

Retail Space For Lease

2710 Garnet Ave - PB Gateway Center

Available: +/- 800 - 1,000 SF



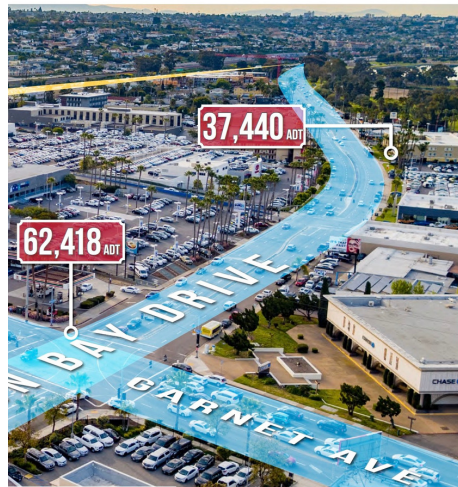
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DRE #01984056

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Overview

- +/- 800 - 1,000 SF
- \$1.85/SF NNN
- Ample on-site parking
- Along busy Garnet Ave.
- Easy freeway access to the 5
- Building & Monument Signage Available



Disclaimer Statement: The information provided has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, zoning, property condition, and other factors which should be evaluated by your tax, financial, legal, and other advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. DRE#01984056

Pictures



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Demographics

AREA HIGHLIGHTS



EXCEPTIONAL BAY / BEACH PROXIMITY



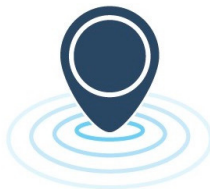
ABUNDANT FOOT TRAFFIC



EXTENSIVE BIKE PATHS UNDERWAY



VERY CLOSE PROXIMITY TO BALBOA AVENUE TROLLEY STATION



DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|-----------|-----------|-----------|
| Population (2018) | 16,229 | 136,071 | 345,015 |
| Projected Population (2023) | 16,952 | 140,315 | 359,580 |
| Avg Household Size | 2.15 | 2.27 | 2.23 |
| Avg Household Income | \$91,129 | \$106,916 | \$105,235 |
| Median Age | 36.5 | 37.0 | 34.6 |
| Median Home Value | \$778,159 | \$681,205 | \$665,896 |



TRAFFIC COUNT

| CROSS-STREETS | DISTANCE | ADT |
|------------------------------------|------------|---------|
| Garnet Avenue & Mission Bay Drive | 0.03 miles | 62,418 |
| Garnet Avenue & Albuquerque Street | 0.01 miles | 44,735 |
| I-15 & Damon Street | 0.09 miles | 147,000 |
| Balboa Avenue & Santa Fe Street | 0.01 miles | 53,257 |
| I-15 & Balboa Avenue | 0.34 miles | 163,000 |

QUICK STATS 5 MILE RADIUS



345,015
Residents



146,110
Households



\$74,890
Median HH Income



81.6%
College Educated

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