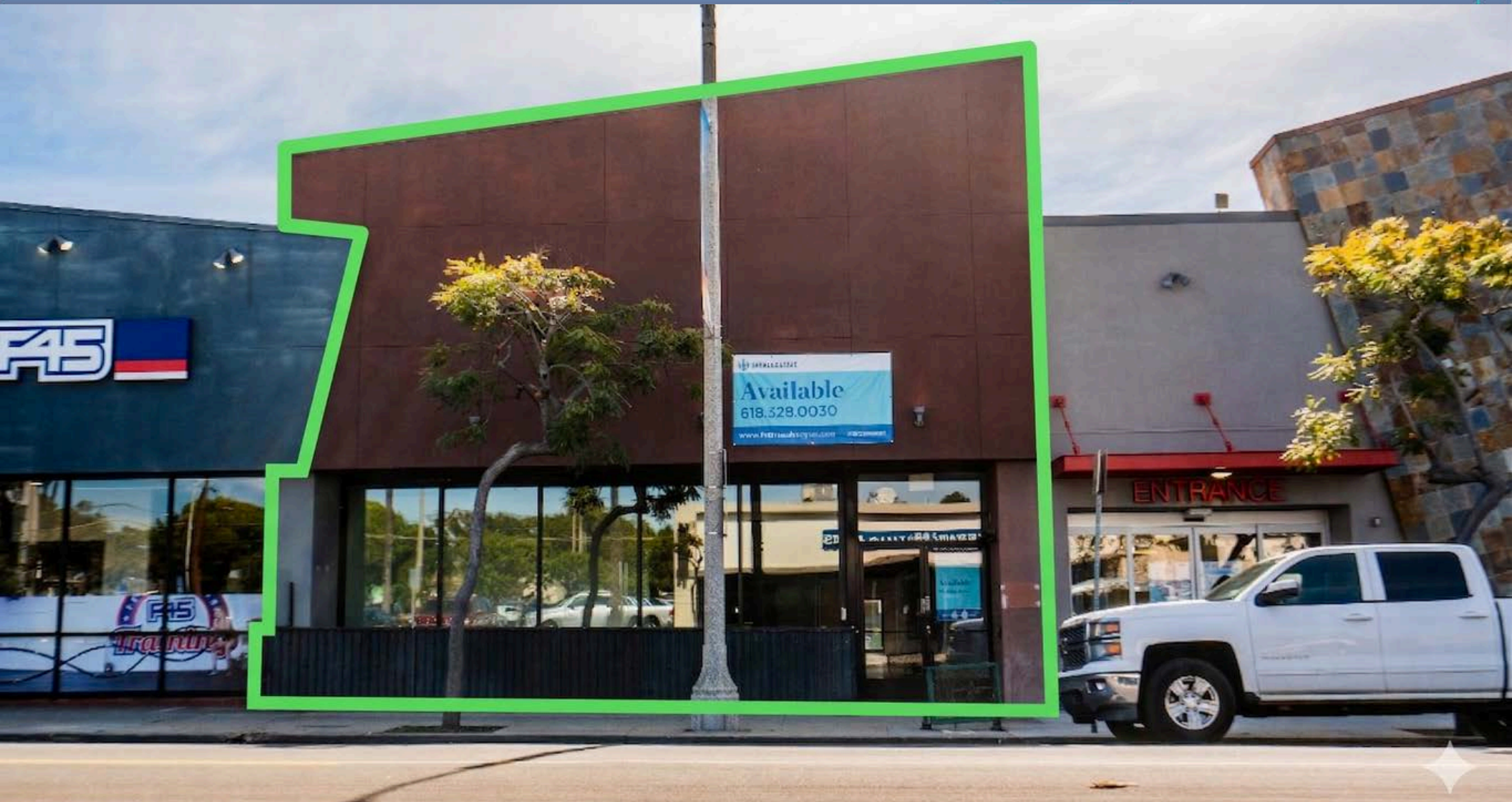


Second Generation Restaurant


In the Heart of Pacific Beach

Rare Garnet Avenue Restaurant Opportunity with Dedicated Parking!

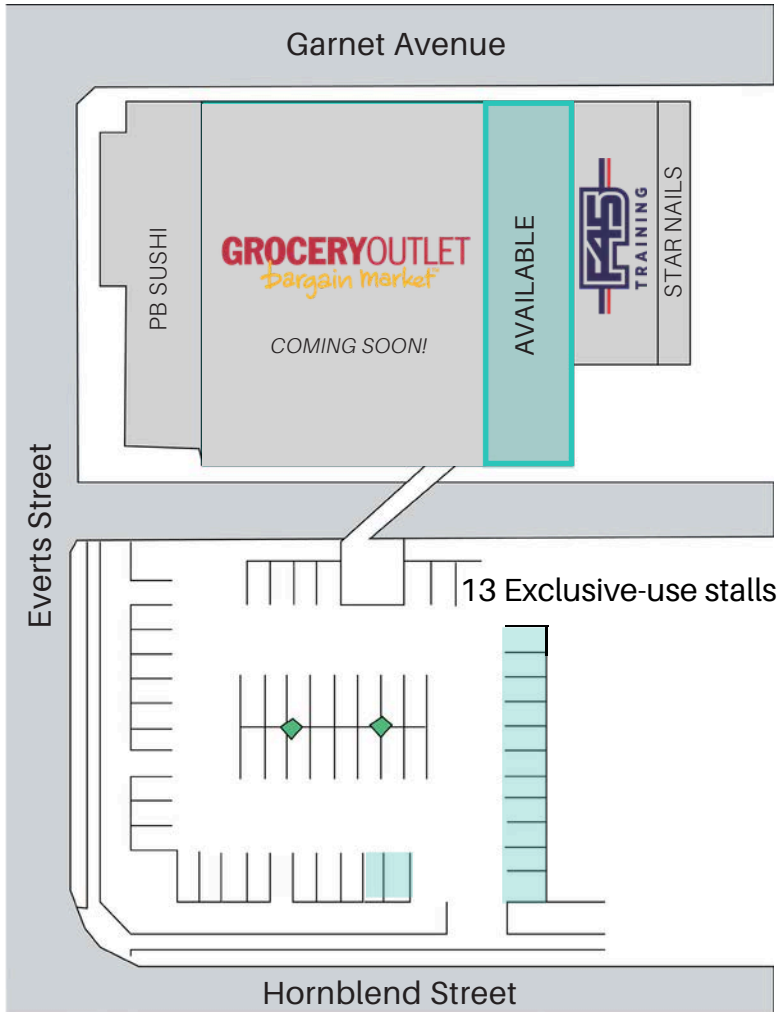


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PROPERTY OVERVIEW



PROPERTY ADDRESS

1221-1231 Garnet Avenue, San Diego, CA 92109

PROPERTY TYPE

Multi-tenant retail

SPACE TYPE

Restaurant

BUILDING SIZE

7,720 SF

PARKING

13 ~ RESERVED ~ Exclusive-use stalls -Free of Charge

LEASE TYPE

NNN (\$0.67/SF)

LEASE RATE

Negotiable

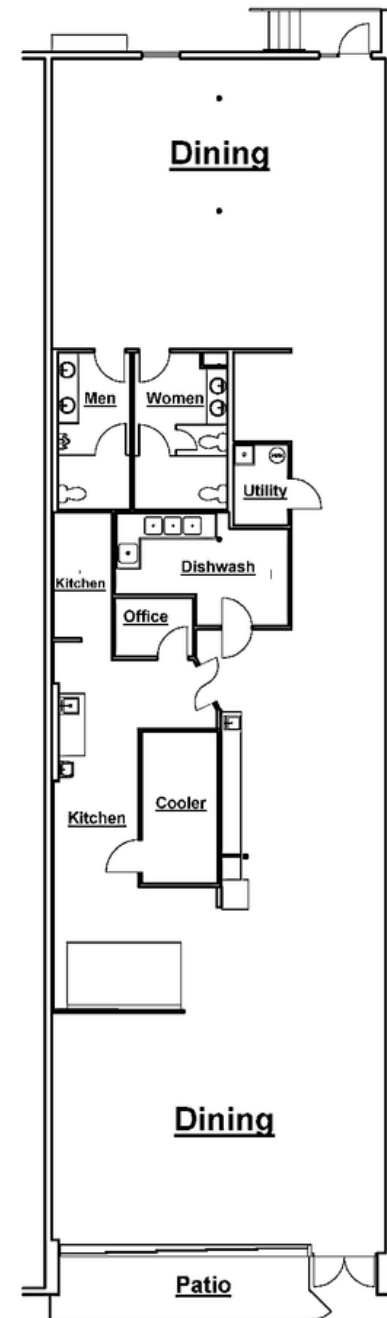
AVAILABILITY

ADDRESS	SIZE - SF	TYPE	TENANT	AVAILABLE
1211	12,500	Retail	Grocery Outlet	Coming Soon
1221	3,823	Restaurant	Available	Immediate
1225	2,680	Retail	F45 Training Faciliy	Leased
1231	1,090	Retail	Star Nails	Leased

SPACE PLAN FEATURES

- **13 Exclusive-use parking stalls**
- ±3,823 SF second-generation restaurant space
- ±154 SF front patio with Garnet Avenue frontage
- Dual access: Front entry on Garnet Avenue and rear entry via Everts and Hornblend Streets
- Prominent signage opportunity on Garnet Avenue, with additional rear signage in alley
- Full kitchen with in-place hood, grease trap, walk-in cooler, cold line, prep area, expo area, and handwashing stations
- Front and rear dining areas
- Service counter
- Bar area
- Dedicated dishwashing area with rinsing station and 3-compartment sink
- Two ADA compliant restrooms
- Office
- Utility Closet

Lease Rate: *Negotiable based on term and qualifications*

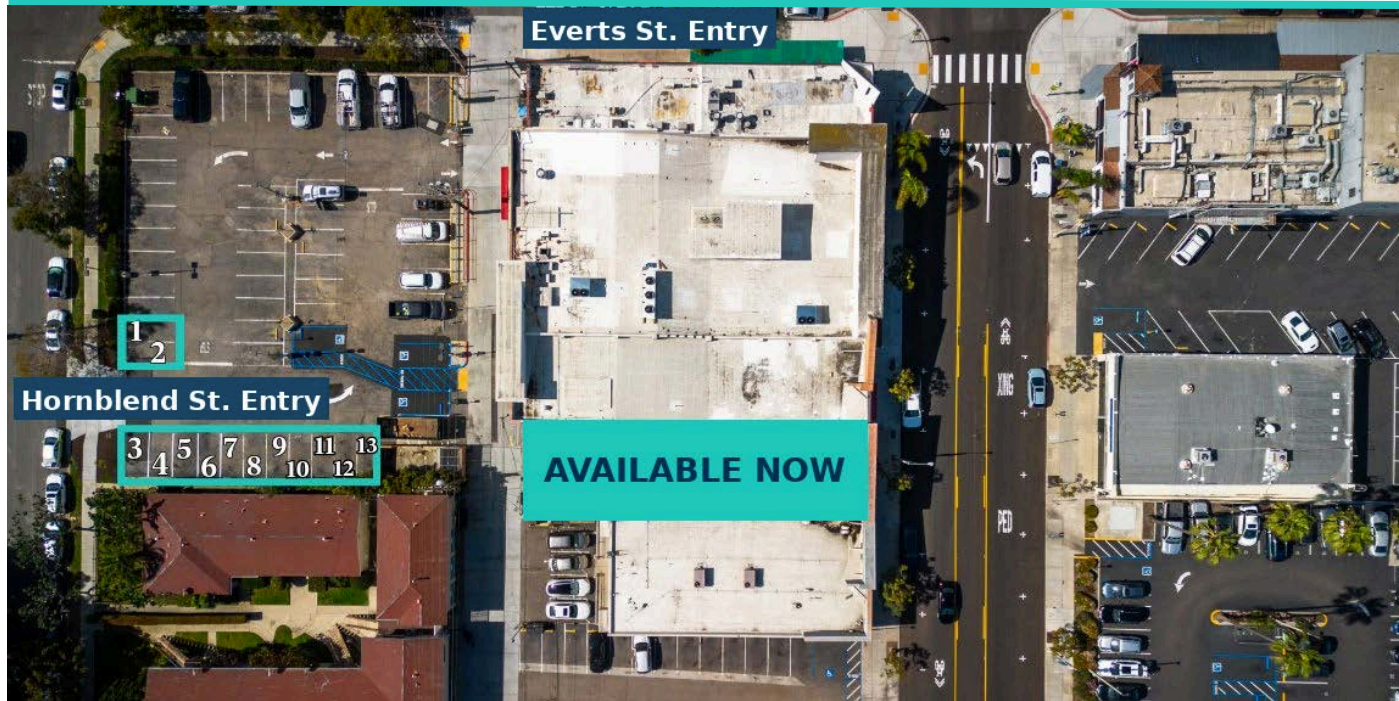


Garnet Avenue

Space plan not to scale; for reference purposes only

A Pacific Beach Rarity: Dedicated Private Parking

While most Garnet Avenue operators rely on street parking, 1221 Garnet delivers a seamless arrival-to-table experience.



Why This Site Outperforms the Market

- Optimized for modern delivery:** The private rear lot serves as an ideal staging area for UberEats & DoorDash, allowing high-volume takeout without congestion or ticketing risks common on Garnet Avenue.
- Operational ease:** Direct alley access via Everts and Hornblend Streets supports seamless loading, delivery logistics, and ADA compliance.
- Brand advantage:** Position your concept as the "hassle-free" choice in Pacific Beach - capturing diners who avoid the area due to parking frustrations.
- Valuation driver:** A 3.4/1,000 SF parking ratio in a district where most competitors have a ratio of zero. Dedicated parking reduces guest friction and supports higher table turns.

13
Exclusive-Use Stalls
 Private lot exclusively for tenant customers

3.4/1,000 SF
Parking Ratio
 Competitors average a ratio of zero

Dual Access
Everts & Hornblend
 Easy ingress/egress bypassing Garnet Ave.



Rear lot - 13 exclusive-use stalls



Rear access via Everts St.

The Parking Desert: A Market Comparison

Between Mission Blvd & Ingraham St, 1221 Garnet Ave is the only restaurant space with dedicated off-street parking

Restaurant	Location	Dedicated Parking	Customer Experience
1221 Garnet Ave	Garnet / Everts	13 Private Stalls	Instant arrival - private lot
Mission + Garnet Food Hall	Mission / Garnet	0 Stalls	Walk up only; delivery congestion
Firehouse	Grand / Mission	0 Stalls	Reliance on paid public lots (\$20+)
PB AleHouse	Grand / Mission	0 Stalls	20+ min search for street parking
Breakfast Republic	Mission Blvd	0 Stalls	Residential street parking only
SD TapRoom	Garnet / Everts	0 Stalls	High-volume hub; zero on-site stalls
The Grass Skirt	Grand / Cass	0 Stalls	Speakeasy; street parking only



Delivery & Logistics Efficiency Matrix

Metric	Neighboring Competitors	1221 Garnet Ave
Search time for parking	5-13 minutes	0 minutes - private lot
Risk of ticket / tow	High (illegal / double park)	Zero - private rear lot
Driver acceptance rate	Low (parking anxiety)	High - guaranteed access
Order freshness	Delayed by logistics	Optimized fulfillment
Staff retention impact	½ mile walk, unsecured	On-site secured parking

Estimated Financial Impact

~\$120K+
 Guest Retention
 Drive-by diners who circle & leave: est \$120K+ top-line gain.*

~\$45K+
 Delivery Optimization
 Faster handoffs via private rear lot: est. 10% delivery uplift.*

~\$15K+
 OpEx Savings
 Courier tickets, towing & staff time eliminated: est. \$15K+.*

Est. ~\$180K+ Annual Competitive Advantage*

*Directional projections based upon published industry benchmarks. Actual results vary by concept, volume and market. Not a guarantee of performance.

Parking Desert Map - Garnet Ave Corridor





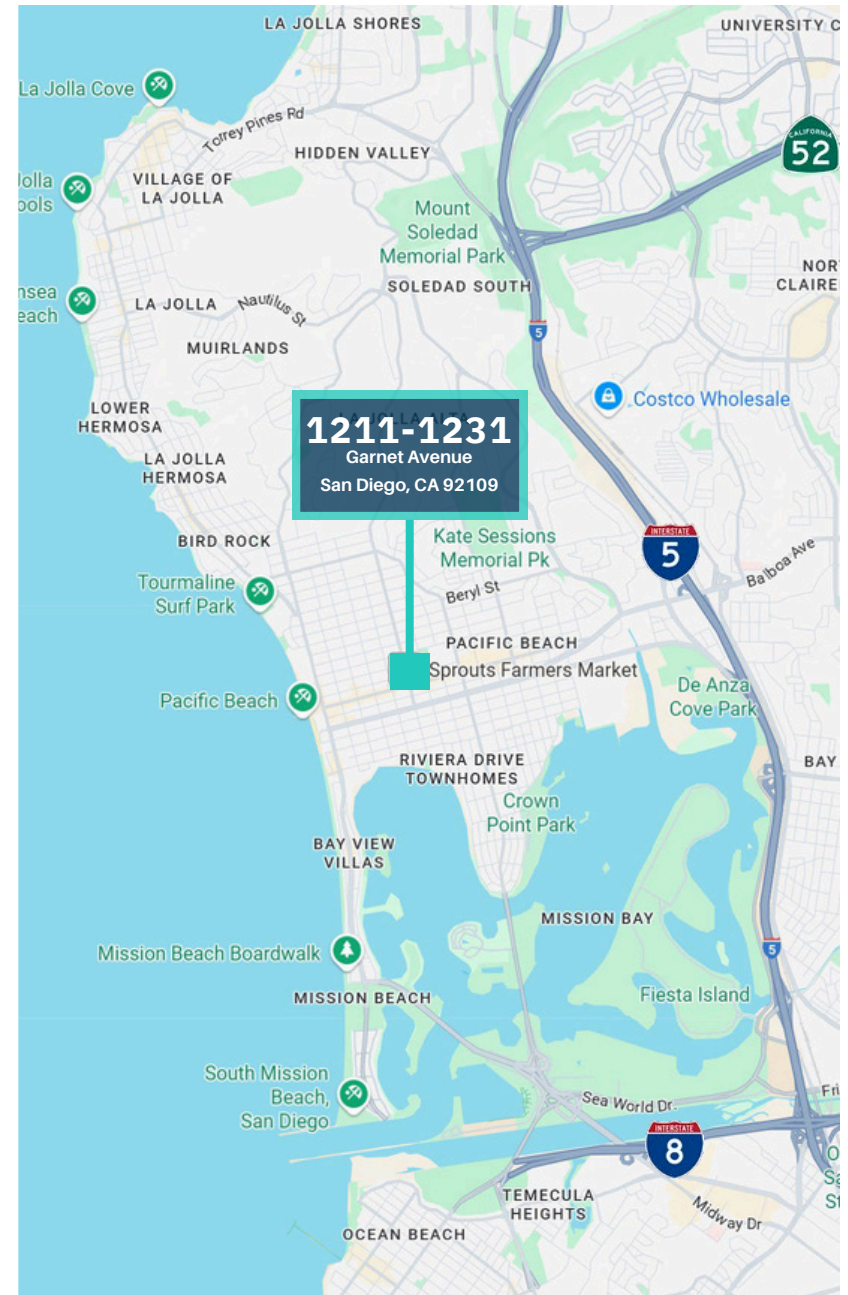






LOCATION FEATURES

- Prime Pacific Beach Location**
 Situated in the heart of Pacific Beach, one of San Diego's most vibrant and iconic coastal neighborhoods. This high-visibility location benefits from strong foot traffic and steady vehicle exposure along Garnet Avenue, Pacific Beach's main commercial corridor.
- Excellent Connectivity**
 Easy access to Interstate 5 ("San Diego Freeway") via both Garnet Avenue and Grand Avenue, offering seamless connectivity to Downtown San Diego, UTC, and the greater San Diego region.
- Proximity to Premier Coastal Communities**
 Surrounded by affluent and highly desirable neighborhoods including Bird Rock/La Jolla, Mission Beach, Ocean Beach, Bay Park, and Clairemont—creating a broad consumer draw for retail, dining, and lifestyle experiences.
- Outstanding Demographics**
 The area features a strong customer base, with a median home price nearing \$1 million and an average household income exceeding \$100,000—ideal for lifestyle and destination-oriented businesses.
- Unmatched Walkability**
 With a Walk Score of 97 (Walker's Paradise), the property is just four blocks from the beach and surrounded by a dense mix of restaurants, coffee shops, boutiques, fitness studios, and hotels, making it a true live-work-play environment.
- Thriving Tourism Year-Round**
 Pacific Beach is a year-round tourist magnet, attracting millions of visitors annually.



13 Exclusive-Use Parking Stalls ~ Rare Garnet Avenue Availability



1211-1231
Garnet Avenue
San Diego, CA 92109

The property's dedicated rear parking lot — accessible via Everts Street — provides 13 exclusive-use stalls for restaurant guests, a competitive differentiator virtually unmatched along this corridor.



Thomas Avenue

Grand Avenue

Hornblend Street

Garnet Avenue

Falspar Street

Emerald Street

Fanuel Street

Fanuel Street



DEMOGRAPHIC OVERVIEW

	1 mile	3 miles	5 miles
HOUSING			
Total Population (2024)	33,985	90,397	273,226
Projected Population (2029)	34,430	91,339	273,687
Annual Growth (2020-2024)	2.7%	2.3%	1.0%
Annual Growth (2024-2029)	0.3%	0.2%	-
Median Age	35.1	38.6	38.4
HOUSING			
Total Households Projected	17,904	41,662	116,178
Households Average	18,138	42,130	116,409
Household Size	1.8	2.1	2.2
INCOME			
Median Household Income AVERAGE	\$99,638	\$108,281	\$101,448
Household Income	\$123,587	\$137,444	\$128,055
DAYTIME DEMOS			
Total Daytime Population	13,899	37,902	130,709
Businesses	2,046	5,119	16,824
RACE & ETHNICITY			
White	26,075	66,768	174,906
Black or African American	421	1,184	6,681
American Indian & Alaska Native Population	133	380	1,480
Asian Population	1,373	4,679	29,716
Pacific Islander Population	101	215	867
Two or More Races	5,883	17,170	59,575
Hispanic Population	4,627	14,000	52,022
CONSUMER SPENDING			
Total Specified Consumer Spending	\$623,579,249	\$1,617,572,636	\$4,391,109,035
Average Household	\$34,829	\$38,826	\$37,796
Per Capita	\$18,349	\$17,894	\$16,071

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