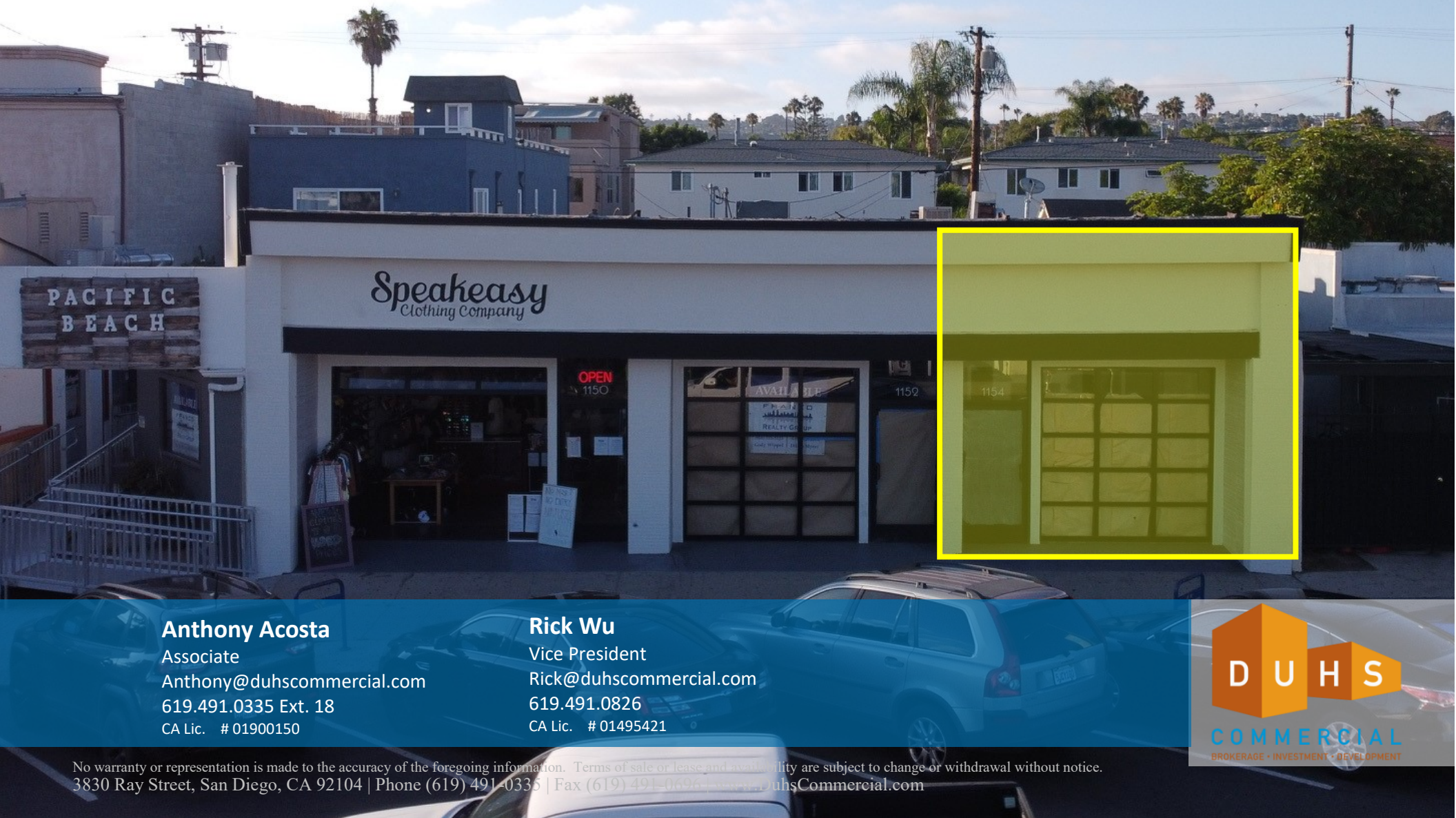


FOR LEASE

1154 GARNET AVENUE, Pacific Beach, CA 92109

APPROX.
1,300 SF

RESTAURANT OPPORTUNITY
PACIFIC BEACH, SAN DIEGO



Anthony Acosta

Associate

Anthony@duhscommercial.com

619.491.0335 Ext. 18

CA Lic. # 01900150

Rick Wu

Vice President

Rick@duhscommercial.com

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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | 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



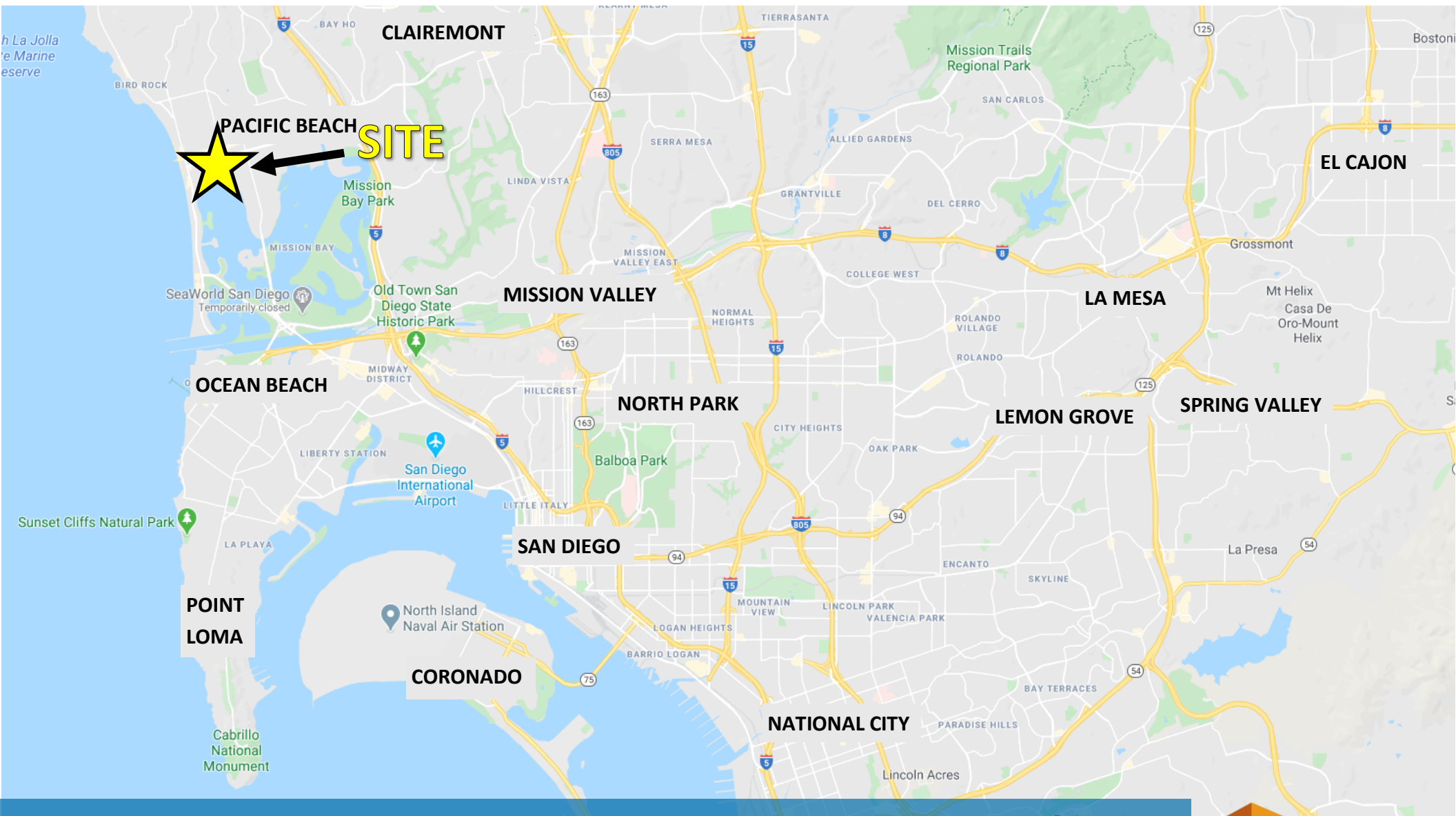
- Densely populated trade area with strong demographics - Strong daytime and night-time population with a median age of 36 and an Avg. household income is \$112,710
- Pacific Beach is a top destination for college students and tourists
- One of the best beach areas of San Diego, with many nearby retailers,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