Rigoberto's Taco Shop

BETTER BUZZ coffee

Everts St

THE TAVERN AT THE BEACH

SHERWIN WILLIAMS

SPROUTS FARMERS MARKET

Fanuel St

WELLS FARGO

20,400 ADT — **Garnet Ave** — **20,400 ADT** — **20,900 ADT**

CERVEZA JACK'S

PB Sushi

The Dog

CRUNCH

WOODSTOCK'S PIZZA

Star Nails & Spa

SITE ★

BARREL REPUBLIC

Tap Room LOCAL CRAFT BEER + KITCHEN

Pacific Beach BIKE SHOP

Parking

7-ELEVEN

PACIFIC BEACH
1245 Garnet Ave, San Diego, CA 92109

JUST SIGNED!

RENEGADE FITCAMP

AVAILABLE

- Up to 3,000 sf endcap (Divisible)
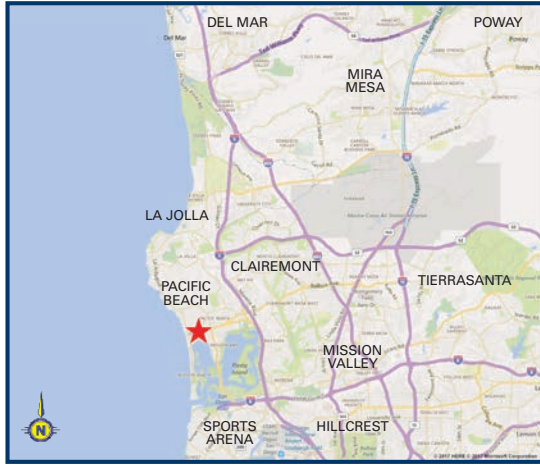- Ample parking (Unusual for Trade Area)

FEATURES

- Heart of Pacific Beach Trade Area
- Proposed remodel
- Pole Sign for exposure/branding
- Patio Available

AREA RETAILERS (N.A.P.)

SPROUTS FARMERS MARKET · TRADER JOE'S · VONS · CVS pharmacy

PETSMART · RITE AID · petco

DEMOGRAPHICS (2018)	
	2 Mile
Population:	55,927
Ave HH Income:	$120,917

RETAIL BROKERS NETWORK

epsteen & associates

3990 Old Town Ave, Suite B-208
San Diego, CA 92110
Phone: (858) 536-8383
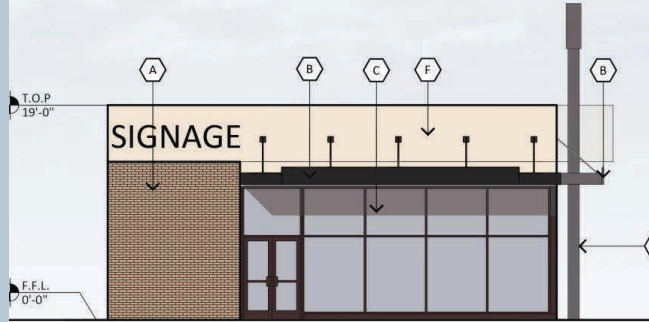**Website:** www.epsteen.com

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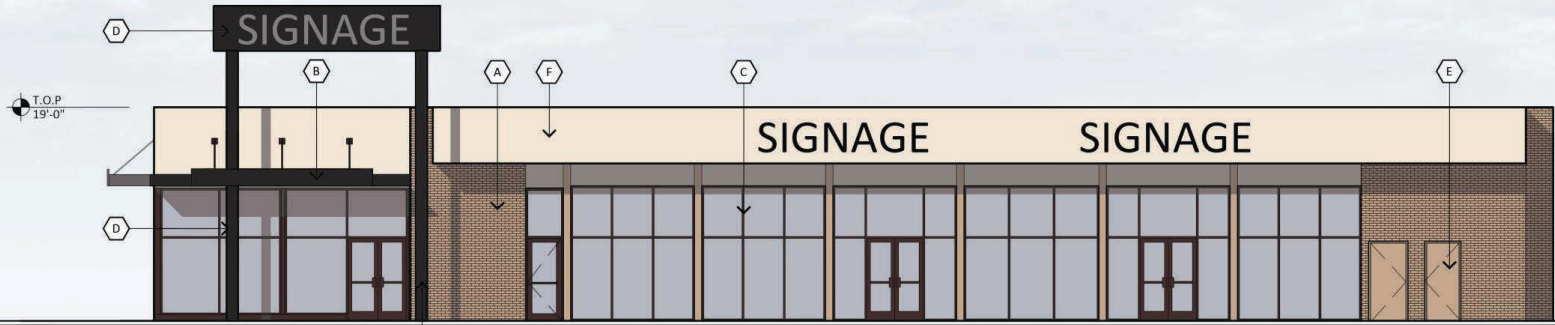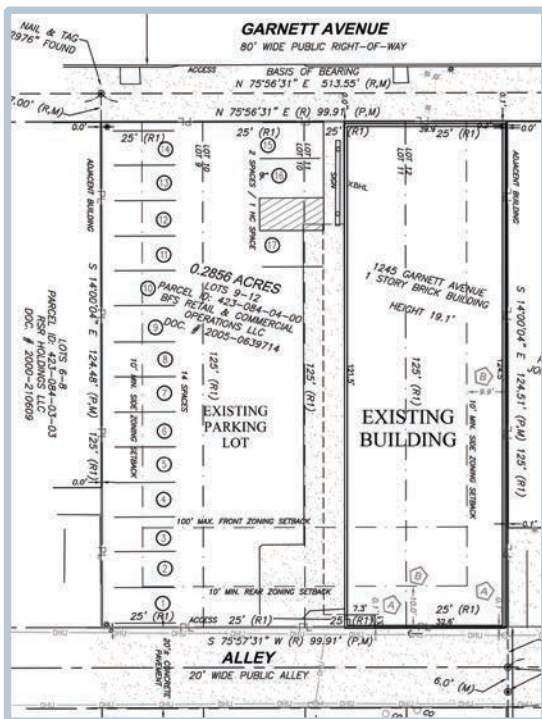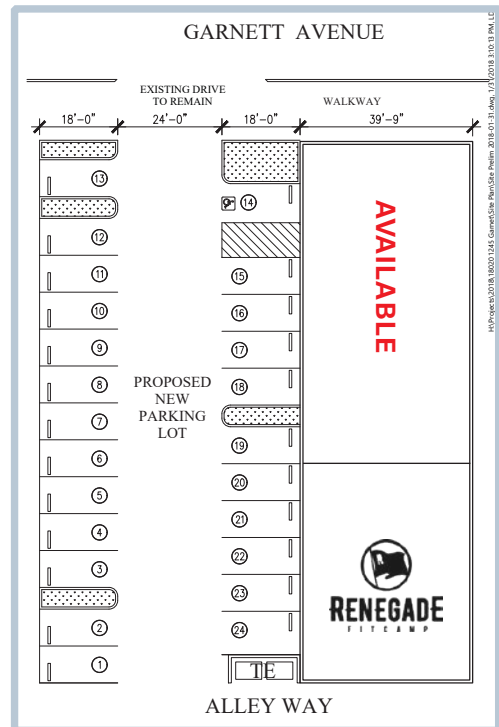## 1245 Garnet Avenue

+/- 3,000 SF

NORTH ELEVATION

SIGNAGE

T.O.P 19'-0"
F.F.L. 0'-0"

WEST ELEVATION

SIGNAGE

SIGNAGE   SIGNAGE

T.O.P 19'-0"

Site Plan

Existing Site Plan

Proposed Site Plan

PACIFIC BEACH
1245 Garnet Ave, San Diego, CA 92109

Aerial

PACIFIC BEACH RETAILERS

1	The Baked Bear and Board & Brew
2	Denny's
3	Backyard Kitchen & Tap
4	Bank of America
5	Chase Bank
6	Five Guys & Fries
7	Cabo Cantina
8	Flame Broiler
9	Better Buzz Coffee
10	Tavern at the Beach
11	Wells Fargo Bank
12	Poké Shop
13	Hammond's Gourmet Ice Cream
14	PB Cantina
15	Chipotle Mexican Grill
16	Iron Pig Alehouse
17	Core Power Yoga & Papa John's Pizza
18	Staples
19	Petsmart
20	Rite Aid
21	Union Bank
22	Jamba Juice
23	PETCO
24	CVS Pharmacy
25	Comerica Bank
26	Juice Kaboose
27	Bruegger's Bagels
28	The Broken Yolk Café
29	The Silver Fox Lounge
30	Pacific Beach Fish Shop
31	Fantastic Sam's
32	Empire Beauty Supply
33	Barre Body Workout
34	Mister Sushi
35	Ichiban PB
36	World Curry Restaurant
37	Vallarta Express
38	Reach Yoga
39	7Eleven
40	Barrel Republic and SD Tap Room
41	Woodstock Pizza
42	PB Sushi and Crunch Fitness
43	Moonshine Beach & Cerveza Jack
44	McDonald's
45	Buffalo Exchange
46	Primitive Smoke BBQ
47	PB Pho Grill
48	Little Farmer's Cafe
49	Crushed
50	Johnny V
51	24HR Fitness
52	Breakfast Republic (Coming Soon) replacing Miller's Field
53	CVS Pharmacy
54	Taco Bell
55	IHOP
56	Rubio's Mexican Restaurant
57	PB Alehouse
58	Wings Empire
59	Wendy's Hamburgers
60	KFC

This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

epsteen & associates
www.epsteen.com

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DEMOGRAPHICS
1245 Garnet Ave, San Diego, CA 92109

epsteen & associates

POPULATION	1 Mile	2 Miles	3 Miles	5 Miles
2018 Estimated Population	32,967	55,927	88,088	277,263
2023 Projected Population	34,354	58,292	91,697	287,263
2010 Census Population	30,966	52,645	83,044	260,054
2000 Census Population	30,425	52,340	82,930	256,211
Projected Annual Growth 2018 to 2023	0.8%	0.8%	0.8%	0.8%
Historical Annual Growth 2000 to 2018	31.9%	35.9%	0.3%	0.5%
2018 Median Age	31.9	35.9	37.8	37.6

HOUSEHOLDS	1 Mile	2 Miles	3 Miles	5 Miles
2018 Estimated Households	17,315	27,348	41,175	118,665
2023 Projected Households	18,119	28,670	43,162	124,293
2010 Census Households	16,482	26,073	39,341	112,629
2000 Census Households	16,566	26,455	40,200	113,288
Projected Annual Growth 2018 to 2023	0.9%	1.0%	1.0%	0.9%
Historical Annual Growth 2000 to 2018	0.3%	0.2%	0.1%	0.3%

RACE AND ETHNICITY	1 Mile	2 Miles	3 Miles	5 Miles
2018 Estimated White	84.4%	83.5%	82.3%	72.8%
2018 Estimated Black or African American	1.6%	1.7%	1.7%	3.2%
2018 Estimated Asian & Pacific Islander	5.1%	5.7%	6.1%	11.9%
2018 Estimated American Indian & Native Alaskan	0.4%	0.4%	0.4%	0.5%
2018 Estimated Other Races	8.5%	8.7%	9.4%	11.6%
2018 Estimated Hispanic	13.6%	14.0%	15.2%	18.2%

INCOME	1 Mile	2 Miles	3 Miles	5 Miles
2018 Estimated Average Household Income	$99,274	$120,917	$122,343	$112,767
2018 Estimated Median Household Income	$78,625	$91,498	$94,239	$86,850
2018 Estimated Per Capita Income	$52,221	$59,282	$57,346	$48,785

EDUCATION (AGE 25+)	1 Mile	2 Miles	3 Miles	5 Miles
2018 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.4%	1.6%	3.2%
2018 Estimated Some High School (Grade Level 9 to 11)	1.6%	1.6%	2.1%	3.1%
2018 Estimated High School Graduate	8.7%	9.5%	10.9%	13.2%
2018 Estimated Some College	17.5%	16.9%	17.9%	19.9%
2018 Estimated Associates Degree Only	6.3%	5.8%	6.1%	6.4%
2018 Estimated Bachelors Degree Only	45.5%	43.4%	39.7%	32.2%
2018 Estimated Graduate Degree	19.1%	21.4%	21.6%	22.0%

BUSINESS	1 Mile	2 Miles	3 Miles	5 Miles
2018 Estimated Total Businesses	1,739	2,659	4,437	13,967
2018 Estimated Total Employees	10,028	23,040	36,770	130,749
2018 Estimated Employee Population per Business	5.8	8.7	8.3	9.5
2018 Estimated Residential Population per Business	19.0	21.0	19.8	20.2