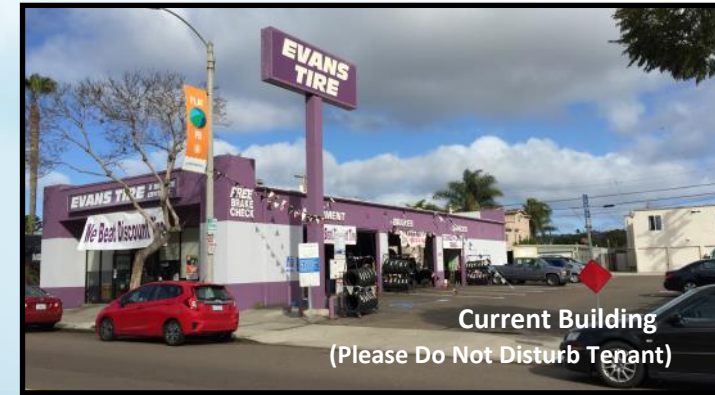


# FOR LEASE

1530 Garnet Ave., San Diego, CA 92109

## Pacific Beach



### Highlights:

- New Restaurant/Retail Opportunity in the Heart of Pacific Beach
  - Abundant private parking
  - Located at the main intersection of the trade area
- 3,600 SF Available** (Please Do Not Disturb Tenant)

### Tenants within a Block:



For more information about this property, please contact:

Austin Dias, MSRE  
(619) 269-6077

Austin@DuhsCommercial.com  
CA License: 01888482

Scott Duhs  
(619) 491-0614

Scott@DuhsCommercial.com  
CA License: 01048874





# BIRDSEYE VIEW



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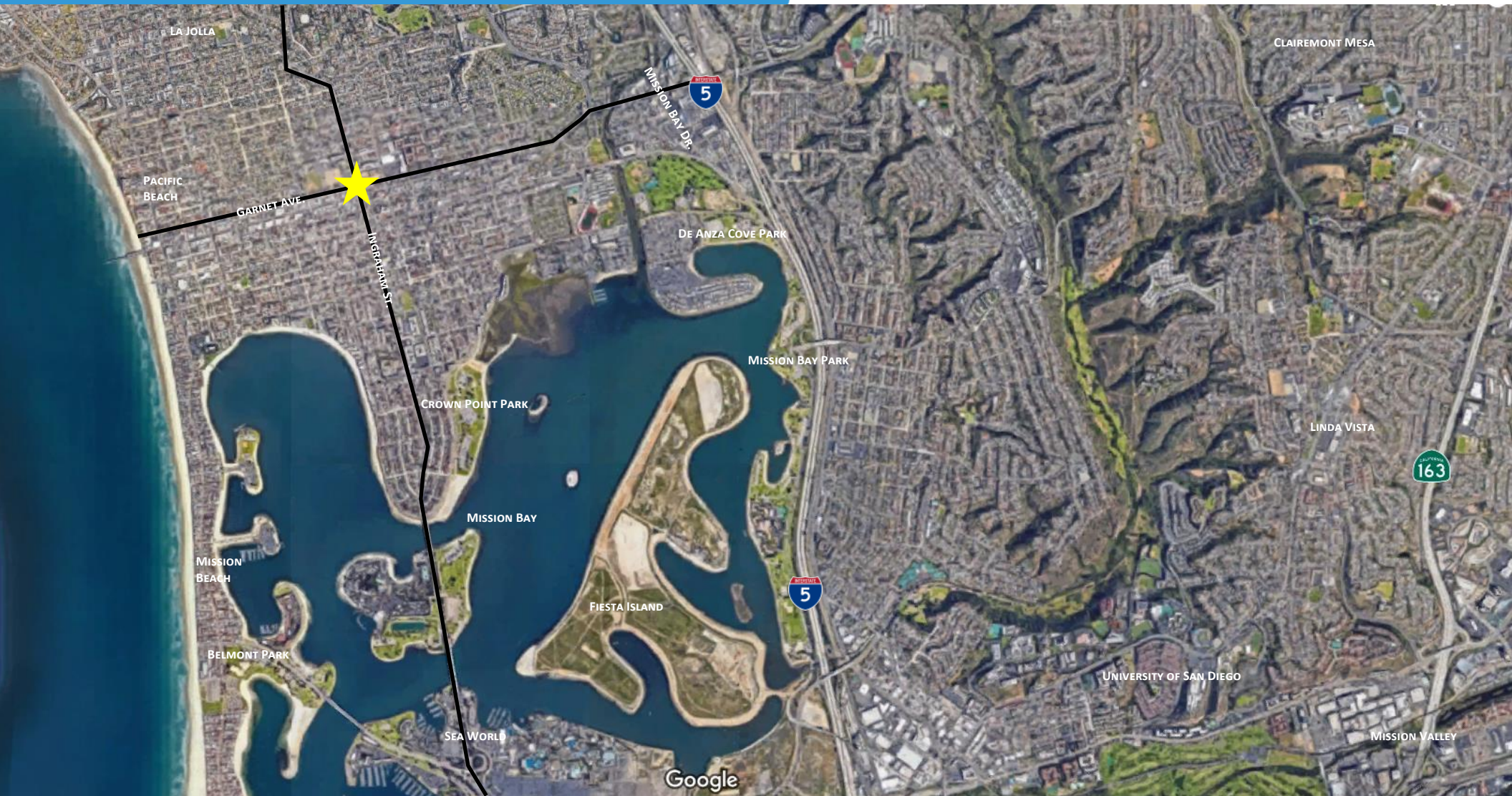
CA License: 01048874



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# AERIAL



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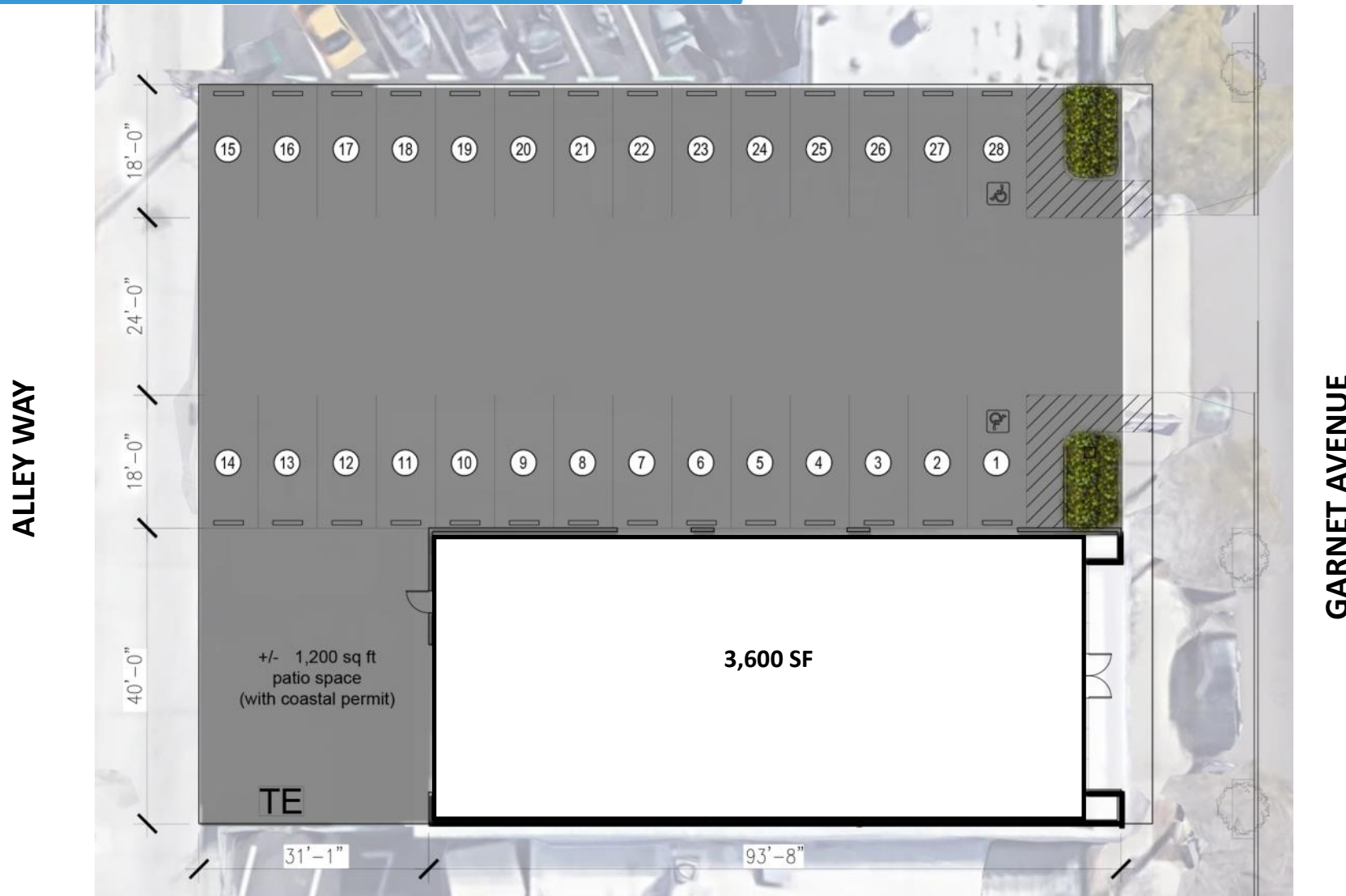
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# SITE PLAN



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# STREET VIEW



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# PROPERTY PICTURE



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# DEMOGRAPHICS

1530 Garnet Avenue | San Diego, CA 92109



## POPULATION

1 MILE

3 MILES

5 MILES

2017

34,498

99,694

299,817

POPULATION PROJECTION (2022)

36,248

104,823

315,545



## HOUSEHOLDS

2017

17,818

45,925

128,908

HOUSEHOLDS PROJECTION (2022)

18,702

48,240

135,614



## AVERAGE HH INCOME

2017

\$90,202

\$106,791

\$99,711



## MEDIAN HH INCOME

2017

\$73,487

\$80,817

\$75,108

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