment	Average HH Income
2 mile	69,805	22,814	\$119,353
5 mile	327,304	204,726	\$117,705
10 mile	908,124	680,337	\$110,496



Pacific Beach

2263 GARNET AVENUE



2263 Garnet Avenue. | San Diego



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