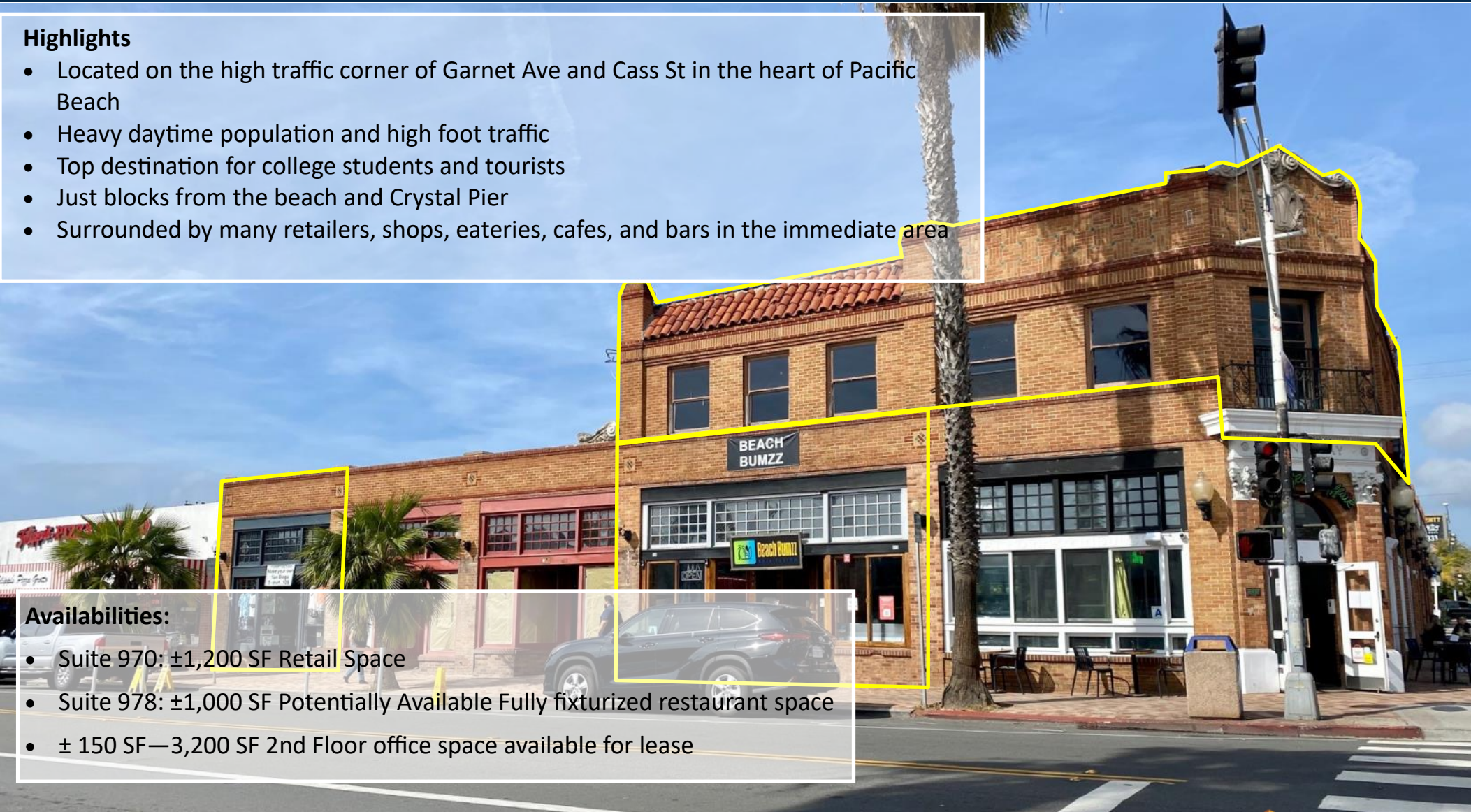


FOR LEASE- THE HISTORIC DUNAWAY BUILDING IN PACIFIC BEACH

Highlights

- Located on the high traffic corner of Garnet Ave and Cass St in the heart of Pacific Beach
- Heavy daytime population and high foot traffic
- Top destination for college students and tourists
- Just blocks from the beach and Crystal Pier
- Surrounded by many retailers, shops, eateries, cafes, and bars in the immediate area



Availabilities:

- Suite 970: ±1,200 SF Retail Space
- Suite 978: ±1,000 SF Potentially Available Fully fixtured restaurant space
- ± 150 SF—3,200 SF 2nd Floor office space available for lease

Anthony Acosta

Associate

Anthony@duhscommercial.com

619.491.0048

CA Lic. # 01900150

Rick Wu

Vice President

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PHOTOS

970-980 GARNET AVE SAN DIEGO, CA 92109



Suite 970: ±1,200 SF
Retail Space

Suite 978: ±1,000 SF
Potentially Available
Fully Fixturized
Restaurant Space

± 150 SF—3,200 SF
2nd Floor Office Space

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DEMOGRAPHICS

970-980 GARNET AVE SAN DIEGO, CA 92109



TRAFFIC COUNTS

GARNET AVE: 17,652 ADT
GRAND AVE: 21,941 ADT



DAYTIME POPULATION

1 MILE: 10,817
3 MILE: 29,836
5 MILE: 107,898



AVERAGE HOUSEHOLD INCOME

ZIP CODE: 92109
1 MILE: \$102,513
3 MILE: \$122,409
5 MILE: \$114,236



RESIDENTIAL POPULATION

1 MILE: 27,685
3 MILE: 84,156
5 MILE: 257,028



HOUSEHOLDS

1 MILE: 14,553
3 MILE: 39,885
5 MILE: 111,914



AERIAL

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COMMERCIAL

BROKERAGE • INVESTMENT • DEVELOPMENT

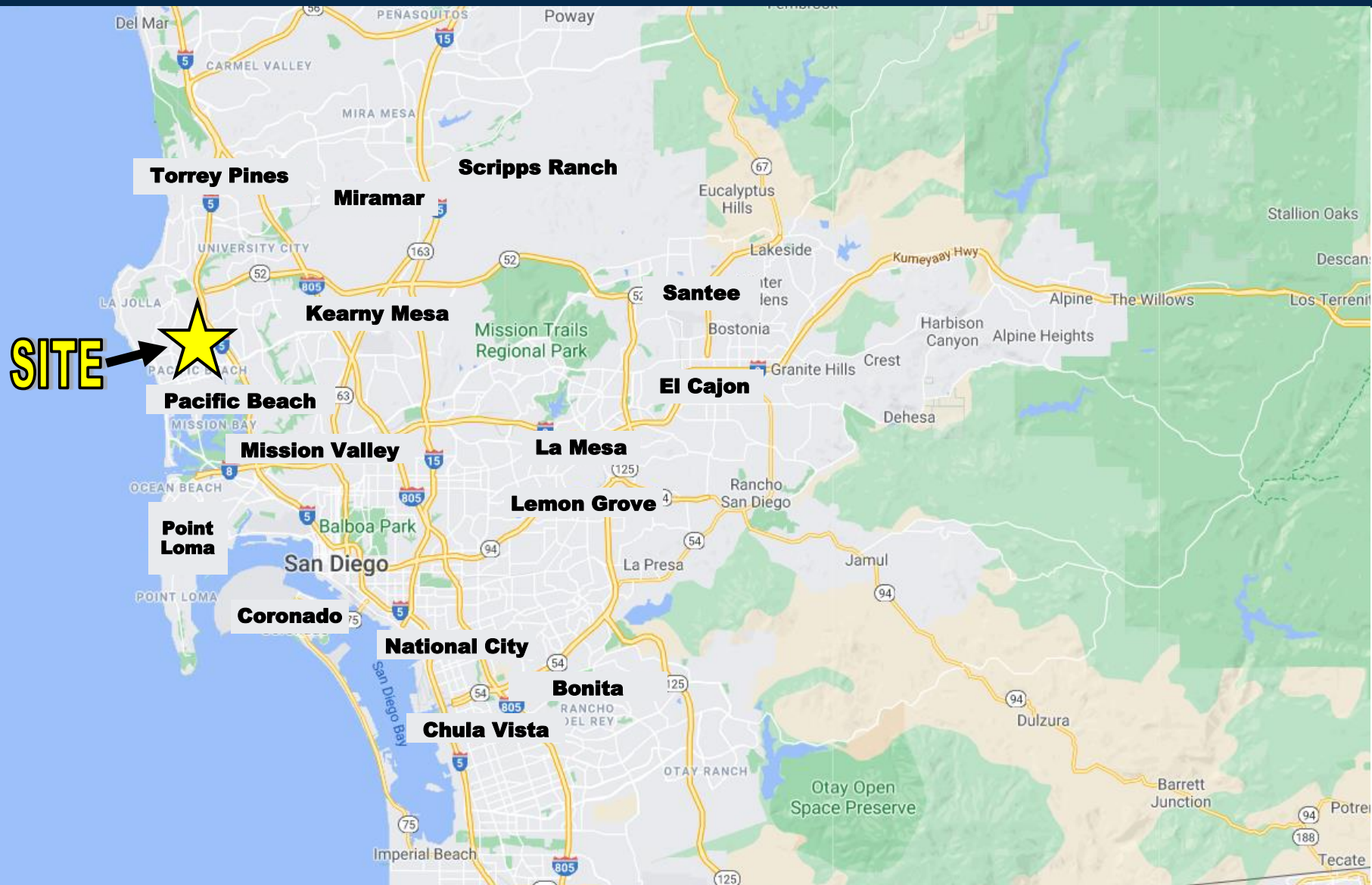
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REGIONAL MAP

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