FOR LEASE

1154 GARNET AVENUE, Pacific Beach, CA 92109

APPROX.

1,300 SF

RESTAURANT OPPORTUNITY
PACIFIC BEACH, SAN DIEGO



Anthony Acosta

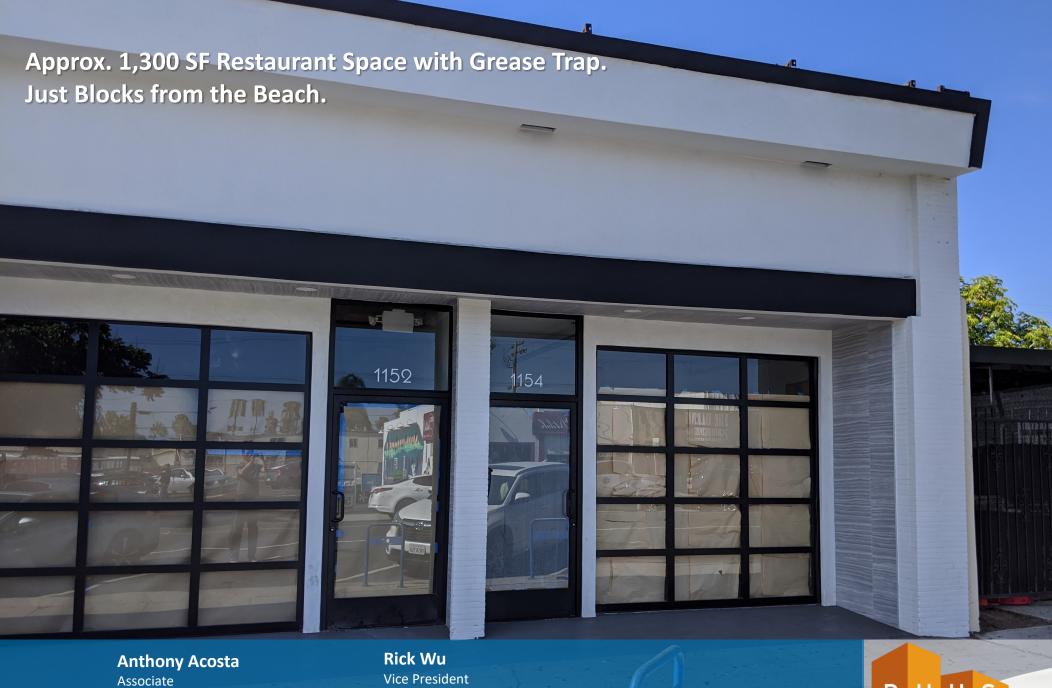
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lity are subject to change or withdrawal without notice.



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D U H S

COMMERCIAL

BROKERAGE · INVESTMENT DEVELOPMENT

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject 3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www. Dahas and availability are subject.

STREET VIEW



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











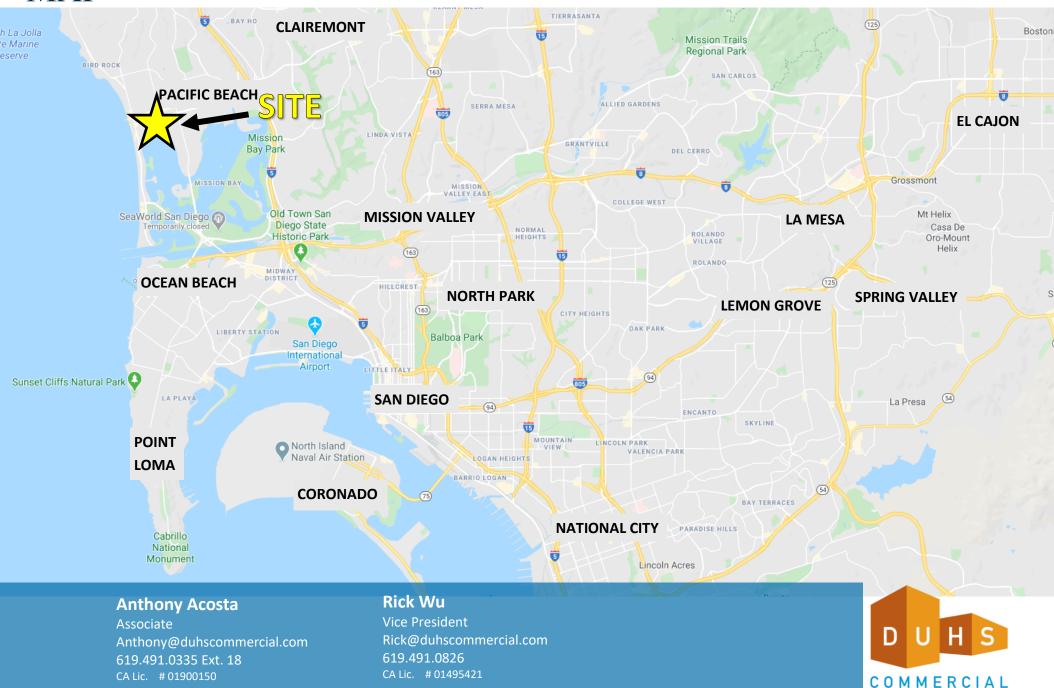






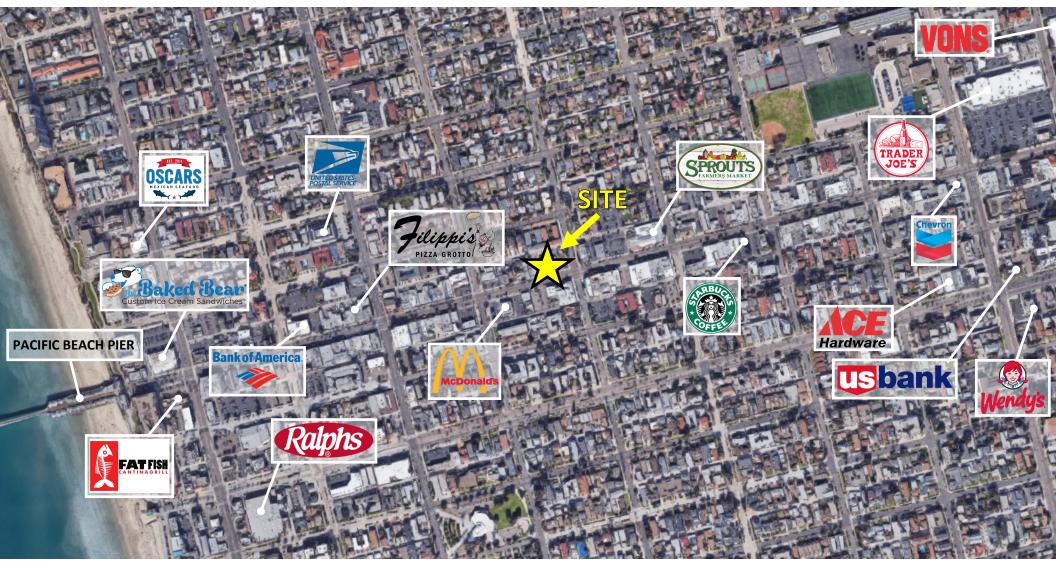


MAP



BROKERAGE • INVESTMENT • DEVELOPMENT

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 Renter Occupied	4,178 23.99% 13,240 76.01%	17,994 43.03% 23,828 56.97%	54,011 45.79% 63,940 54.21%
2020 Median Home Value	\$901,990	\$973,895	\$811,823
	2020 Estimate 2025 Projection Median Age 2020 Population By Race White Black Am. Indian & Alaskan Asian Hawaiian & Pacific Island Other Population by Hispanic Origin Non-Hispanic Origin Hispanic Origin Households 2020 Estimate 2025 Projection 2010 Census 2020 Average Household Size 2020 Avg Household Income 2020 Occupied Housing Owner Occupied Renter Occupied	Population 33,055 2025 Projection 34,076 Median Age 34.40 2020 Population By Race White 29,744 89.98% Black 431 1.30% Am. Indian & Alaskan 183 0.55% Asian 1,389 4.20% Hawaiian & Pacific Island 88 0.27% Other 1,220 3.69% Population by Hispanic Origin 29,026 87.81% Hispanic Origin 4,030 12.19% Households 2020 Estimate 17,419 2025 Projection 17,931 2010 Census 15,518 2020 Average Household Size 1.90 2020 Avg Household Income \$100,701 2020 Occupied Housing 4,178 23.99% Owner Occupied 4,178 23.99% Renter Occupied 13,240 76.01%	Population 2020 Estimate 33,055 89,060 2025 Projection 34,076 91,507 Median Age 34.40 37.50 2020 Population By Race White 29,744 89.98% 78,824 88.51% Black 431 1.30% 1,297 1.46% Am. Indian & Alaskan 183 0.55% 525 0.59% Asian 1,389 4.20% 4,717 5.30% Hawaiian & Pacific Island 88 0.27% 245 0.28% Other 1,220 3.69% 3,452 3.88% Population by Hispanic Origin 29,026 87.81% 76,908 86.36% Hispanic Origin 4,030 12.19% 12,152 13.64% Households 17,419 41,822 2025 Projection 17,931 42,881 2010 Census 15,518 38,209 2020 Average Household Size 1.90 2.10 2020 Avg Household Income \$100,701 \$121,492 2020 Occupied Housing 4,178 23.99% 17,994 43.03% 0 Wner Occupied 4,178 23.99% 17,994 43.03% 13,240 76.01% 23,828 56.97%



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