

FULLY LEASED - Retail Space in the Heart of Pacific Beach

1152 Garnet Avenue, San Diego, CA 92109

Highlights

- Located in the heart of bustling Pacific Beach Trade Area
- One of the busiest beach areas of San Diego, with many nearby retailers, shops, eateries, and top-rated nightlife.
- Excellent visibility on Garnet Ave with a floor-to-ceiling roll-up door.
- Just 4 blocks to the Crystal Pier and Pacific Ocean.
- Excellent Co-tenants—Speakeasy Clothing Co. and new French Café opening soon!
- Strong daytime and evening demographics with an active millennial population.
- On-site parking in the rear with alley access



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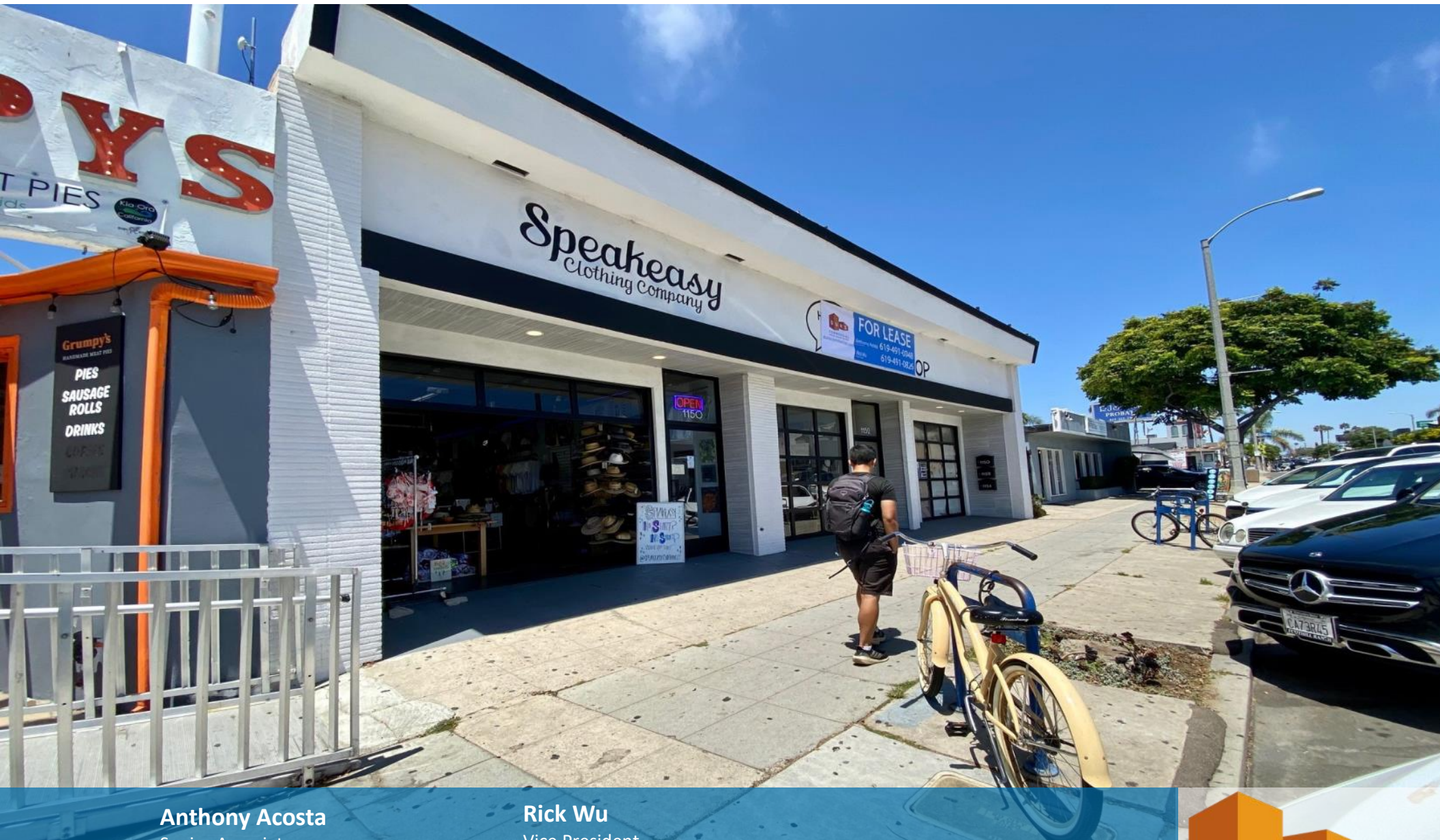
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PHOTO

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

ON-SITE PARKING

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AERIAL

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STREET VIEW

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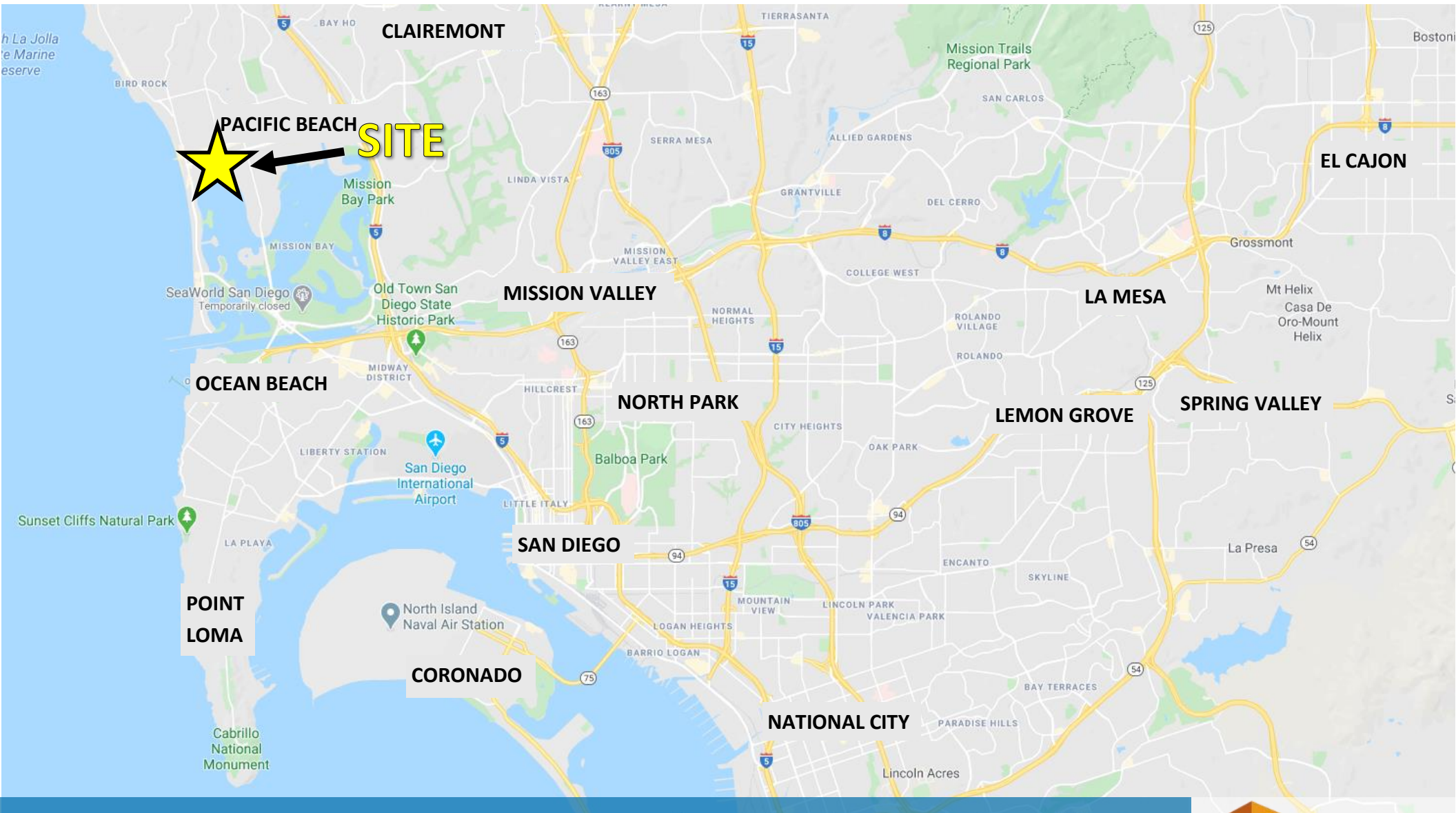
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MAP

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DEMOGRAPHICS

1152 Garnet Avenue, San Diego, CA 92109

	1 Mile	3 Mile	5 Mile
Population			
2022 Estimate	33,036	87,933	266,890
2027 Projection	33,477	88,619	267,771
Median Age	36.8	39.1	39
2022 Population By Race			
White	29,537 89.41%	77,297 87.90%	214,080 80.21%
Black	445 1.35%	1,320 1.50%	7,668 2.87%
Am. Indian & Alaskan	184 0.56%	532 0.61%	2,304 0.86%
Asian	1,453 4.40%	4,844 5.51%	29,314 10.98%
Hawaiian & Pacific Island	95 0.29%	256 0.29%	1,032 0.39%
Other	1,323 4.00%	3,685 4.19%	12,492 4.68%
Population by Hispanic Origin			
Non-Hispanic Origin	29,026 87.61%	76,908 86.14%	224,620 81.97%
Hispanic Origin	4,092 12.39%	12,185 13.86%	48,124 18.03%
Households			
2022 Estimate	17,389	41,418	115,957
2027 Projection	17,593	41,676	116,200
2010 Census	15,514	38,210	109,709
2022 Average Household Size	1.90	2.10	2.20
2022 Avg Household Income	\$108,866	\$128,396	\$120,922
2022 Occupied Housing			
Owner Occupied	4,188 23.96%	17,698 42.65%	52,837 45.57%
Renter Occupied	13,405 76.04%	23,978 57.35%	63,363 54.43%
2022 Median Home Value	\$956,827	\$985,957	\$836,193

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