

± 5,700 SF FREESTANDING RETAIL BUILDING | PACIFIC BEACH FOR SALE

# 1454 GARNET AVENUE

SAN DIEGO, CALIFORNIA 92109



**CONTACT OUR  
EXPERT BROKERS**  
FOR MORE INFORMATION



**Trent France**

*Principle*

760.929.7838

tfrance@lee-associates.com

**Christian Thompson**

*Associate*

760.481.1016

cthompson@lee-associates.com

**Nick Guerena**

*Junior Associate*

760.525.6854

nguerena@lee-associates.com

## PROPERTY HIGHLIGHTS

### 1454 GARNET AVENUE

SALE PRICE: CONTACT BROKERS



**BUILDING SQUARE FEET:**  
± 5,700 SF



**LOT SQUARE FEET:**  
± 15,625 SF



**YEAR BUILT:**  
1947



**STORIES:**  
1



**DEVELOPMENT CAPABILITY:**  
60-unit Development Opportunity  
(Buyer to Confirm)



**ZONING:**  
[CC-4-2](#)



**PARKING:**  
Large Parking Ratio of 4.4/1,000 SF



**LOCATION:**  
Prime Garnet Ave (15,750 VPD) location  
less than 5 min from Mission Blvd. (6,784  
VPD) & Pacific Beach



**CURRENT LEASE:**  
Laz Parking





LEE &  
ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES



**1454 Garnet Avenue | San Diego, CA 92109**

# PROPERTY LOCATION



SUBJECT PROPERTY  
**1454 GARNET AVENUE**  
SAN DIEGO, CA 92109

## AREA DEMOGRAPHICS

FELSPAR STREET

GRESHAM STREET

SUBJECT PROPERTY

**1454 GARNET AVENUE**  
SAN DIEGO, CA 92109

HAINES STREET

GARNET AVENUE

### WITHIN 5 MILE RADIUS OF PROPERTY



TRAFFIC COUNTS  
**15,750 ADT**  
\*Garnet Avenue



POPULATION  
**285,567**



HOUSEHOLDS  
**123,255**



MEDIAN HH INCOME  
**\$131,828**



MEDIAN AGE  
**39.0**

## ABOUT PACIFIC BEACH

Pacific Beach is a vibrant coastal community in San Diego that combines a relaxed beach-town lifestyle with convenient access to major employment centers, making it an appealing location for a new office. Located just north of Mission Beach and west of Interstate 5, Pacific Beach offers easy connectivity to Downtown San Diego, La Jolla, University City, and the region's major universities and employment hubs. Its walkable streets, active commercial corridors, and strong local presence create an energetic setting that appeals to professionals, entrepreneurs, and creative businesses.

For your team, Pacific Beach offers a distinctive coastal work environment with mild weather, ocean access, and an active outdoor culture. The neighborhood features a diverse mix of restaurants, cafés, bars, boutique retailers, fitness studios, and flexible workspaces, providing convenient options for meetings, lunch breaks, and after-work gatherings. Nearby attractions including the Pacific Beach boardwalk, Mission Bay, Kate Sessions Park, and La Jolla add to the area's lifestyle appeal. With access to Interstate 5, Garnet Avenue, local transit, and nearby communities throughout central San Diego, a Pacific Beach office can be positioned as a recruiting asset—combining professional convenience with a highly desirable “work near the beach” culture.

### WITHIN 5 MILES OF PROPERTY



**285,567**  
POPULATION



**33.4**  
AVERAGE AGE



**\$173,588**  
AVERAGE HH INCOME



**\$173,588**  
TOTAL BUSINESSES



**119,564**  
TOTAL EMPLOYEES

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**Lee & Associates | North San Diego County** A Member of the Lee & Associates® Group of Companies

1902 Wright Place, Suite 180, CA 92008 | Office: (760) 929-9700