

±3,019 SF RESTAURANT BUILDING FOR SALE

1130 GARNET AVENUE, SAN DIEGO, CA 92109



MAX STONE, CCIM

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Voit
REAL ESTATE SERVICES

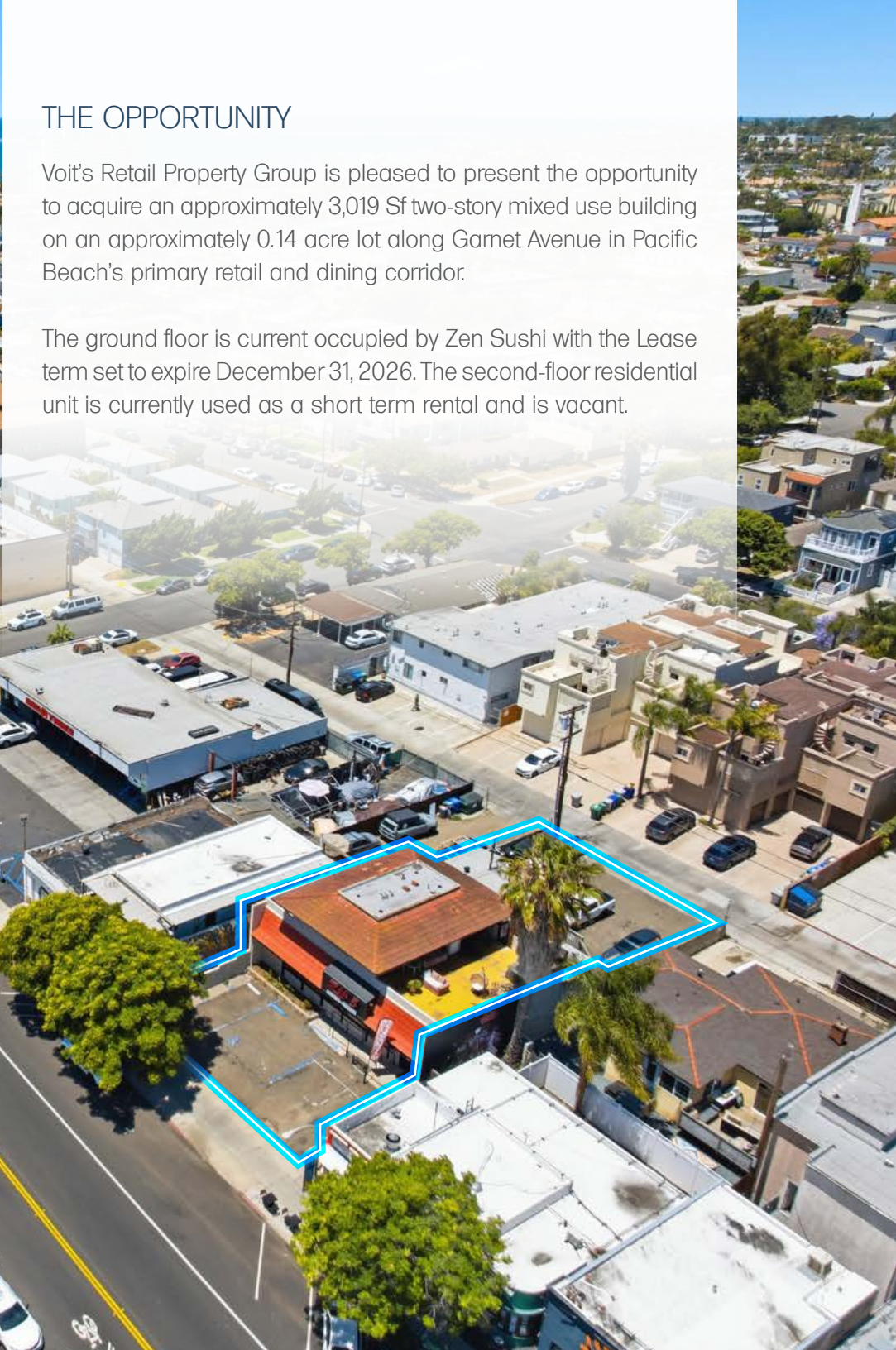
RETAIL
PROPERTY
GROUP 



THE OPPORTUNITY

Voit's Retail Property Group is pleased to present the opportunity to acquire an approximately 3,019 Sf two-story mixed use building on an approximately 0.14 acre lot along Garnet Avenue in Pacific Beach's primary retail and dining corridor.

The ground floor is current occupied by Zen Sushi with the Lease term set to expire December 31, 2026. The second-floor residential unit is currently used as a short term rental and is vacant.



SALE PRICE: \$2,500,000

1130 GARNET AVENUE
SAN DIEGO, CA 92109



±3,019 SF
BUILDING SF

±2,533 SF
1ST FLOOR

±514 SF
2ND FLOOR



±0.14 ACRES
LAND AREA



1980
YEAR BUILT



TWO
STORIES



CC-4-2
ZONING



FEE SIMPLE
OWNERSHIP TYPE

ADDITIONAL FEATURES

- » Parking On Site - 8 Total (4 in Front)
- » High Density - 26,172 Within a 1 Mile Radius
- » Median Age – 36
- » Abundance of Foot Traffic



RENT ROLL

FLOOR	TENANT	SF	MONTHLY RENT	RENT/SF	LEASE TYPE	LEASE TERM END	OPTIONS
1	Restaurant	2,533	\$8,661	\$3.42	NNN	12/31/2026	None
2	2be/1ba	514	\$-	\$-	Gross	N/A	None

*Market Rent for comparable restaurants: \$4.50/SF/Mo NNN

*Market Rent for comparable residential unit: \$3,500/Mo

LOAN SCENARIO

PURCHASE PRICE	\$2,500,000.00
DOWN PAYMENT	\$250,000.00
LOAN AMOUNT	\$2,250,000.00
TERM	25
RATE	6.50%
MONTHLY PAYMENT	(\$15,192.16)
RESIDENTIAL INCOME TO OFF-SET PAYMENT	\$3,500.00
TAXES AND INSURANCE (EST.)	(\$3,275.00)
EFFECTIVE OCCUPANCY COST	(\$14,967.16)



Mission Bay



GROCERY OUTLET
bargain market

Everts St



Hornblend St



Tavern
San Diego



LAGREE
LOUNGE

19,297 CPD



Garnet Ave



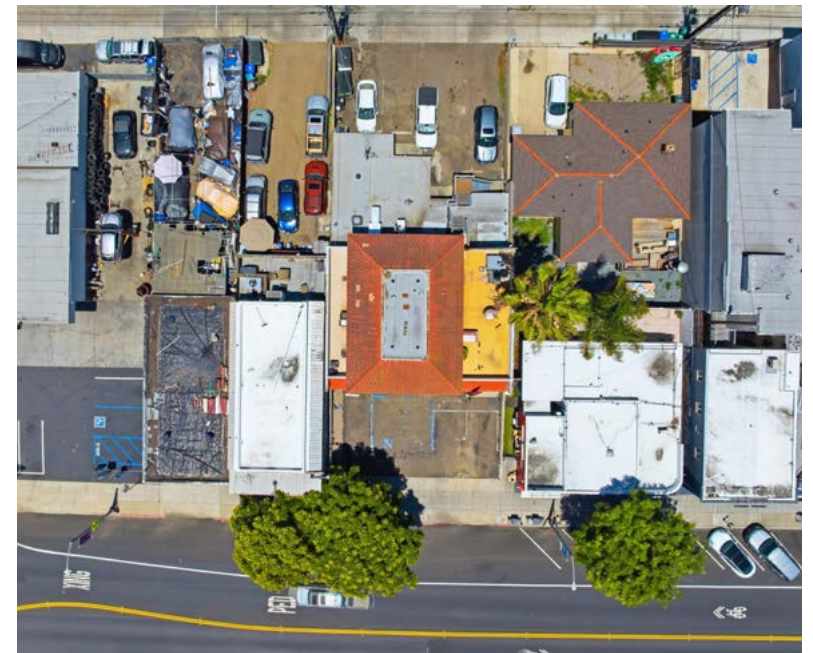
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Population	30,664	86,745	267,954
2030 Population Projection	31,448	88,720	271,339
2025 Households	16,256	40,227	113,211
2030 Household Projection	16,680	41,194	114,738
Median Household Income	\$122,098	\$130,395	\$114,982
Median Home Value	\$1,075,640	\$1,100,455	\$1,046,789
Median Year Built	1973	1971	1971



TRAFFIC COUNTS

Street	Cross Street	Traffic Volume
Garnet Avenue	Dawes Street	21,332
Garnet Avenue	Everts Street	8,858
Garnet Avenue	Cass Street	16,830
Grand Avenue	Dawes Street	24,165
Garnet Avenue	Cass Street	8,165
Cass Street	Hornblend Street	8,356
Grand Avenue	Cass Street	23,755
Hornblend Street	Lamont St W	5,011



Pacific Ocean

Crystal Pier

Ralphs

CVS
pharmacy

HANDEL'S
HOMEMADE ICE CREAM SINCE 1945

URBAN OUTFITTERS

Bank of America



CHASE



Hornblend St

Buffalo
EXCHANGE
New & Recycled Fashion

H&R BLOCK

Felspar St

Dawes St

BIG O TIRES

McDonald's

19,297 CPD

Garnet Ave
PED XING





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