

2015 Garnet Avenue



For Lease | \pm 1,836 SF Former Restaurant/Retail Space (space is Divisible)

Pacific Beach | San Diego

— Property Highlights

- 2nd Generation restaurant space (Call broker for more details).
- High profile location along Garnet Avenue
- Rare on-site parking
- Prime visibility with 30K + CPD on Garnet Avenue
- Easy access to Interstate 5
- Close proximity to major attractions: Kate Sessions Park, Mission Bay Golf Course, Seaworld, Belmont Park, Crystal Pier, and many More!
- Strong Demographics: Median Home Price \$1M+ and average Household income over \$100,000
- Coastal community popular with college students, young adults, and tourists



Available: ±1,836 SF (can be potentially divisible)

2015 Garnet Ave, Suite 101- B, San Diego, CA 92109

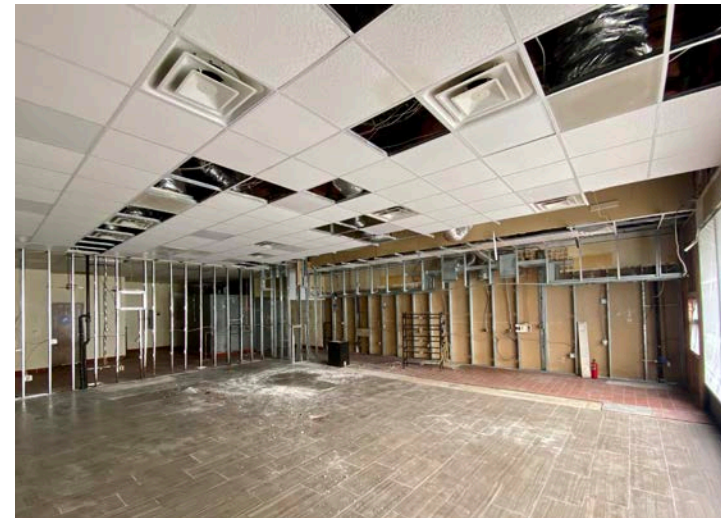
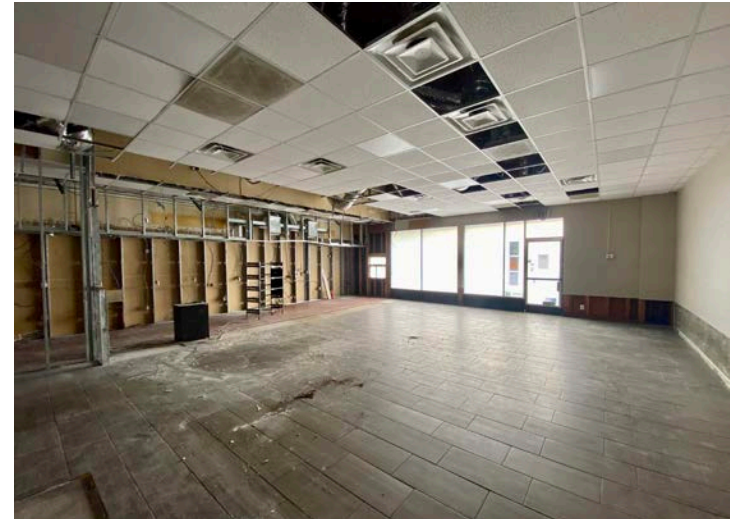
— Site Plan



Morrell Street

Garnet Avenue

— Interior Photos



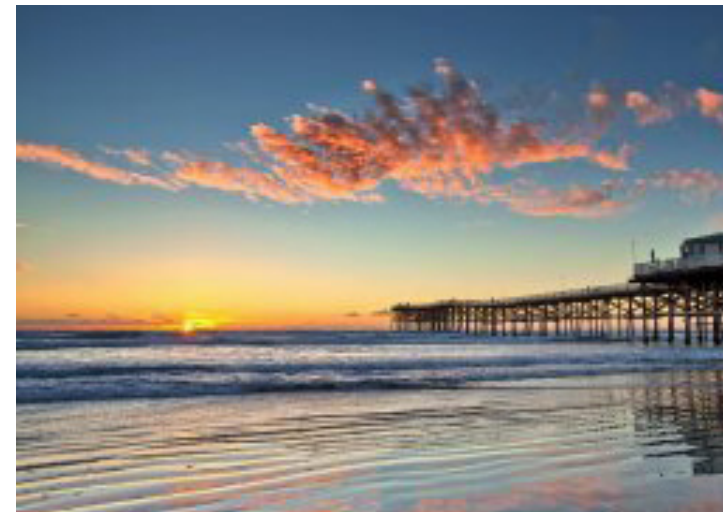
— Exterior Photos



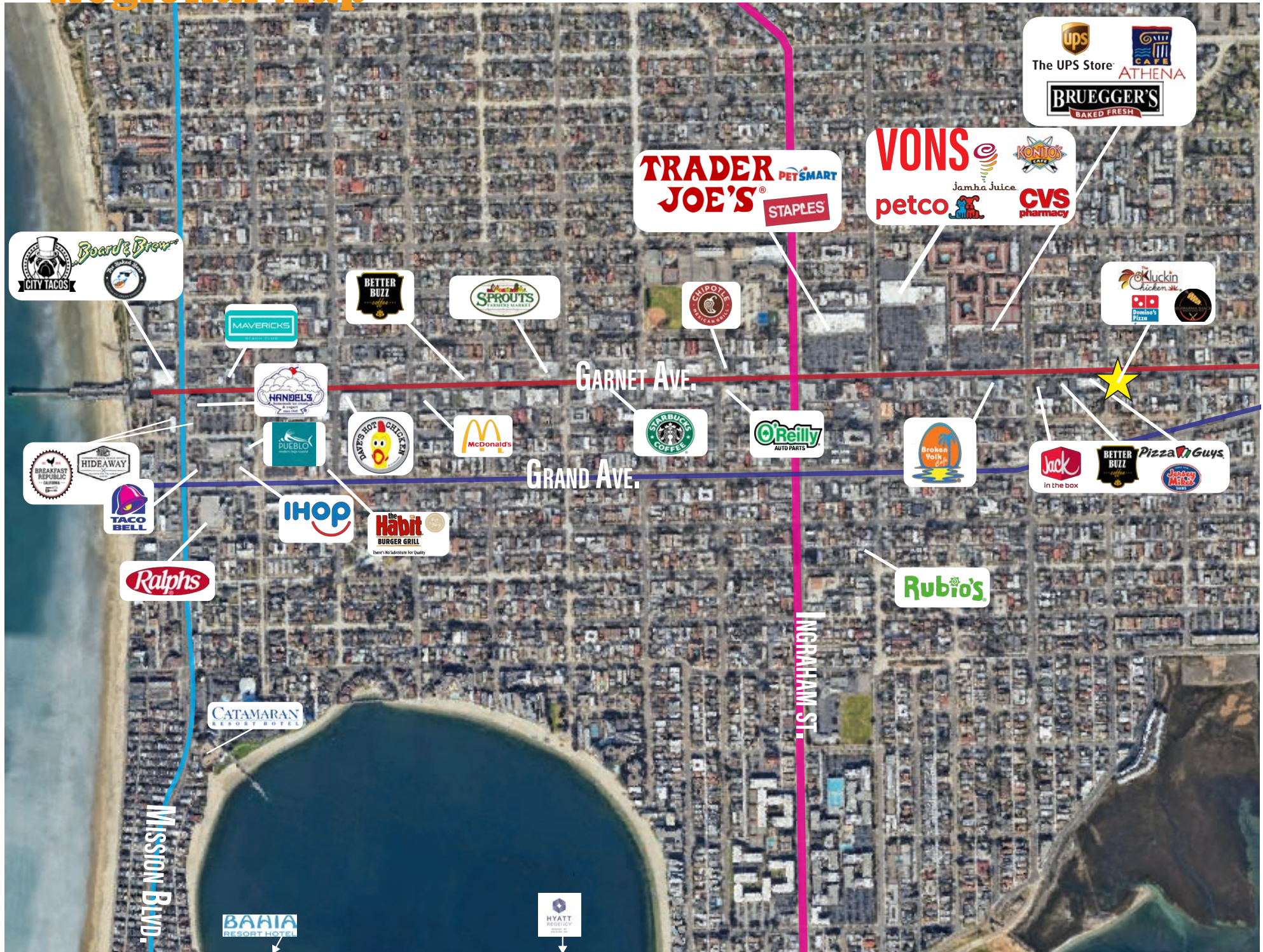
— Pacific Beach

Neighborhood in San Diego, California

Located in sunny San Diego, is a bustling coastal community renowned for its laid-back vibe, scenic beaches, and vibrant atmosphere. With a lively boardwalk, trendy shops, popular restaurants, and exciting nightlife it's a hub of activity for locals and visitors alike. Whether you're soaking up the sun, catching a wave, or exploring the eclectic shops and eateries, Pacific beach offers endless opportunities for relaxation and fun in the California sun.



Regional Map



— Demographics



	1 Mile	3 Miles	5 Miles
Population			
2023 Estimate	29,888	106,472	301,340
2028 Projection	29,568	104,715	296,738
Growth 2010-2023	6.67%	3.20%	3.93%
Population By Race			
White	26,266	91,816	231,616
Black	581	1,815	9,910
Am. Indian & Alaskan	192	756	2,628
Asian	1,486	6,848	41,112
Hawaiian & Pacific Island	87	358	1,272
Hispanic	4,800	17,335	55,405
Other	1,276	4,879	14,802
Households			
2023 Estimate	15,138	48,017	130,852
2028 Projection	14,970	47,152	128,643
2023 Avg Household Income	\$115,948	\$130,751	\$121,394
Occupied Housing			
Owner Occupied	3,759	21,996	57,486
Renter Occupied	11,379	26,201	73,367

— Contact Information



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