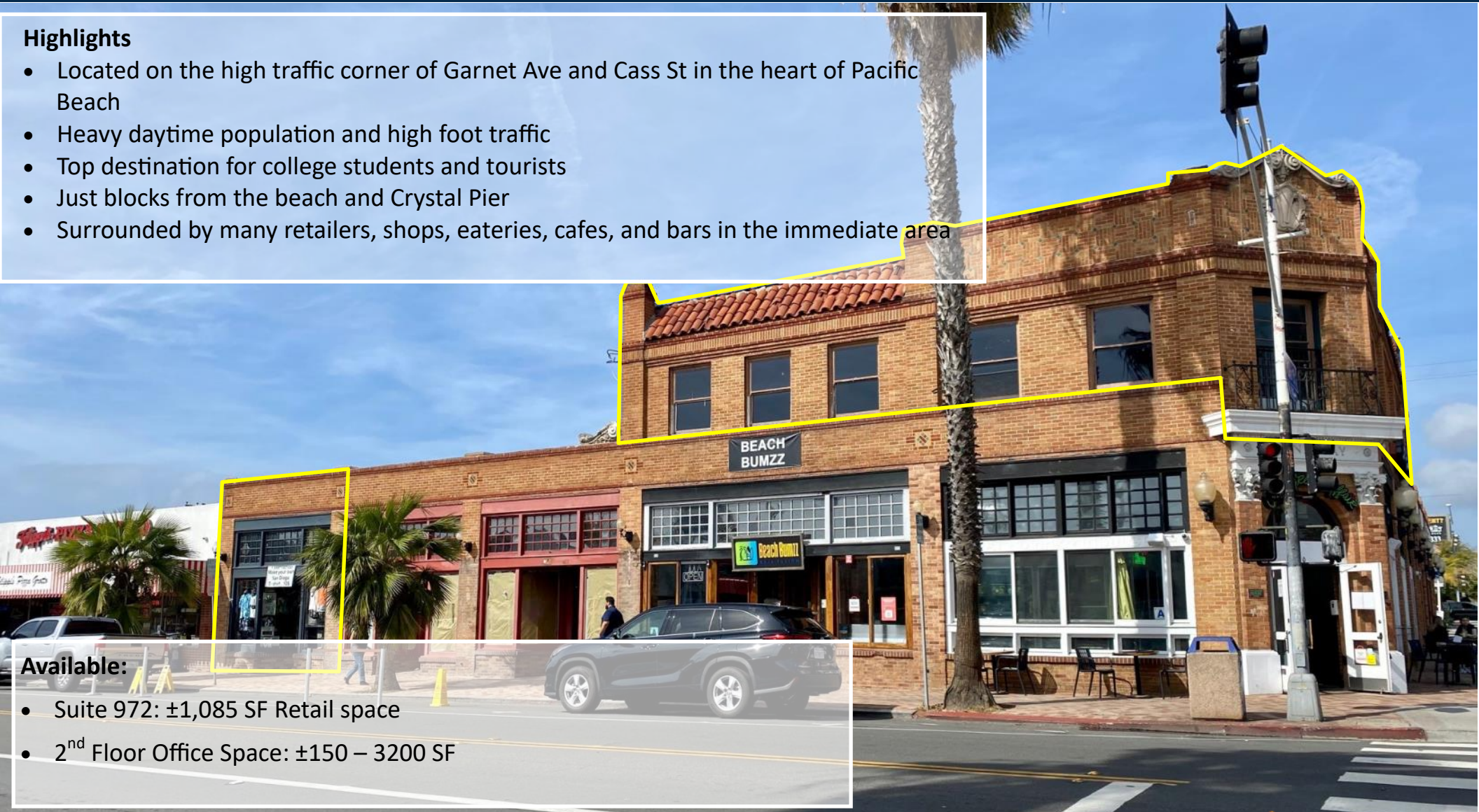


# FOR LEASE- THE HISTORIC DUNAWAY BUILDING IN PACIFIC BEACH

## 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



## Available:

- Suite 972: ±1,085 SF Retail space
- 2<sup>nd</sup> Floor Office Space: ±150 – 3200 SF

### Anthony Acosta

Associate

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### Rick Wu

Vice President

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# PHOTOS

970-980 GARNET AVE SAN DIEGO, CA 92109

2<sup>nd</sup> Floor Office Space:  
±150 – 3200 SF

Suite 972: ±1,085 SF  
Retail Space



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**COMMERCIAL**

BROKERAGE • INVESTMENT • DEVELOPMENT

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



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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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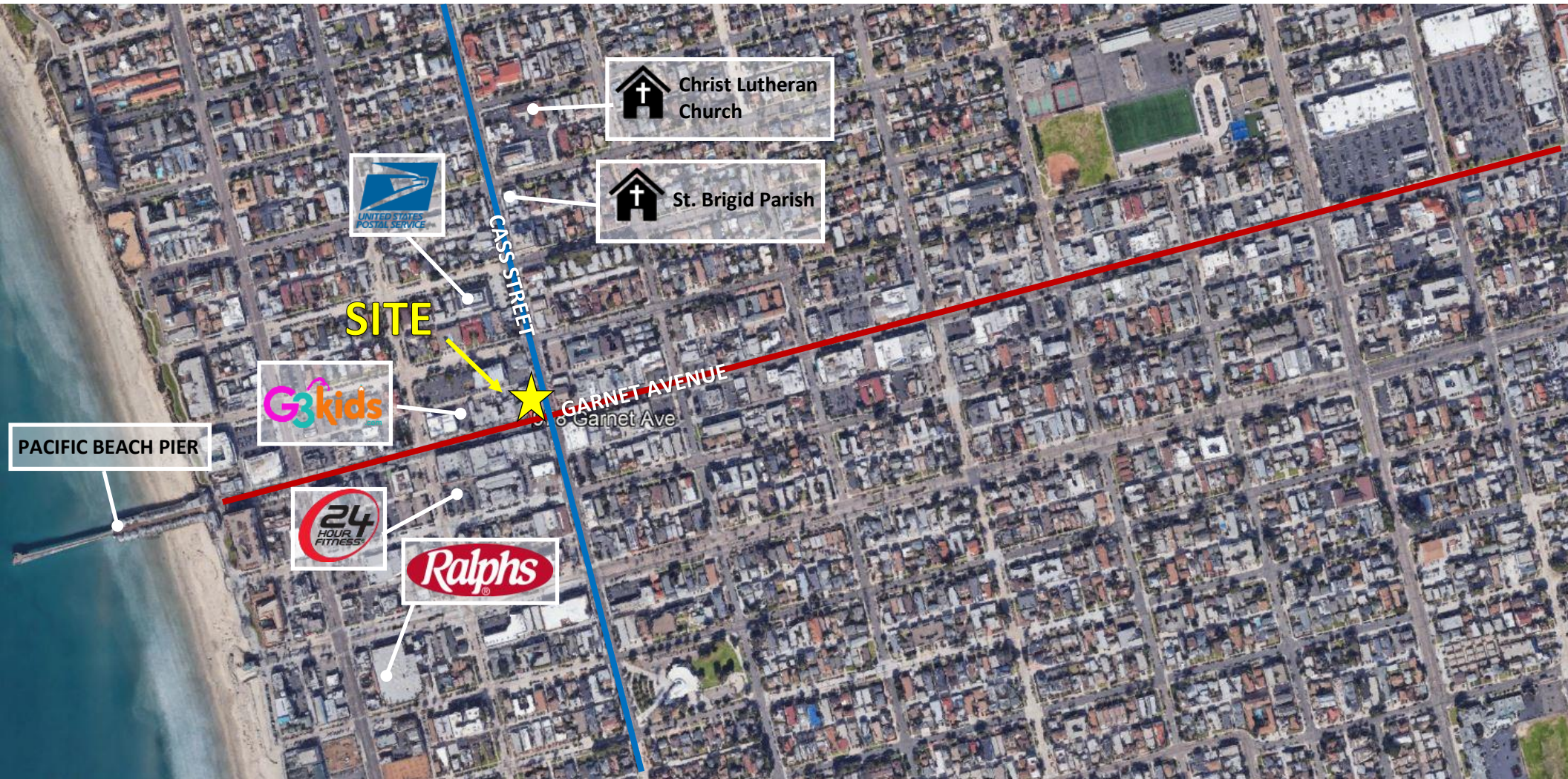
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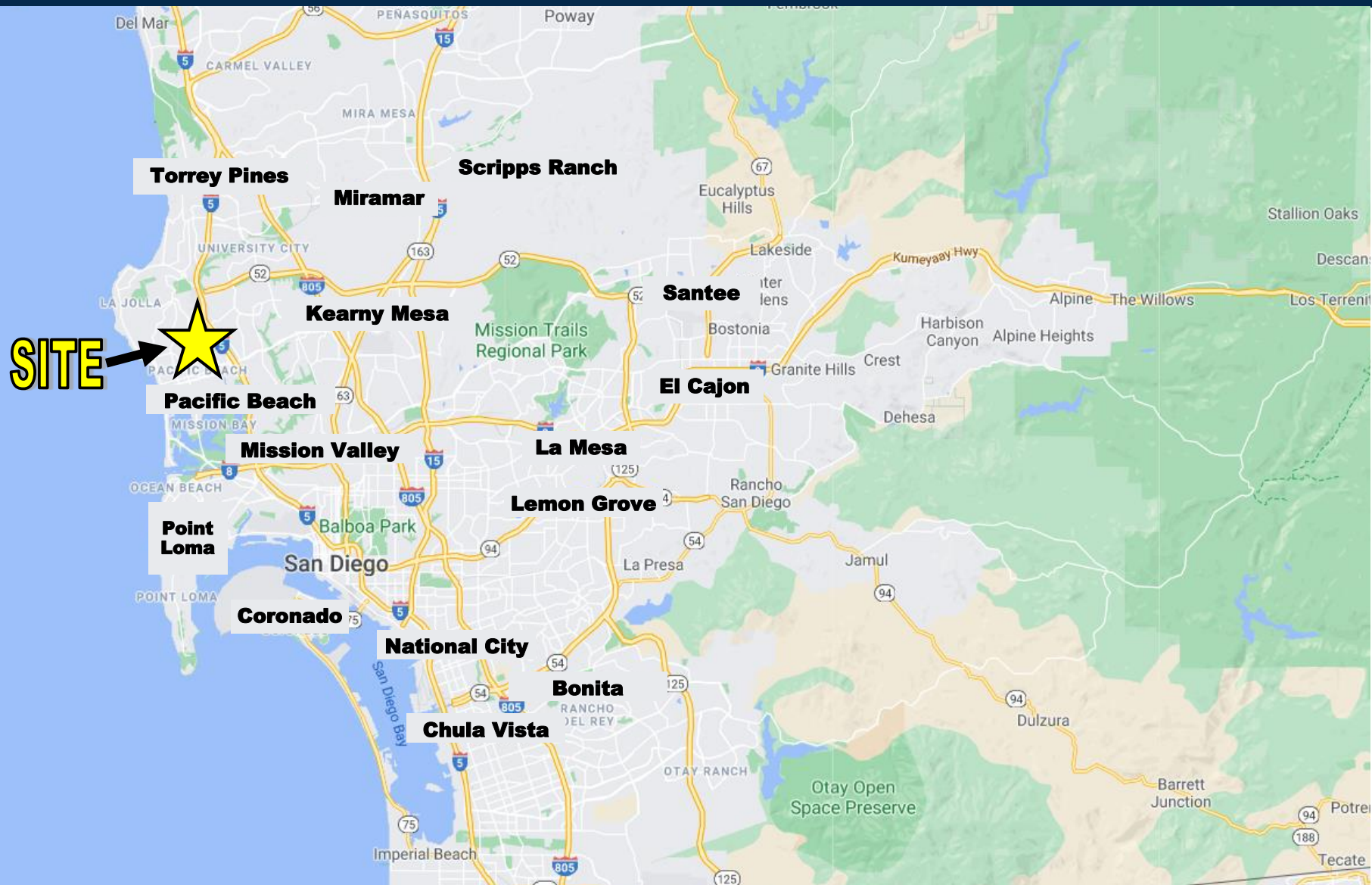


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# REGIONAL MAP

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# CONTACT

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