

FOR LEASE

**1346 Garnet Avenue
San Diego, California 92109**

Pacific Beach

RETAIL/OFFICE

PROPERTY HIGHLIGHTS

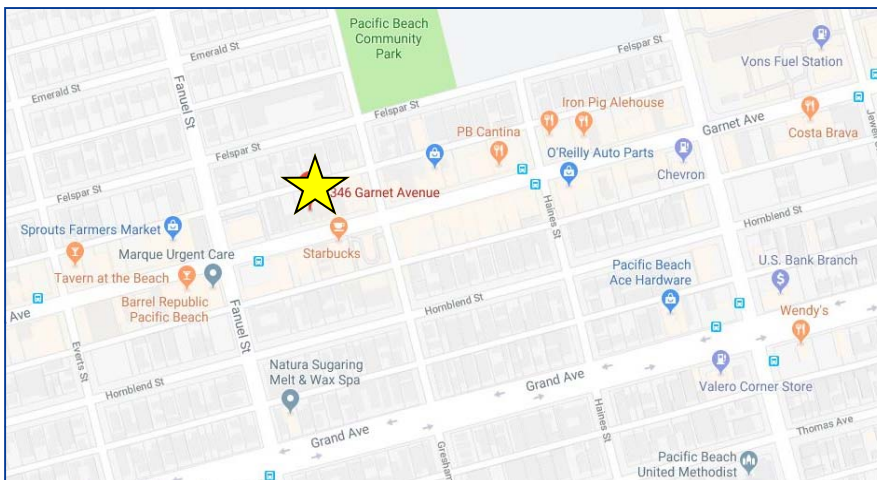
- In-line retail with great visibility
- Free street parking
- Busy Pacific Beach location
- Large front windows

AVAILABILITY

Size	Rate
1,200 sq. ft.	\$3.75 PSF (NNN \$.25)



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
REAL ESTATE
SOLUTIONS

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.

