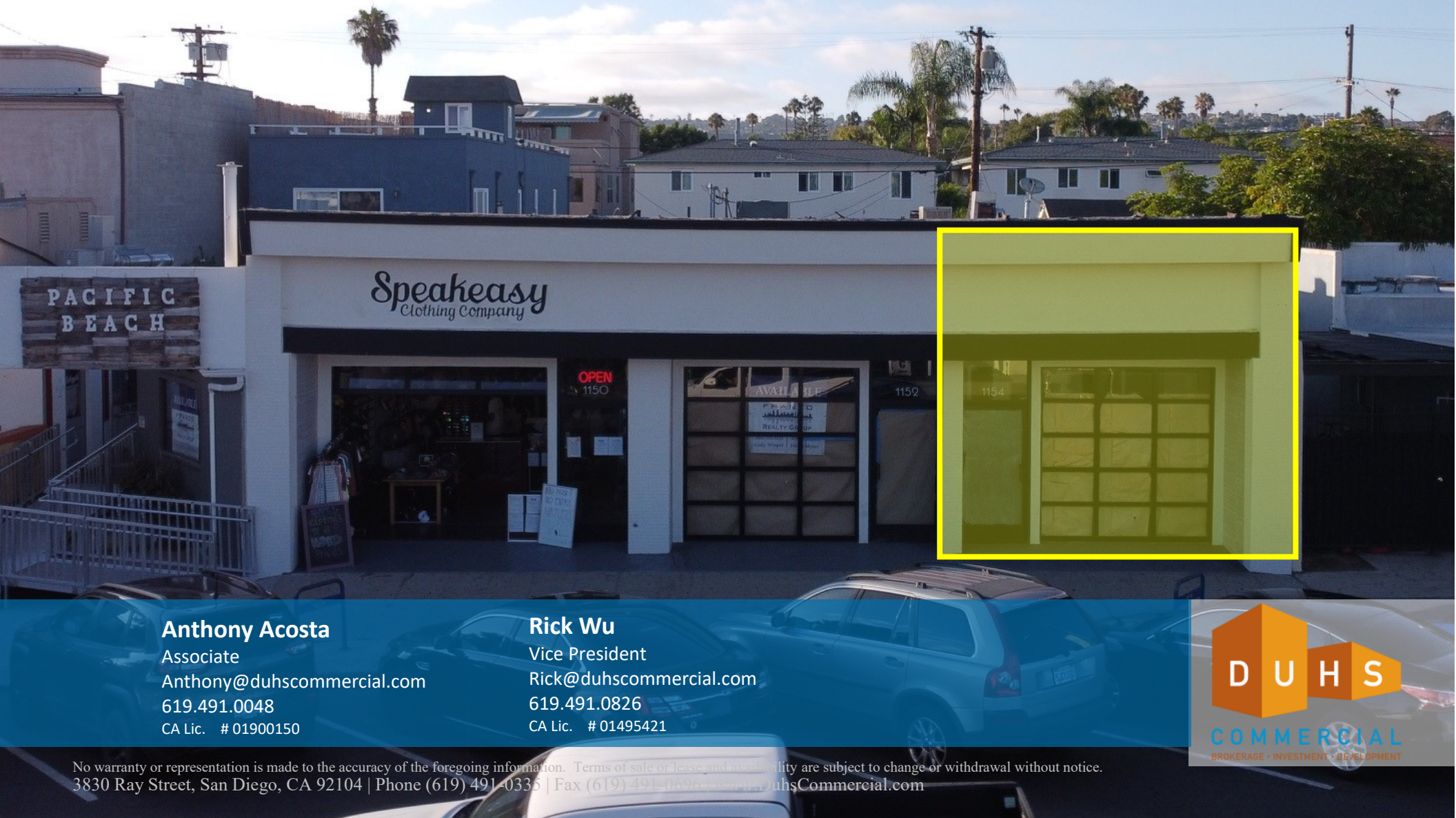


FOR LEASE

1154 GARNET AVENUE, Pacific Beach, CA 92109

APPROX.
1,300 SF

RESTAURANT OPPORTUNITY
PACIFIC BEACH, SAN DIEGO



Anthony Acosta

Associate

Anthony@duhscommercial.com

619.491.0048

CA Lic. # 01900150

Rick Wu

Vice President

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3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0336 | Fax (619) 491-0696 | www.DuhsCommercial.com

**Approx. 1,300 SF Restaurant Space with Grease Trap.
Just Blocks from the Beach.**



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STREET VIEW



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AREA HIGHLIGHTS



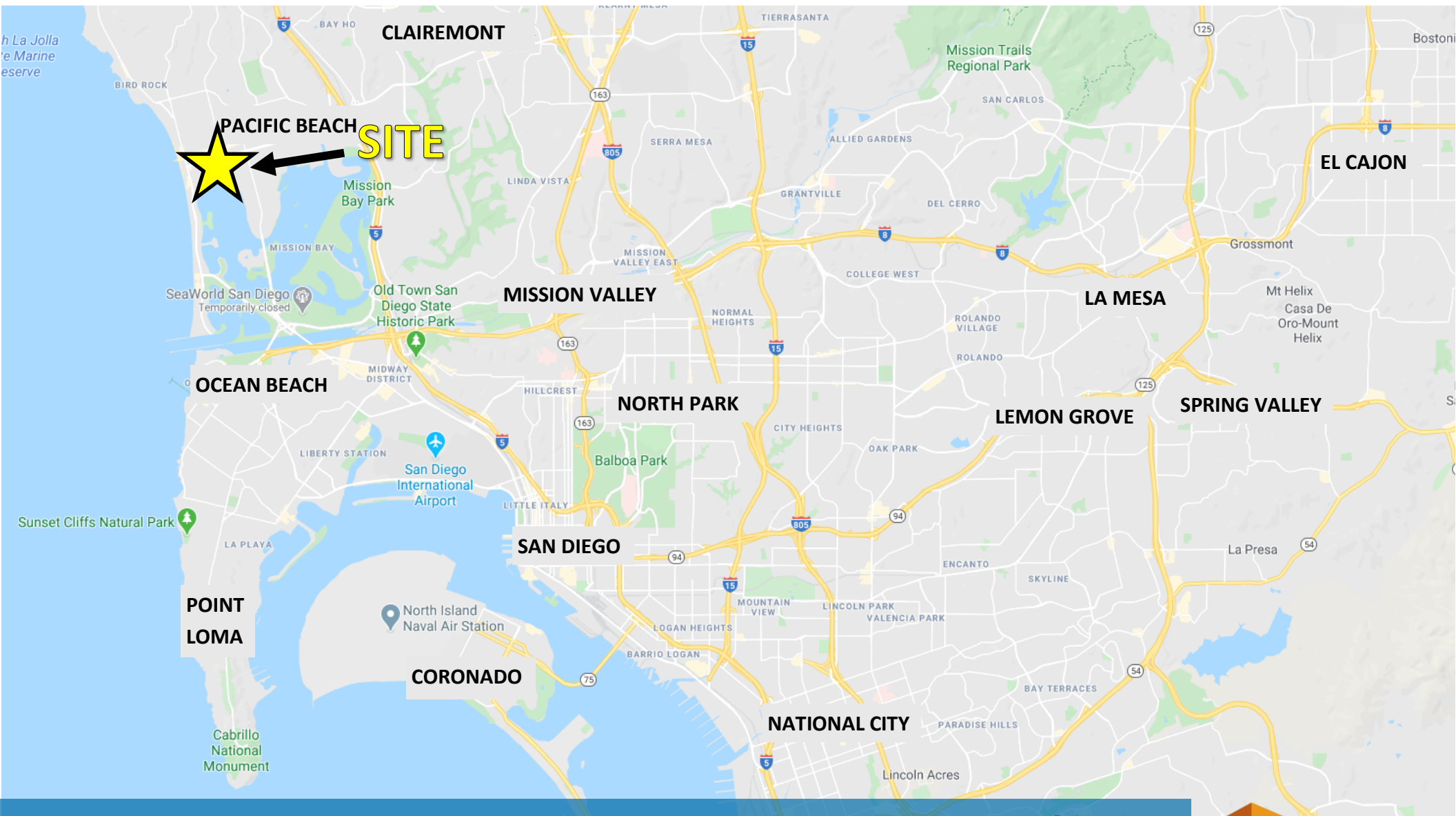
- Densely populated trade area with strong demographics - Strong daytime and night-time population with a median age of 36 and an Avg. household income is \$112,710
- Pacific Beach is a top destination for college students and tourists
- One of the best beach areas of San Diego, with many nearby retailers, shops, eateries, and top-rated nightlife



NEIGHBORING TENANTS



MAP



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AERIAL



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DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population			
2020 Estimate	33,055	89,060	273,417
2025 Projection	34,076	91,507	279,955
Median Age	34.40	37.50	37.40
2020 Population By Race			
White	29,744 89.98%	78,824 88.51%	221,177 80.89%
Black	431 1.30%	1,297 1.46%	7,817 2.86%
Am. Indian & Alaskan	183 0.55%	525 0.59%	2,323 0.85%
Asian	1,389 4.20%	4,717 5.30%	29,200 10.68%
Hawaiian & Pacific Island	88 0.27%	245 0.28%	1,038 0.38%
Other	1,220 3.69%	3,452 3.88%	11,862 4.34%
Population by Hispanic Origin			
Non-Hispanic Origin	29,026 87.81%	76,908 86.36%	224,620 82.15%
Hispanic Origin	4,030 12.19%	12,152 13.64%	48,797 17.85%
Households			
2020 Estimate	17,419	41,822	117,950
2025 Projection	17,931	42,881	120,586
2010 Census	15,518	38,209	109,725
2020 Average Household Size	1.90	2.10	2.20
2020 Avg Household Income	\$100,701	\$121,492	\$113,300
2020 Occupied Housing			
Owner Occupied	4,178 23.99%	17,994 43.03%	54,011 45.79%
Renter Occupied	13,240 76.01%	23,828 56.97%	63,940 54.21%
2020 Median Home Value	\$901,990	\$973,895	\$811,823

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