



FOR LEASE OR GROUND LEASE

2669 GARNET AVENUE SAN DIEGO, CA

CFISANDIEGO.COM

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Table of Contents

Offering Summary	3
Investment Highlights	4
Aerial Overview	5
San Diego	6
Regional Map	7
Demographics	8



**commercial
facilities**
incorporated

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OFFERING SUMMARY

LOCATION

2669 Garnet Ave.
San Diego, CA 92109

RENTAL RATE

\$165,000 Annually

SITE DETAILS

Type	Retail Fast Food
Tenancy	Single
Building SF	904 SF
Land Acres	0.32 AC
Parcels	417-291-09
Parking	16 Spaces / 1 accessible



INVESTMENT HIGHLIGHTS

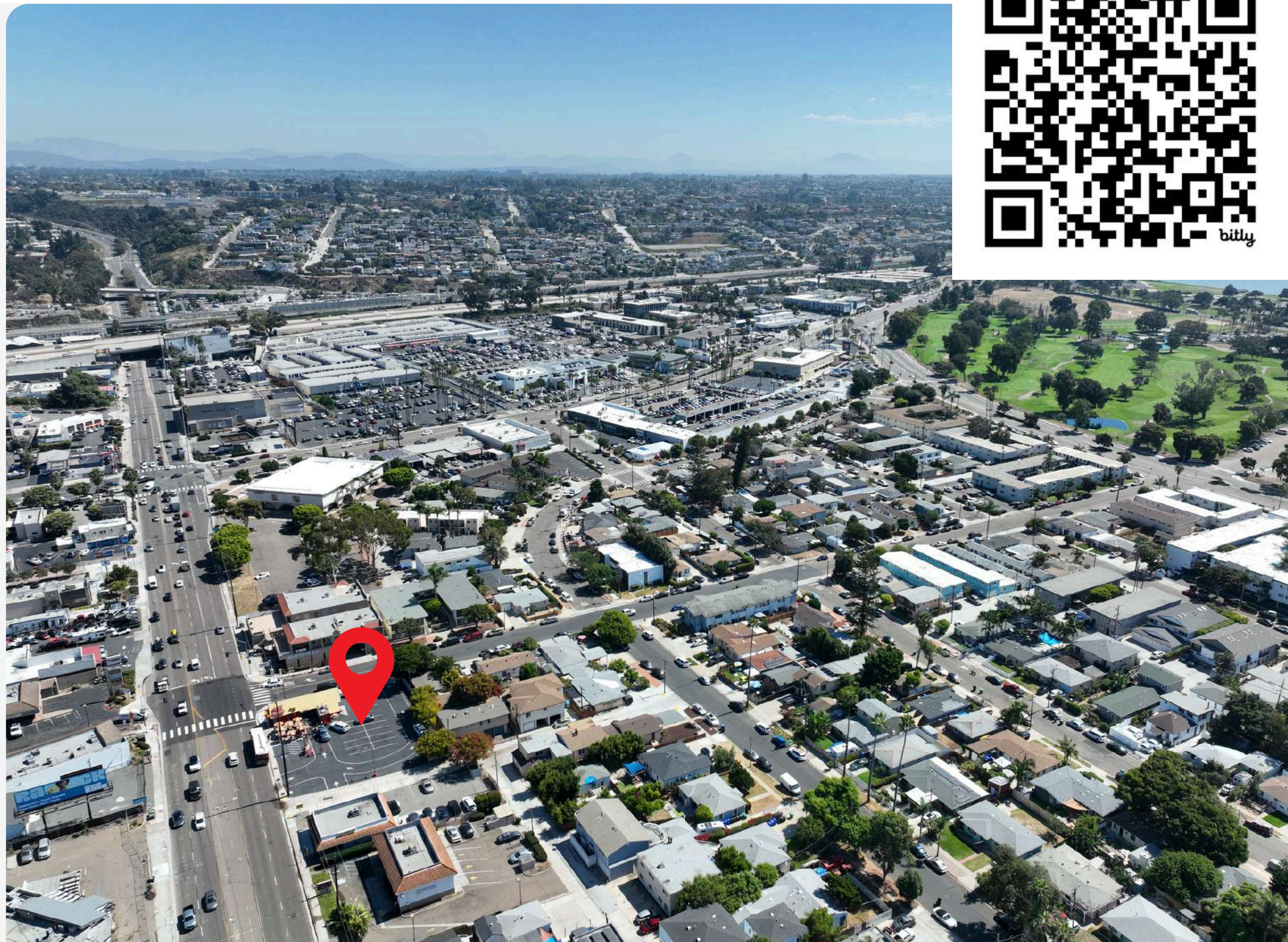
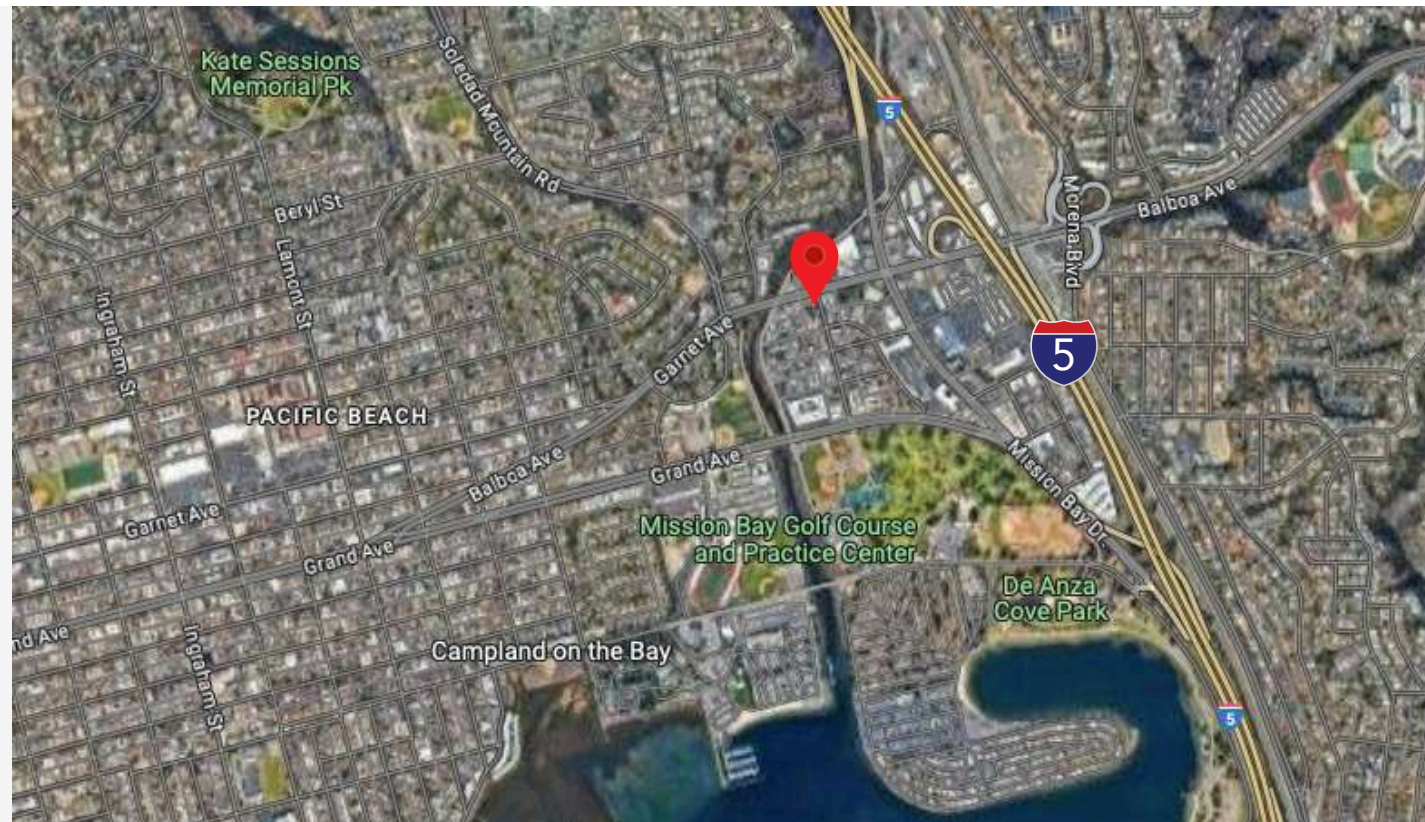


DESIREABLE LOCATION

- **Excellent Accessibility and Visibility:** The property is located at the corner of Garnet Ave. and Bond St. with approximately 60,000 vehicles (ADT) passing the site along Garnet Ave.
- **Main Thoroughfare:** Located on the 'going-to-work' side of the street.
- **Close Freeway Proximity:** Less than 0.5 mi. from I-5
- **Ideal for Restaurant, Quick-Serve, and Coffee Tenant:** Drive-thru capable
- **Easy Ingress and Egress:** Three access points

AERIAL OVERVIEW

Scan to View
More Photos



SAN DIEGO

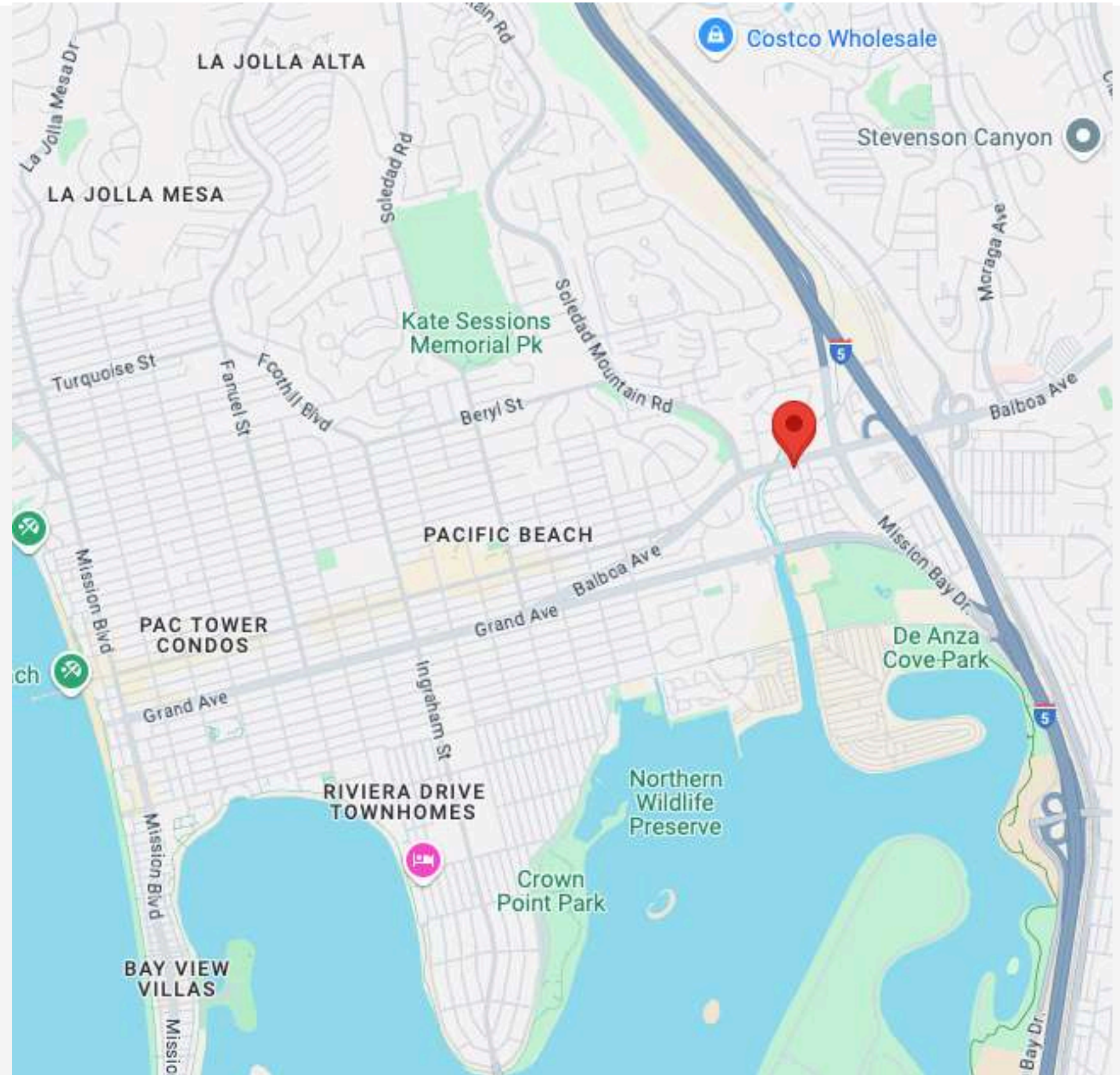
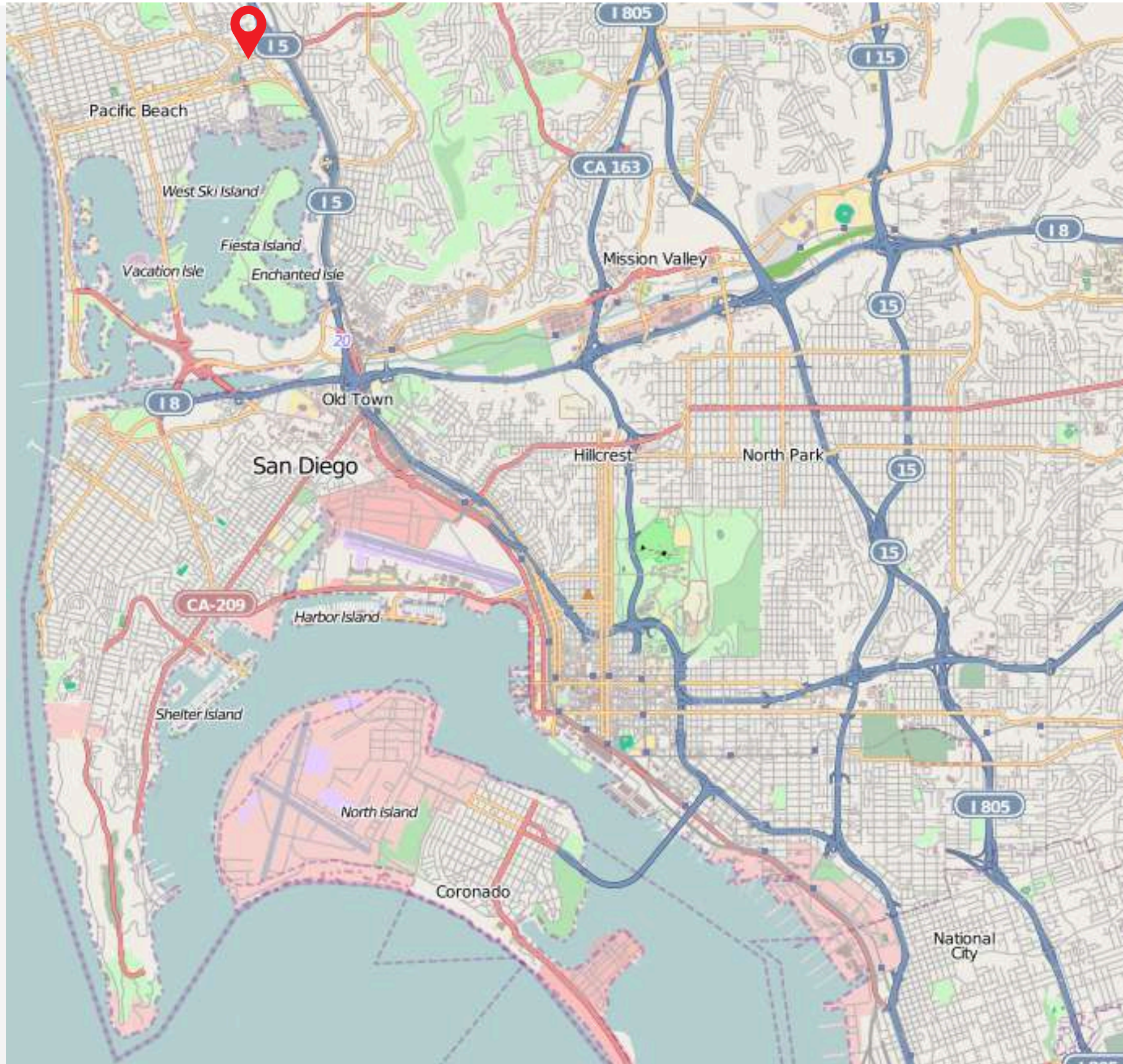
ABOUT SAN DIEGO AND THE PACIFIC BEACH / MORENA SUBMARKET

San Diego, known for its stunning coastline, diverse economy, and vibrant culture, is the second-largest city in California and a major hub for innovation, tourism, and defense. With a strong local economy anchored by sectors such as biotechnology, healthcare, and higher education, San Diego continues to attract both businesses and residents seeking a high quality of life.

The Pacific Beach/Morena submarket is one of San Diego's most desirable coastal areas, blending a mix of residential, retail, and recreational offerings. Popular for its laid-back, beach-town vibe, Pacific Beach is home to a dense population of young professionals and families, benefiting from its proximity to the beach, parks, and nightlife. The Morena district, strategically positioned along key transportation corridors, provides easy access to downtown San Diego and the region's major freeways, making it a highly accessible and sought-after area for both commercial and residential development. Together, these neighborhoods offer a blend of coastal living, urban amenities, and significant investment opportunities.



REGIONAL MAP



DEMOPGRAPHICS

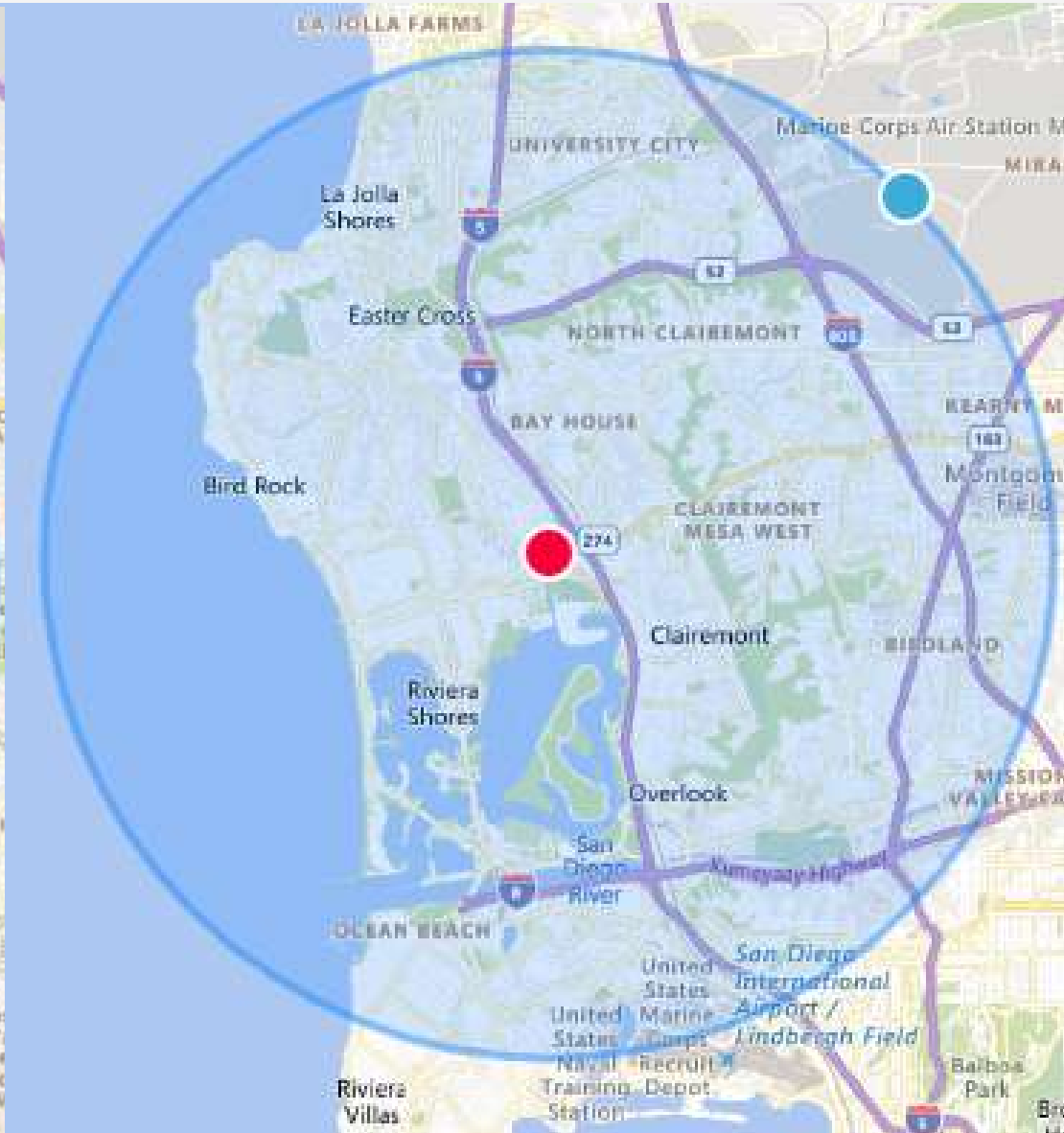
POPULATION AND AVERAGE HOUSEHOLD INCOME

Population:

One Mile Radius:	18,941
Three Mile Radius:	132,540
Five Mile Radius:	342,820

Average Household Income:

One Mile Radius:	\$125,175
Three Mile Radius:	\$133,569
Five Mile Radius:	\$123,727





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