

2690-2710

GARNET AVENUE
SAN DIEGO, CA 92109

FOR SALE

One of San Diego's Most Dense
Buildable Coastal Sites!

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 INFINITY
INVESTMENT PROPERTIES

TABLE OF CONTENTS

Investment Highlights	3
The Opportunity	4
Property Description	5
Rent Roll	6
Transit	7
Pacific Beach	8
PB in Focus	9
Demographics	10
Nearby Amenities	11
Team	12





INVESTMENT HIGHLIGHTS

\$12,425,000
Price

±15,400 SF
Building Size

± 54,854
Lot Size

3
Buildings

CC-3-8
Zoning Code

2.5**
FAR

116
of DU (Buyer to Verify)

17
of Retail Units (Current)

100%
Occupancy

\$438,712
NOI - In Place

417-250-42-00 & 417-242-23-00
APN

**The subject property is located in a Transit Priority Area, which allows developers to leverage incentives such as reduced parking requirements and density bonuses.

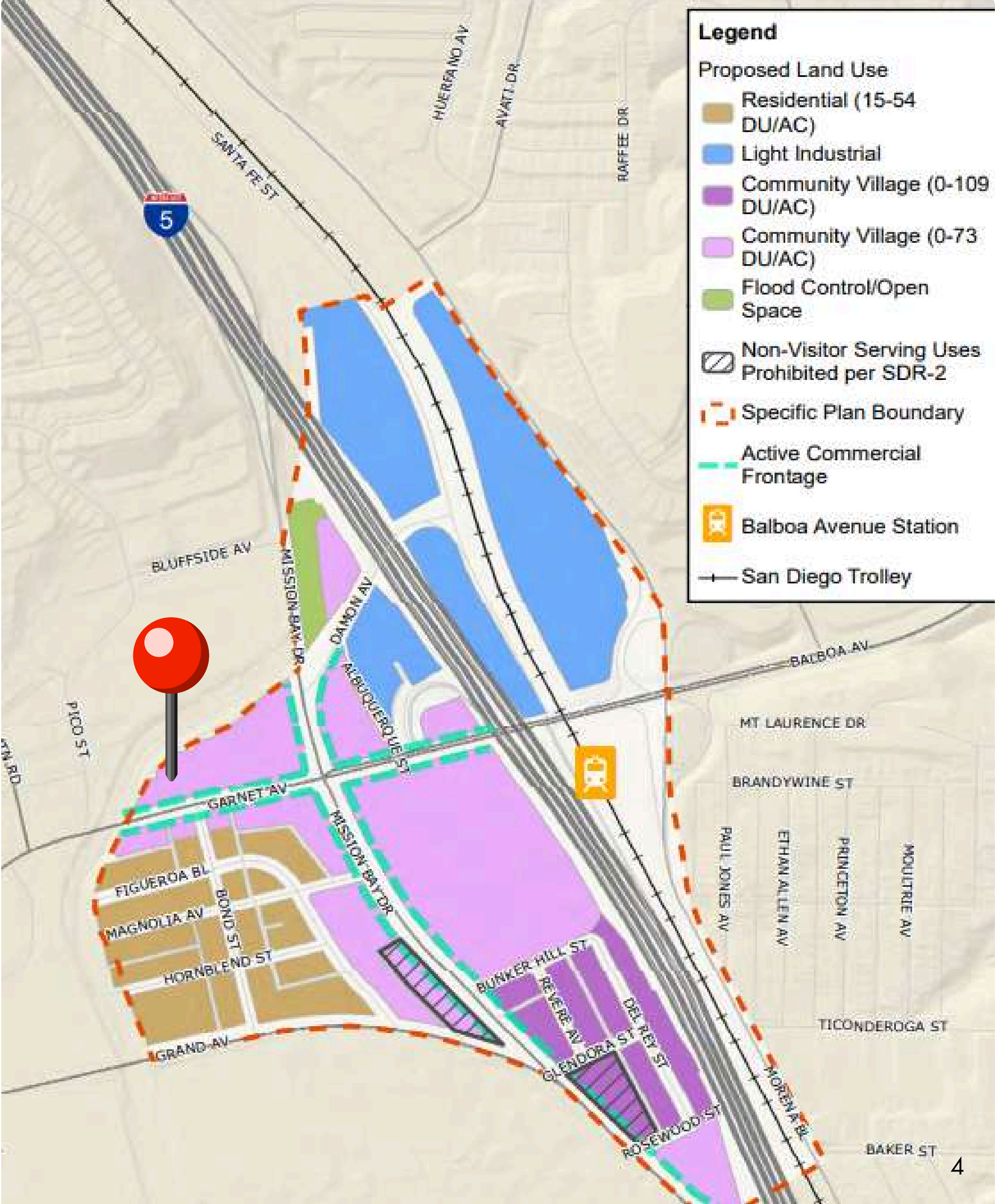
GARNET AVENUE
61-230 Vehicles Per Day

THE OPPORTUNITY

2690-2710 Garnet Avenue is a two-building shopping center and standalone retail building featuring 17 retail units. Positioned off Garnet Avenue near the bustling Mission Bay Drive intersection, seeing over 61,000 vehicles per day, it benefits from high daily traffic counts and close proximity to both the Balboa Avenue Trolley Station and the I-5 freeway. This prime Pacific Beach location provides **excellent visibility and centralized location**, making the property well-suited for investors looking to capitalize on **redevelopment or hold strategies**. The parcels may also be sold individually, providing flexibility for a range of investment approaches.

Lot Area (SF)	54,854
Zoning Code	CC-38*
# of Dwelling Units	116**
Max Height	30'
FAR	2.5
Complete Communities	Yes***

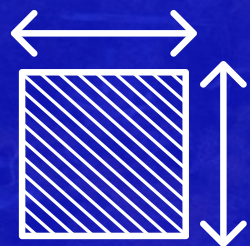
- With a Net Income of ~\$438,712, the Property also is attractive as a covered-land play.
- ***Allows a maximum of 1 dwelling unit per 600 square feet of lot area.**
- ****Potential for up to 116-170 units utilizing the low-income bonus (Buyer to verify).**
- *****The subject property is located in a Transit Priority Area, which allows developers to leverage incentives such as reduced parking requirements and density bonuses.**



**2690 Garnet Ave
San Diego
CA 92109**



10,422 SF
LOT SIZE



1,000 SF
BUILDING SIZE

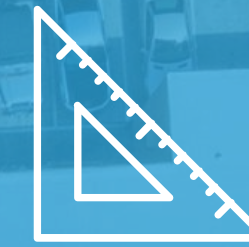


OWNER-USER
CURRENT USE

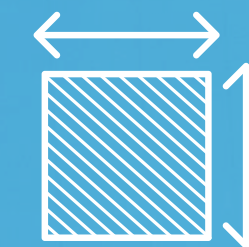
APN: 417-242-23-00

Opportunity to purchase parcels individually

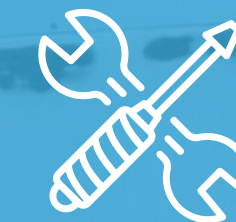
**2710 Garnet Ave
San Diego
CA 92109**



44,343 SF
LOT SIZE



14,400 SF
BUILDING SIZE



RETAIL CENTER
CURRENT USE

APN: 417-250-42-00

Opportunity to purchase parcels individually

TRANSIT



MISSION BAY DRIVE

GARNET AVENUE (61,230 VEHICLES PER DAY)



Metropolitan
Transit
System



Balboa Avenue Station

BLUE LINE



32
Stations



17.3M
Annual Riders

PACIFIC BEACH

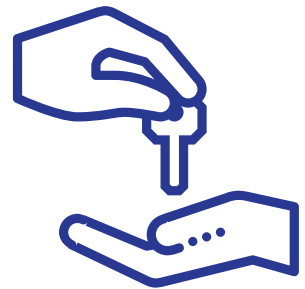
A Coastal Haven

Pacific Beach—often referred to as “PB” by locals—offers a timeless blend of seaside charm and modern vibrancy. Established in the early 1900s as a resort getaway, PB has evolved into a destination known for its bustling boardwalk, iconic beaches, and energetic nightlife. The laid-back, sun-soaked atmosphere appeals to residents and visitors alike, while a flourishing dining scene and year-round outdoor activities keep the community thriving. For investors, PB’s enduring popularity and steady rental demand present an attractive opportunity to be part of one of San Diego’s most iconic coastal neighborhoods.

PB IN FOCUS



Population Growth and Demographics: Pacific Beach has seen consistent population growth, fueled by its scenic coastal location and proximity to San Diego's employment centers. The area draws a diverse mix of residents, including young professionals and families.



Rental Market Trends: The rental market in Pacific Beach is thriving, with average rents increasing by 5% annually and vacancy rates holding steady at 3%.



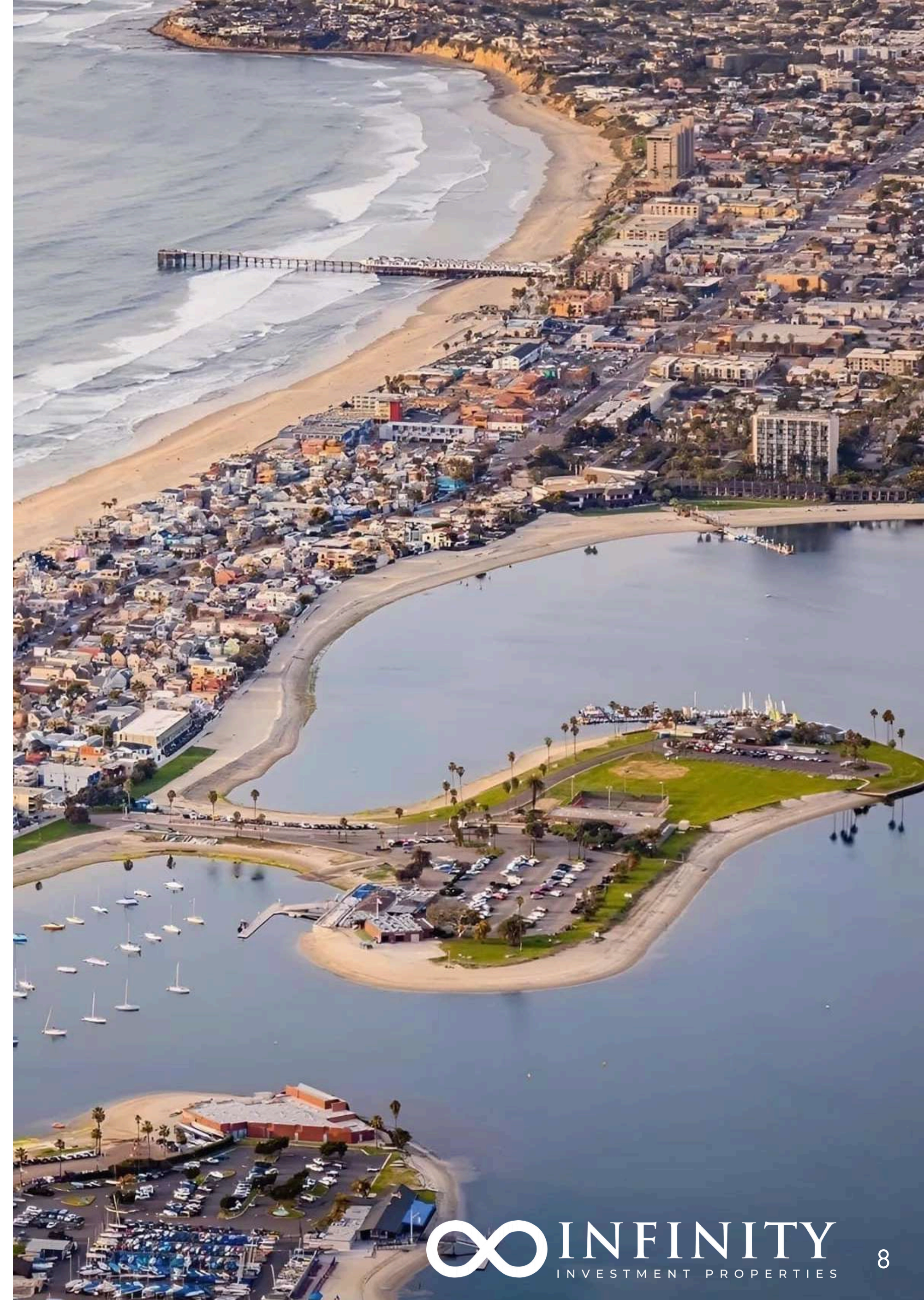
Occupancy Rates: Multifamily properties in Pacific Beach maintain high occupancy rates, averaging 97%, a clear signal of the area's desirability and constrained housing supply.



Economic Indicators: San Diego's robust economy, marked by low unemployment and growth in sectors like technology, healthcare, and tourism, underpins a resilient rental market in Pacific Beach.



Lifestyle and Amenities: Pacific Beach delivers a sought-after lifestyle, with direct beach access, a dynamic dining and entertainment scene, and convenient public transit options.



DEMOGRAPHICS



POPULATION DEMOGRAPHICS	1 MILE	3 MILES
Total Population	18,976	130,804
Male Population	9,952	68,000
Female Population	9,024	62,804
2020-2024 Annual Population Growth Rate	1.20%	0.90%
2024-2029 Annual Population Growth Rate	0.10%	0%
Median Age	36.6	39.1

OCCUPATIONAL EMPLOYMENT	1 MILE	3 MILES
2024 Employees	6,848	47,056
White Collar	3,355	17,778
Services	1,689	18,110
Blue Collar	2,499	14,414
2024 Employed Civillian Population 16+	96.90%	-
2024 Unemployment Population 16+	3.10%	-

EDUCATIONAL STATISTICS	1 MILE	3 MILES
Some High School - No Diploma	2%	4%
High School Diploma	8%	9%
Some College - No Degree	23%	22%
Associates Degree	8%	8%
Bachelor's Degree	37%	35%
Graduate or Professional Degree	22%	22%

NUMBER OF HOUSEHOLDS	1 MILE	3 MILES
Total Households	8,511	56,750
2029 Households - 4 Year Projection	8,542	56,750
2010 Households - Census	8,681	55,402
2020-2024 Compound Annual Household Growth Rate	1.30%	1.10%
2024-2029 Annual Household Growth Rate	0.10%	0%
2024 Average Household Size	2.1	2.2

NEARBY AMENITIES



MISSION BAY DRIVE

GRAND AVENUE

GARNET AVENUE

ROSE CREEK TRAIL

2662 Garnet Ave
Recent Development



60 Total Apartments
Coming Soon

13

- | | |
|---|-----|
|  | #1 |
|  | #2 |
|  | #3 |
|  | #4 |
|  | #5 |
|  | #6 |
|  | #7 |
|  | #8 |
|  | #9 |
|  | #10 |
|  | #11 |
|  | #12 |
|  | #13 |
|  | #14 |
|  | #15 |



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