

# FOR LEASE

1037 Garnet Avenue, Pacific Beach, CA 92109

**±450 SF**

TURNKEY FULLY FIXTURIZED  
RESTAURANT SPACE  
PACIFIC BEACH, SAN DIEGO

**TATTOO INK SPOT**

## Highlights

- +/- 450 SF Turnkey fully fixturized restaurant space
- Just a few blocks from the beach and Crystal Pier
- Located on busy thoroughfare – Garnet Ave
- Heavy pedestrian traffic with a walk score of 96 (walker's paradise)
- High Traffic Counts – +/-17,652 VPD
- Great synergy in a top beach area – Many retailers, shops, eateries, bars in the immediate area
- Popular neighborhood for college students and tourists
- Affluent community – Avg. household income of \$100,712 & a median home value of \$908,267 within a 1 mile radius

## Anthony Acosta

Associate  
Anthony@duhsccommercial.com  
619.491.0335 Ext. 18  
CA Lic. # 01900150

## Rick Wu

Vice President  
Rick@duhsccommercial.com  
619.491.0826  
CA Lic. # 01495421



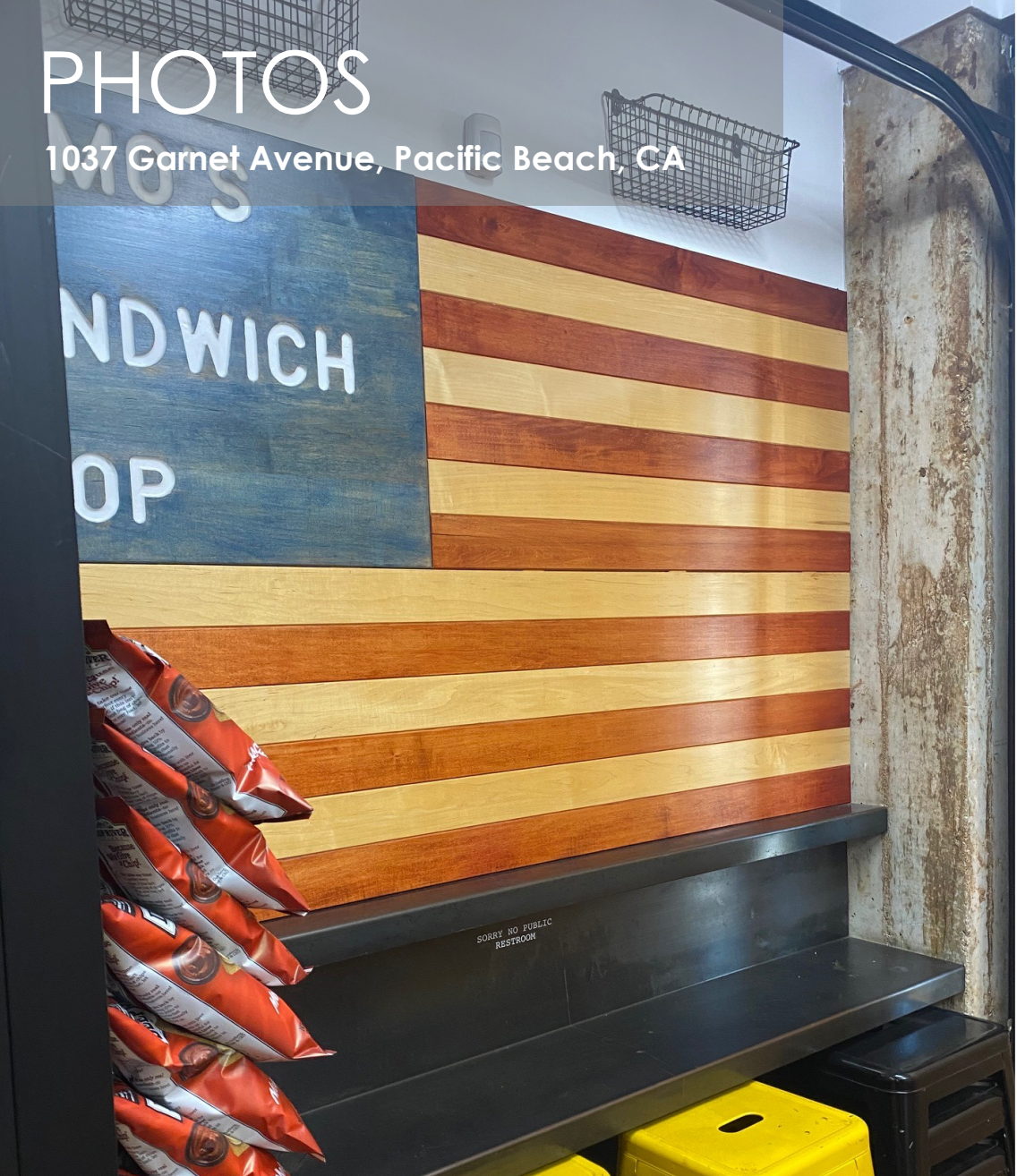
No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease, if any, are subject to change or withdrawal without notice.

1030 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | www.DuhsCommercial.com



# PHOTOS

1037 Garnet Avenue, Pacific Beach, CA



**Anthony Acosta**

Associate

[Anthony@duhscommercial.com](mailto:Anthony@duhscommercial.com)

619.491.0335 Ext. 18

CA Lic. # 01900150

**Rick Wu**

Vice President

[Rick@duhscommercial.com](mailto:Rick@duhscommercial.com)

619.491.0826

CA Lic. # 01495421



LIFE IS LIKE  
A SANDWICH  
YOU MUST  
FILL IT WITH  
THE BEST  
INGREDIENTS



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](http://www.DuhsCommercial.com)



# PHOTOS

1037 Garnet Avenue, Pacific Beach, CA



**Anthony Acosta**

Associate

[Anthony@duhscommercial.com](mailto:Anthony@duhscommercial.com)

619.491.0335 Ext. 18

CA Lic. # 01900150

**Rick Wu**

Vice President

[Rick@duhscommercial.com](mailto:Rick@duhscommercial.com)

619.491.0826

CA Lic. # 01495421



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](http://www.DuhsCommercial.com)



# PHOTOS

1037 Garnet Avenue, Pacific Beach, CA



**Anthony Acosta**

Associate

[Anthony@duhscommercial.com](mailto:Anthony@duhscommercial.com)

619.491.0335 Ext. 18

CA Lic. # 01900150

**Rick Wu**

Vice President

[Rick@duhscommercial.com](mailto:Rick@duhscommercial.com)

619.491.0826

CA Lic. # 01495421



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) 491-0695 | [www.DuhsCommercial.com](http://www.DuhsCommercial.com)



# PHOTOS

1037 Garnet Avenue, Pacific Beach, CA



## Anthony Acosta

Associate  
Anthony@duhscommercial.com  
619.491.0335 Ext. 18  
CA Lic. # 01900150

## Rick Wu

Vice President  
Rick@duhscommercial.com  
619.491.0826  
CA Lic. # 01495421



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 to change or withdrawal without notice.

3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | [www.DuhsCommercial.com](http://www.DuhsCommercial.com)



# NEIGHBORING TENANTS





# AERIAL

1037 Garnet Avenue, Pacific Beach, CA



**Anthony Acosta**

Associate

[Anthony@duhscommercial.com](mailto:Anthony@duhscommercial.com)

619.491.0335 Ext. 18

CA Lic. # 01900150

**Rick Wu**

Vice President

[Rick@duhscommercial.com](mailto:Rick@duhscommercial.com)

619.491.0826

CA Lic. # 01495421



BROKERAGE • INVESTMENT • DEVELOPMENT

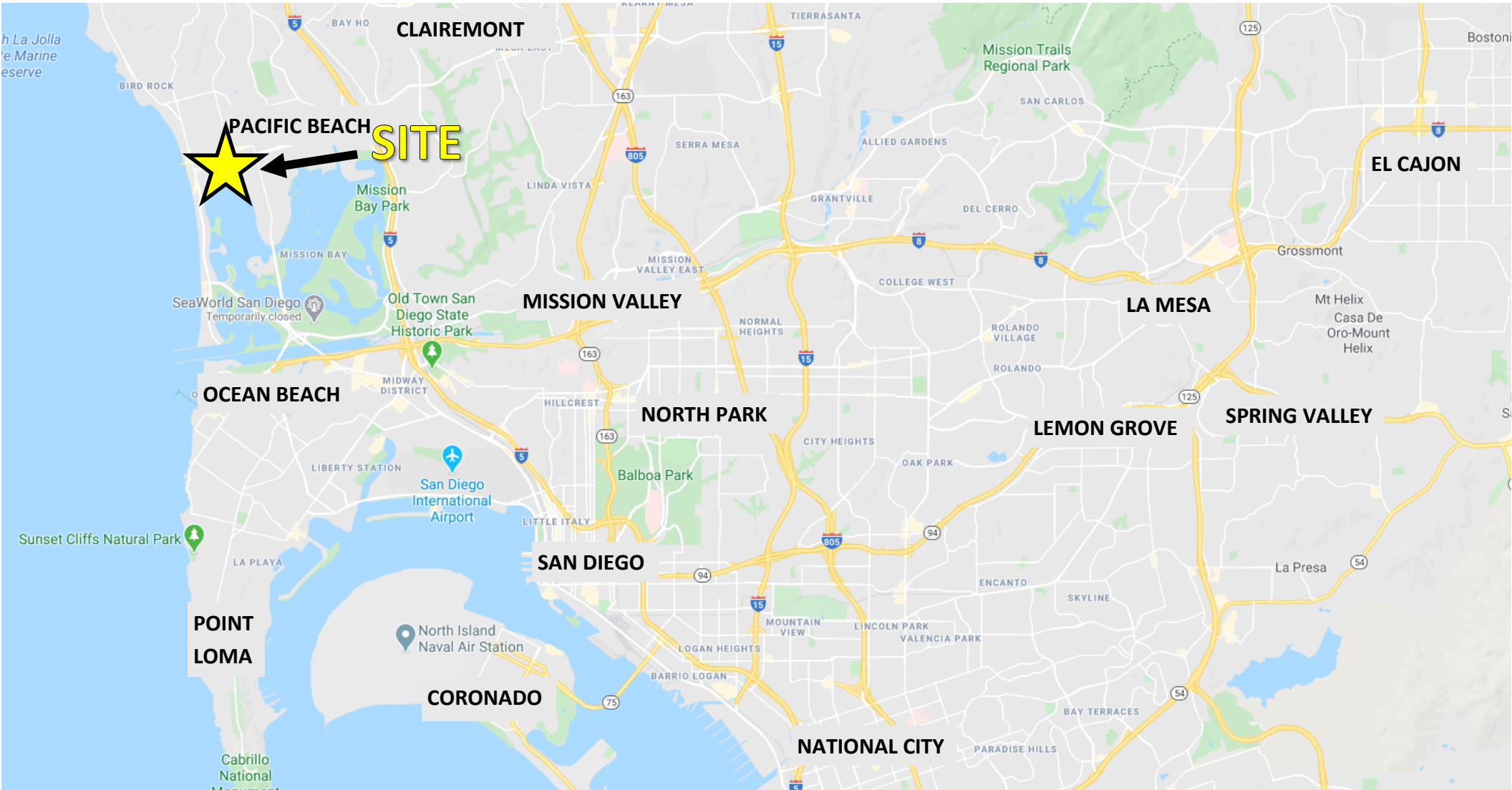
No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

3830 Ray Street, San Diego, CA 92104 | Phone (619) 491-0335 | Fax (619) 491-0696 | [www.DuhsCommercial.com](http://www.DuhsCommercial.com)



# MAP

1037 Garnet Avenue, Pacific Beach, CA



**Anthony Acosta**

Associate

[Anthony@duhscommercial.com](mailto:Anthony@duhscommercial.com)

619.491.0335 Ext. 18

CA Lic. # 01900150

**Rick Wu**

Vice President

[Rick@duhscommercial.com](mailto:Rick@duhscommercial.com)

619.491.0826

CA Lic. # 01495421



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](http://www.DuhsCommercial.com)



# DEMOGRAPHICS

1037 Garnet Avenue, Pacific Beach, CA

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
<b>2020 Estimate</b>	33,055	89,060	273,417
2025 Projection	34,076	91,507	279,955
Median Age	34.40	37.50	37.40
<b>2020 Population By Race</b>			
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%
<b>Population by Hispanic Origin</b>			
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%
<b>Households</b>			
<b>2020 Estimate</b>	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
<b>2020 Avg Household Income</b>	\$100,701	\$121,492	\$113,300
<b>2020 Occupied Housing</b>			
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%
<b>2020 Median Home Value</b>	\$901,990	\$973,895	\$811,823



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](http://www.DuhsCommercial.com)