

For Lease

Small Format Kitchen Space and Retail Space

1136-1140 Garnet Ave,
San Diego, CA 92109



Available:

Suite 1136; ± 150 2nd Generation Restaurant Space equipped with 2 ft hood system.
Suite 1140; ± 350 SF Retail/Office Space



COMMERCIAL
BROKERAGE · INVESTMENT · DEVELOPMENT



Hightlights

Located in the bustling and walkable trade area of Pacific Beach

Outstanding visibility on Garnet Ave, Pacific Beach's main thoroughfare
(+/-31,000 VPD)

Prominent Storefront Signage on Garnet Ave

5 blocks to the Beach and Crystal Pier

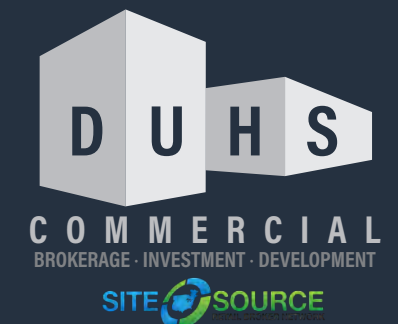
Nearly 3 miles of boardwalk surrounded by trendy nightclubs, bars, cafes, boutiques, and nearby attractions such as Belmont Park, Mission Bay Aquatic Center, and SeaWorld, which makes this coastal community a popular destination for tourists and locals alike.



For Lease

Anthony Acosta
Senior Associate | CA License: 01900150
619.491.0048 | Anthony@DuhsCommercial.com

Rick Wu
Vice President | CA License: 014955421
619.491.0826 | Rick@DuhsCommercial.com



Suite 1140

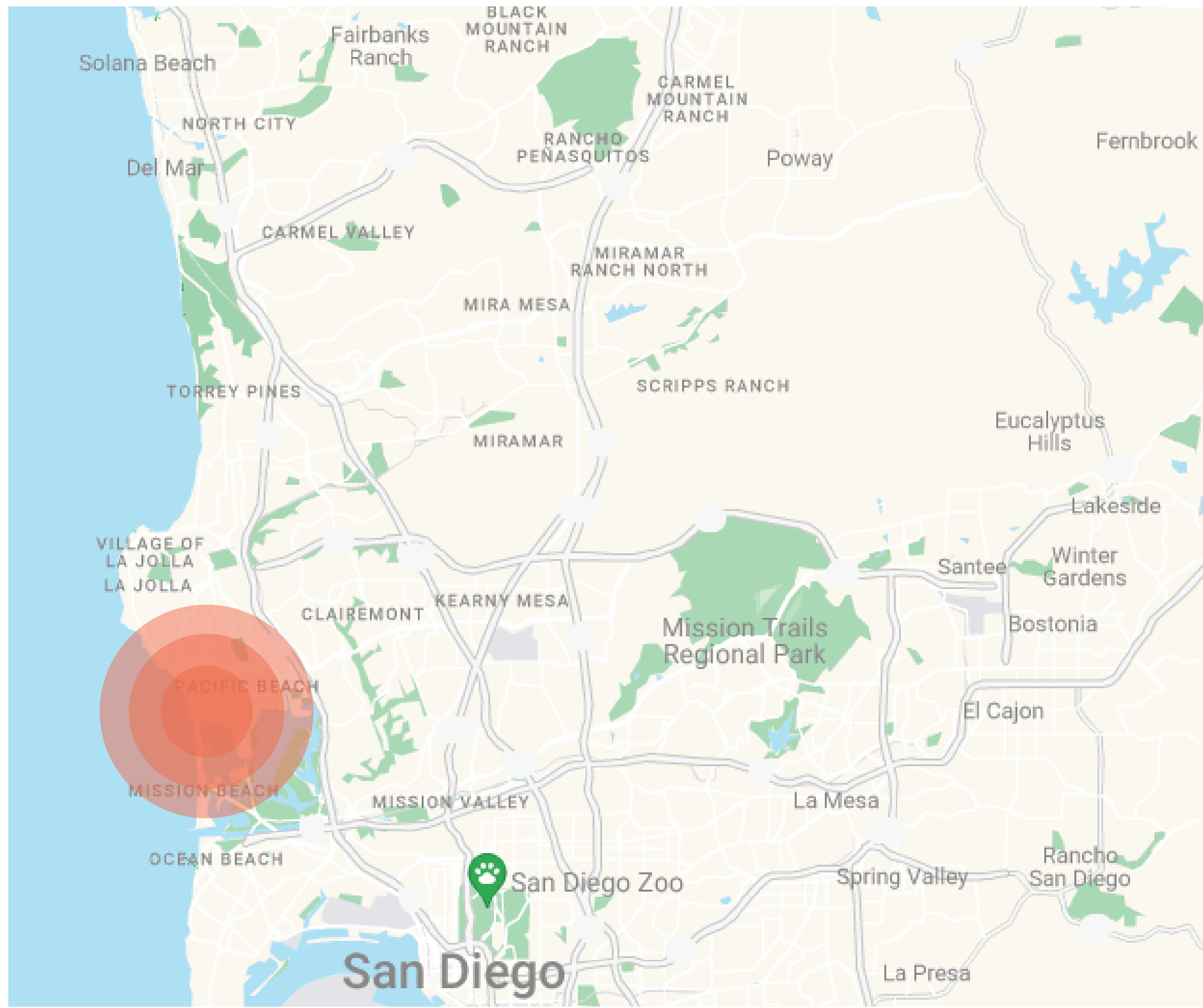


Suite 1136



Demographics

	1 Mile	3 Miles	5 Miles
Population			
2022 Estimate	32,599	87,224	265,373
2027 Projection	33,040	87,913	266,251
Growth 2022-2027	0.3%	0.2%	0.1%
Growth 2010-2022	1.1%	0.8%	0.6%
Population By Race			
White	29,153	76,703	213,246
Black	440	1,306	7,615
Am. Indian & Alaskan	182	521	2,295
Asian	1,428	4,793	28,781
Hawaiian & Pacific Island	92	253	1,027
Hispanic	4,025	11,969	47,900
Other	1,303	3,649	47,900
Households			
2022 Estimate	15,285	37,938	109,047
2027 Projection	17,362	41,402	115,515
Growth 2022-2027	0.2%	0.1%	0%
Growth 2010-2022	0.7%	0.4%	0.3%
2022 Avg Household Income			
Occupied Housing			
Owner Occupied	4,116	17,556	52,660
Renter Occupied	13,245	23,847	62,855



The Pacific Beach shopping district constitutes three central streets positioned perpendicular to the beach, with Mission Boulevard paralleling it. Among the restaurants and tattoo parlors, shoppers can find trendy and designer merchandise, independent local brands, surf-related goods and souvenirs, seashells, and other curios.



Aerial



Pacific Beach is more than just a beachside community. Within the boundaries of this laidback neighborhood, you'll find a diverse selection of places to grab a bite to eat, satisfying almost every craving. Whether you're hungry for pizza, sushi, seafood or burgers, here are the best Pacific Beach restaurants.



Map of Pacific Beach Restaurants and Businesses:

- THE FOOD BOX**
- Our Green Affair**
- F45**
- SPROUTS FARMERS MARKET**
- WING STOP**
- Friendly's**
- STARBUCKS COFFEE**
- 7 ELEVEN**
- CHIPOTLE MEXICAN GRILL**
- PET SMART**
- TRADER JOE'S**
- PANDA EXPRESS GOURMET CHINESE FOOD**
- STAPLES**
- MISSION + GARNET**
- Mr. Moto Pizza**
- FLOYD'S BARBERSHOP**
- MAVERICKS BEACH CLUB**
- Board & Brew URBAN OUTFITTERS**
- Brandy Melville**
- HANDEL'S**
- 24 FITNESS**
- crushed**
- DAVE'S HOT CHICKEN**
- Buffalo EXCHANGE New & Recycled Fashion**
- McDonald's**
- MOONSHINE BEACH**
- Costa Brava MEDITERRANEAN FOODS**
- PACIFIC BEACH FISH SHOP**
- STARBUCKS COFFEE**
- Wendy's**
- 7 ELEVEN**
- VANS "OFF THE WALL"**
- BREAKFAST REPUBLIC CALIFORNIA**
- BETTER BUZZ coffee**
- TACO BELL**
- PACIFIC BEACH AleHouse KITCHEN & BREWERY**
- Rubio's the Habit BURGER GRILL**
- IHOP RESTAURANT**
- Ralphs**
- Presotea 鲜茶造**
- PUEBLO modern-baja-coastal**
- EL PREZ BEACH BAR & COCINA**
- CATAMARAN RESORT HOTEL**
- RECOMMENDED 2022 THE MICHIGAN - MISSION BEACH RESTAURANT AWARDS**
- intazza coffee & tea**

Mission Bay

Leasing Inquiries:

Anthony Acosta

Senior Associate | CA License: 01900150
619.491.0048 | Anthony@DuhsCommercial.com

Rick Wu

Vice President | CA License: 014955421
619.491.0826 | Rick@DuhsCommercial.com

