

# 2690

SAN DIEGO | CA 92109

## GARNET AVE.

**OWNER/USER OR REDEVELOPMENT FOR SALE**

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## OFFERING SUMMARY



2690 Garnet Avenue  
San Diego, CA 92109  
APN 417-242-23



Retail/Office with Yard  
Owner/User or Redevelopment



+/- 1,000 SF Building  
On 10,422\* SF Lot



**SALE PRICE: CONTACT AGENT**



### LOCATION

One of San Diego's Most Popular Coastal Communities with Strong Daytime & Residential Demographics



### FREEWAY ACCESS

One Block from Interstate 5 with Easy Access to I-8 & Highway 52



### BILLBOARD

Income to Help Offset Monthly Expense or Fund Pre-Development Fees



### VISIBILITY

Great Exposure off Garnet Avenue in Pacific Beach  
56,818 Vehicles Per Day



### RARE MIXED USE ZONING

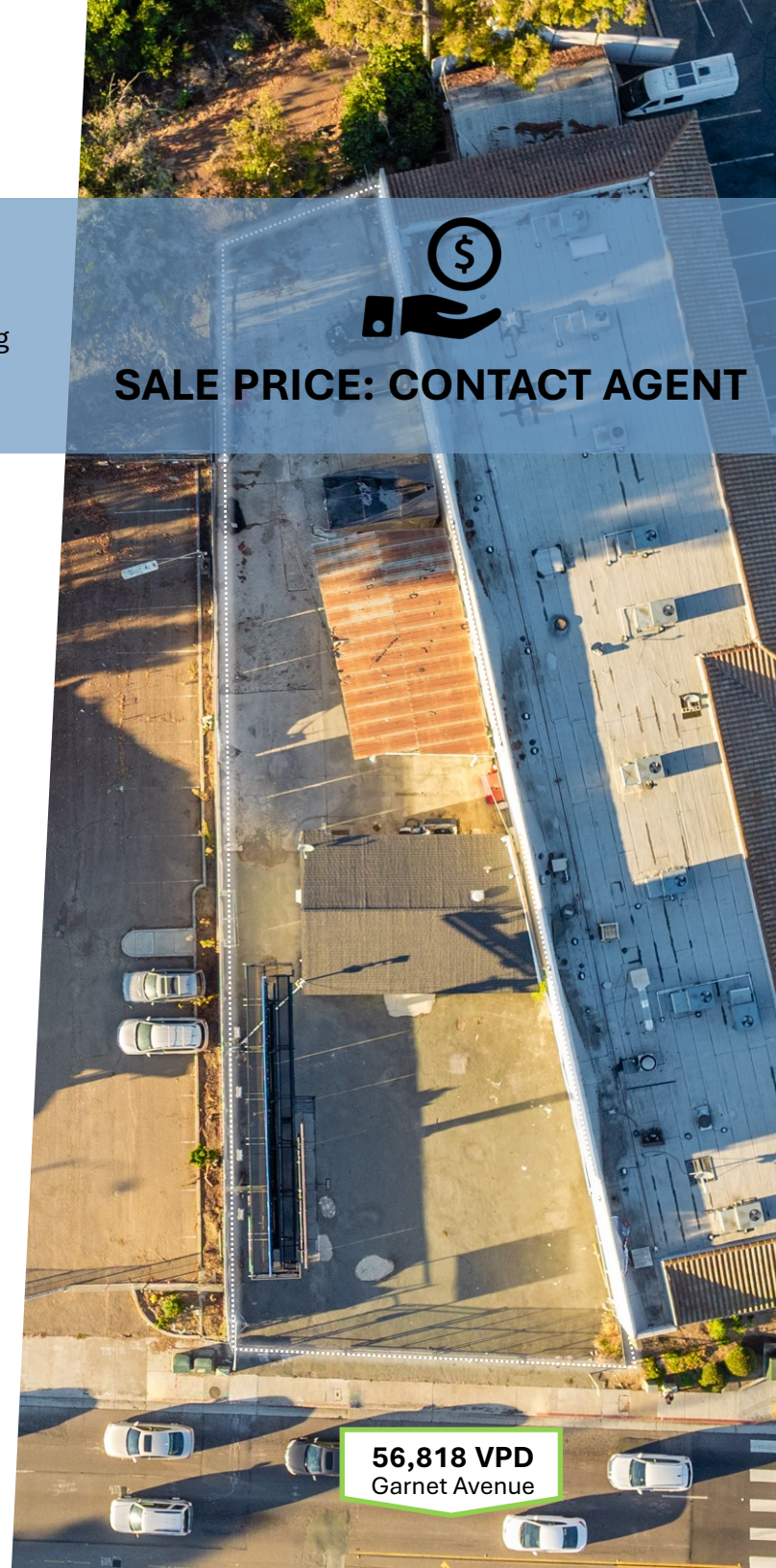
CC-3-8: [\(Link\)](#)  
17 DUs by Right (Not Including Density Bonuses)



### TROLLEY TRANSIT

0.4 Mile from Newly Completed Balboa Trolley Station

*\*Per Public Record*





AMENITIES MAP



435 Restaurants



\$5,641 Eating Out/Month



\$1,103 Food & Drink on Trips



\$1,168,750 Med Home Value

\*3 Mile Radius



WITHIN A 2 MILE RADIUS



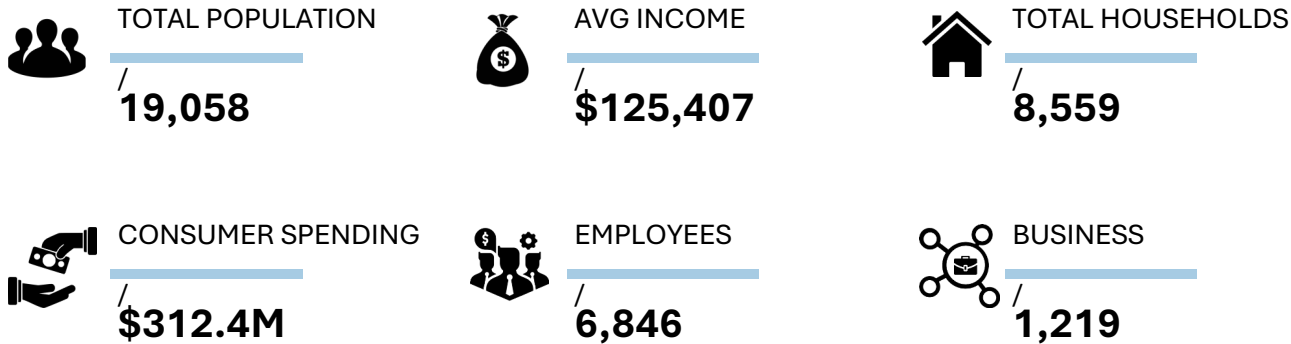


## DEMOGRAPHICS

Pacific Beach (often abbreviated as "PB") is a vibrant coastal neighborhood in San Diego, California. It's known for its lively atmosphere, scenic ocean views, and a mix of laid-back beach culture and bustling nightlife. Pacific Beach is located between Mission Beach to the south and La Jolla to the north, with the Pacific Ocean to the west and Interstate 5 to the east. Its central location makes it a popular destination for locals and tourists.

The area has a diverse population, though it's particularly popular among younger adults due to its energetic social scene. Families are also drawn to PB for its beach access and schools.

Pacific Beach balances its fun and youthful vibe with family-friendly amenities, making it a versatile destination for various lifestyles.



## DRIVE TIMES



5

MINUTES  
Costco

10

MINUTES  
Crystal Pier

10

MINUTES  
La Jolla Village

12

MINUTES  
SeaWorld

12

MINUTES  
Downtown San Diego

14

MINUTES  
Mission Valley

Demographics via CoStar: 1 Mile



Crystal Pier



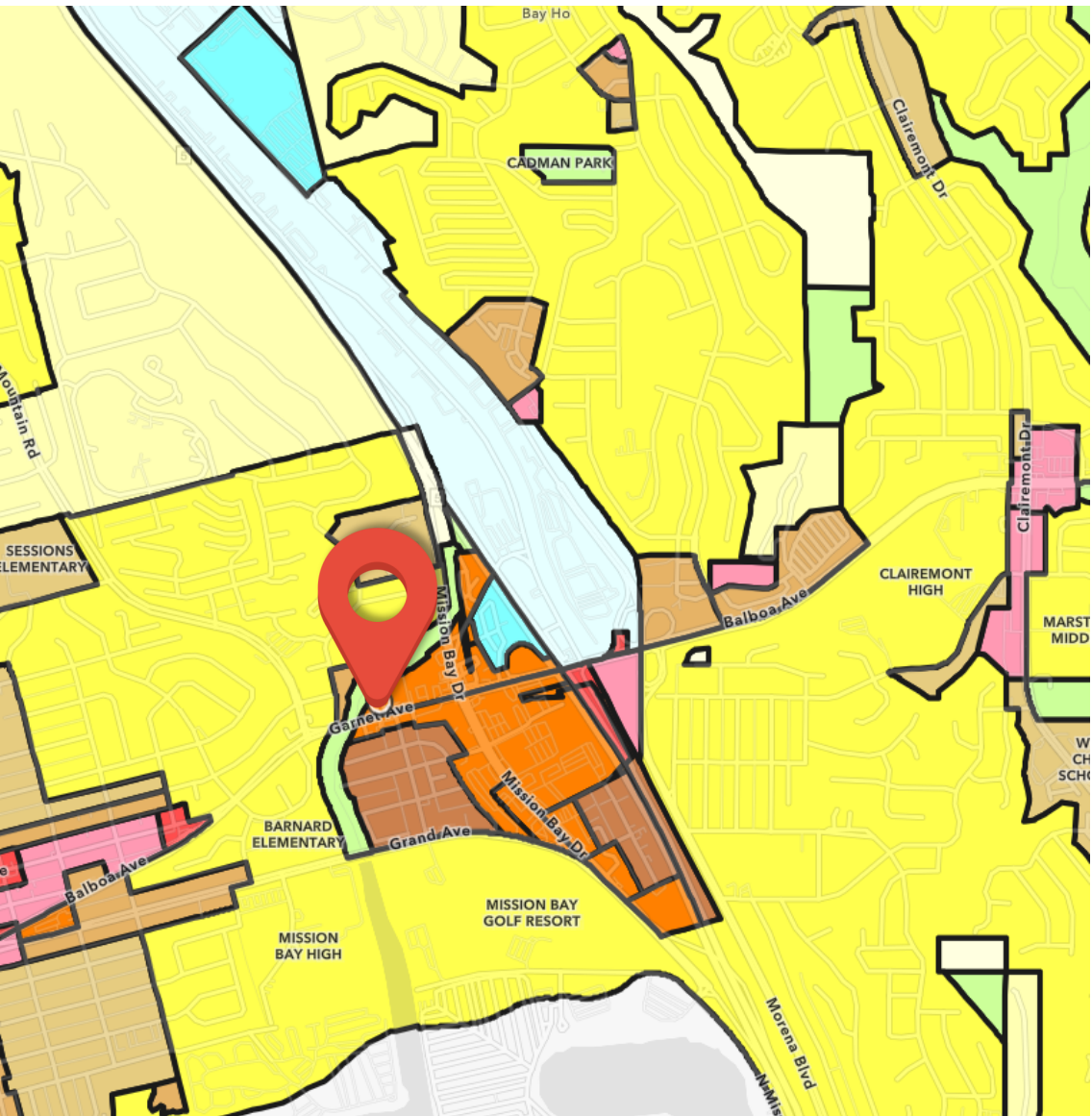
SeaWorld



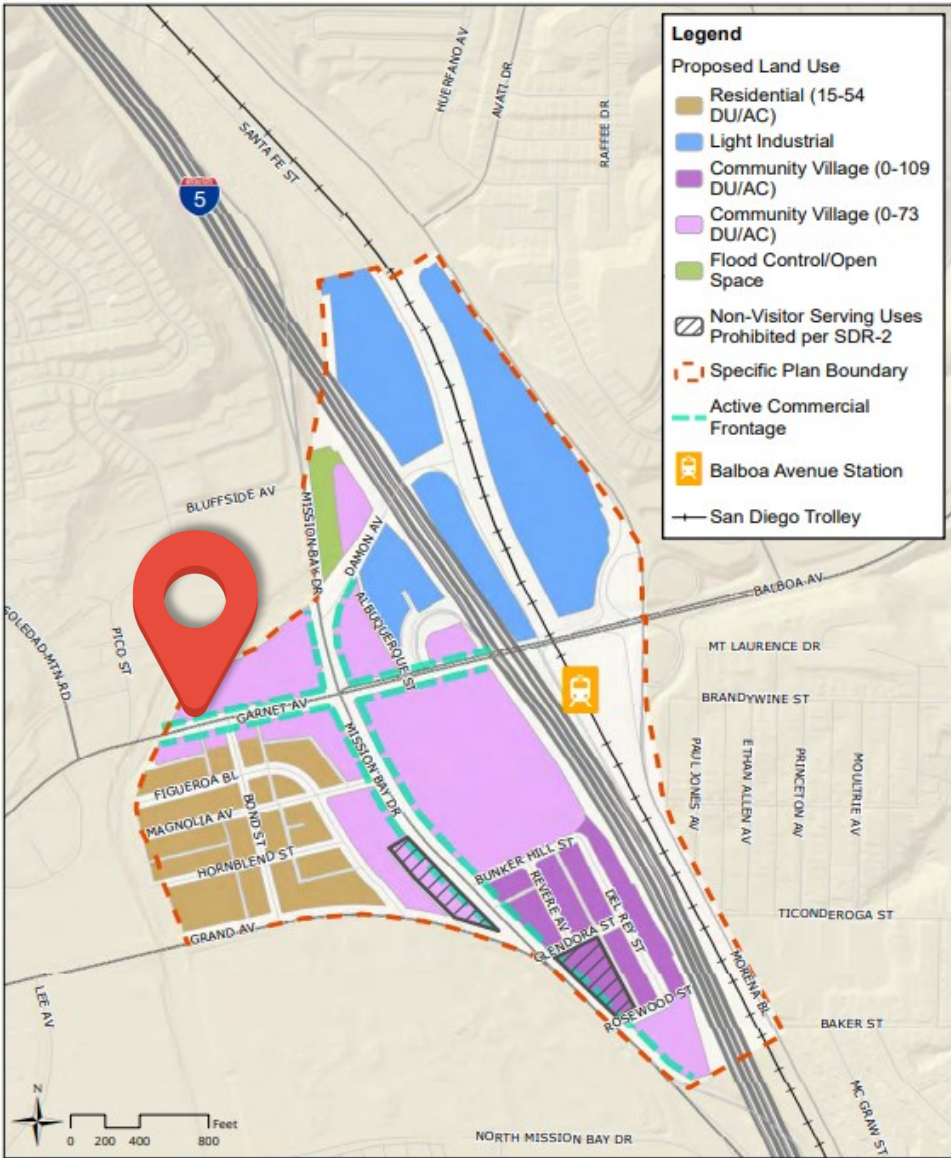
Fire House



ZONING MAP



BALBOA SPECIFIC PLAN ([VIEW LINK](#))

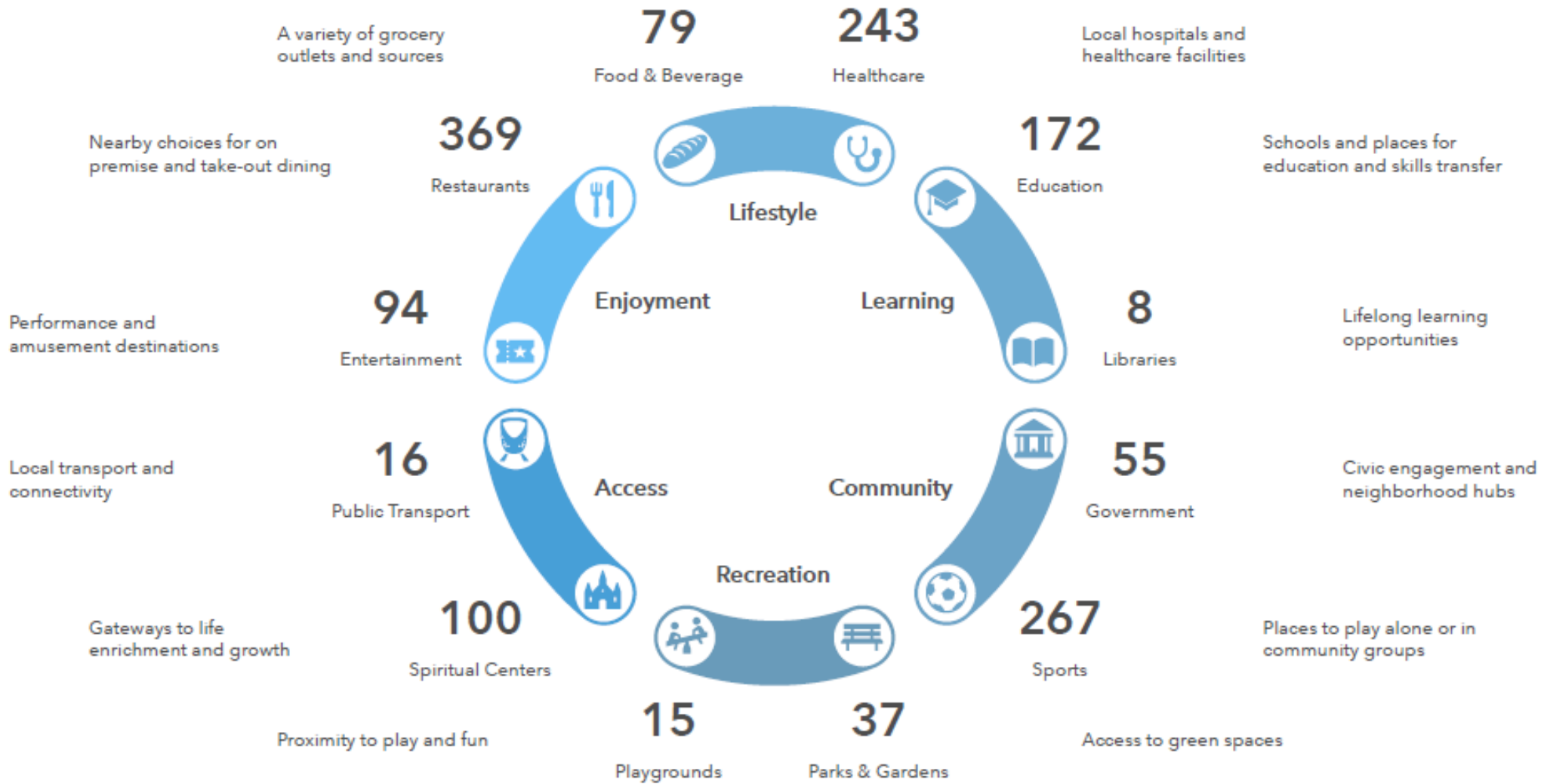


“CC-3-8 is intended to accommodate development with a high intensity, pedestrian orientation and permits a maximum density of 1 dwelling unit for each 600 square feet of lot area,” Per City of San Diego Municipal Code. ([View Link](#)) Mobility Zone 2



**MY COMMUNITY**

Demographics Via Site To Do Business: 3 Mile





**KEY FACTS**

KEY FACTS

126,646

Population



2.3

Average Household Size

38.3

Median Age

\$116,927

Median Household Income

EDUCATION

3.6%

No High School Diploma



10.9%

High School Graduate



20.8%

Some College/  
Associate's Degree



64.7%

Bachelor's/Grad/  
Prof Degree

BUSINESS



6,665

Total Businesses



43,837

Total Employees

EMPLOYMENT



76.3%

White Collar



8.8%

Blue Collar



14.8%

Services

3.8%

Unemployment Rate

INCOME



\$116,927

Median Household Income



\$71,725

Per Capita Income



\$267,052

Median Net Worth

2024 Households by income (Esri)

The largest group: \$200,000+ (24.2%)

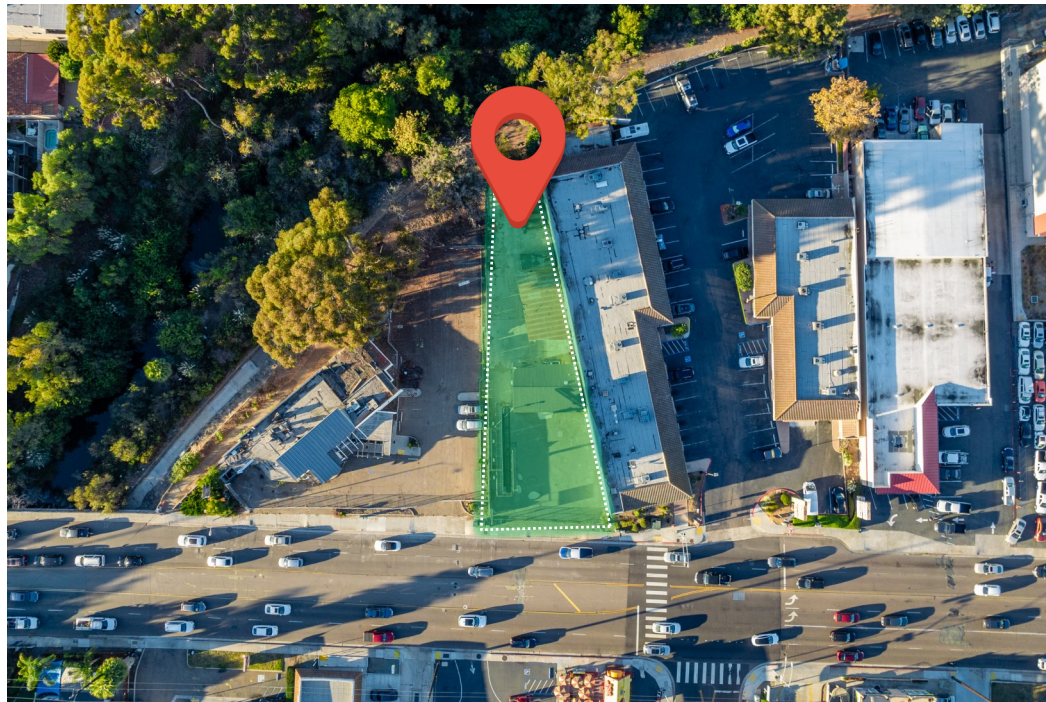
The smallest group: \$15,000 - \$24,999 (3.1%)

Indicator ▲	Value	Diff	
<\$15,000	4.8%	-1.8%	<div style="width: 4.8%;"></div>
\$15,000 - \$24,999	3.1%	-1.3%	<div style="width: 3.1%;"></div>
\$25,000 - \$34,999	3.9%	-1.0%	<div style="width: 3.9%;"></div>
\$35,000 - \$49,999	6.2%	-0.8%	<div style="width: 6.2%;"></div>
\$50,000 - \$74,999	11.7%	-1.4%	<div style="width: 11.7%;"></div>
\$75,000 - \$99,999	10.9%	-0.5%	<div style="width: 10.9%;"></div>
\$100,000 - \$149,999	21.5%	+1.5%	<div style="width: 21.5%;"></div>
\$150,000 - \$199,999	13.7%	+0.9%	<div style="width: 13.7%;"></div>
\$200,000+	24.2%	+4.3%	<div style="width: 24.2%;"></div>

Bars show deviation from San Diego County



PROPERTY PHOTOS





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