

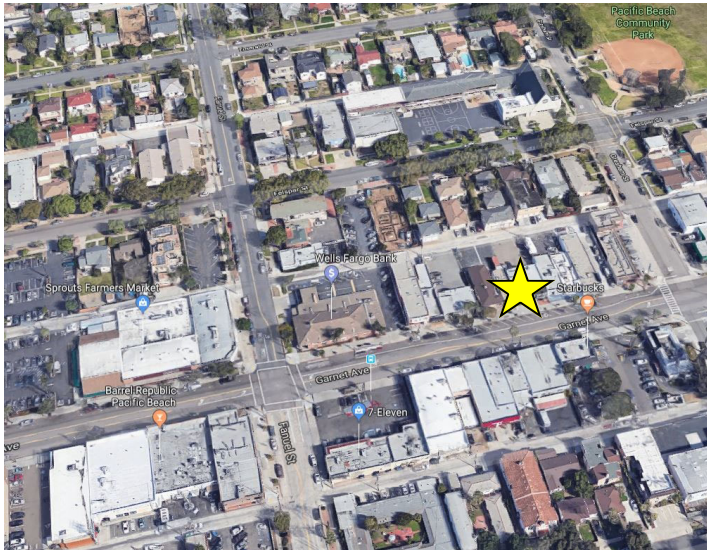
FOR LEASE

1346 Garnet Avenue
San Diego, California 92109

PROPERTY HIGHLIGHTS

- In-line retail with great visibility
- Free street parking
- Busy Pacific Beach location
- Large front windows

961 Sq. Ft. \$3.75 PSF + NNN (\$.25)

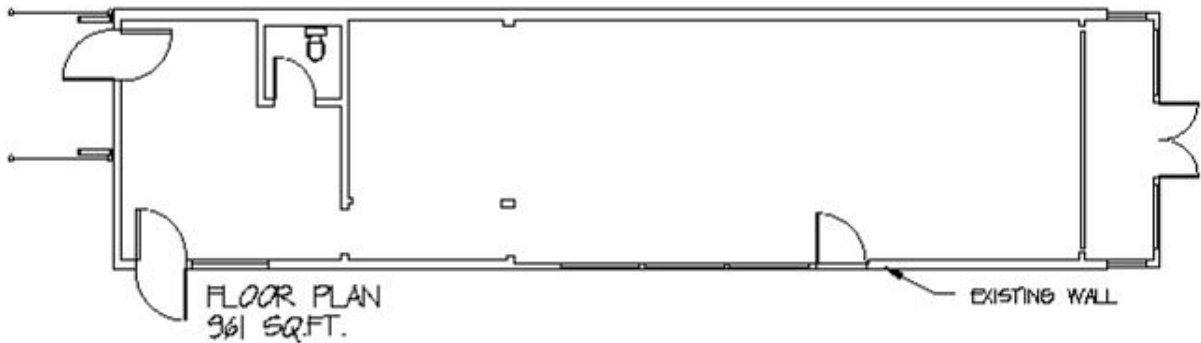


Pacific Beach

RETAIL/OFFICE



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2019 Population	35,204	91,950	299,697
Est. 2024 Population	36,460	94,472	311,480
Median HH Income	\$73,148	\$83,667	\$78,109
Median Home Value	\$792,122	\$854,926	\$741,375
Daily Traffic Count—Garnet @ Haines St. 19,830 cars			



PROVIDING
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1120 SILVERADO STREET
LA JOLLA, CA 92037
PHONE: 858.454.8857
FAX: 858.454.3257
WWW.CGPINC.COM
CalBRE LIC 01796071

Todd Law
E: Tlaw@cgpinc.com
P: 858.729.9305
CalBRE Lic: 01309241



CAPITAL GROWTH
PROPERTIES, INC.

*Information contained herein has been obtained from source we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.