

# 2015 Garnet Avenue



FOR LEASE | ±1,836 SF Former Restaurant/Retail Space

Pacific Beach | San Diego

# Property Highlights

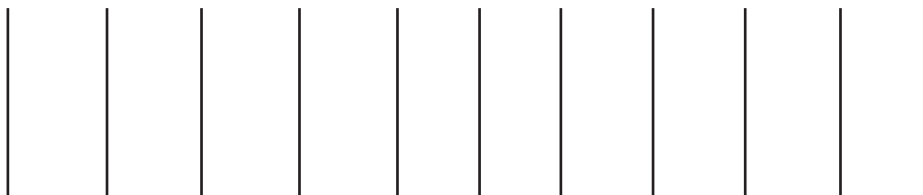
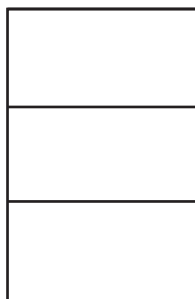
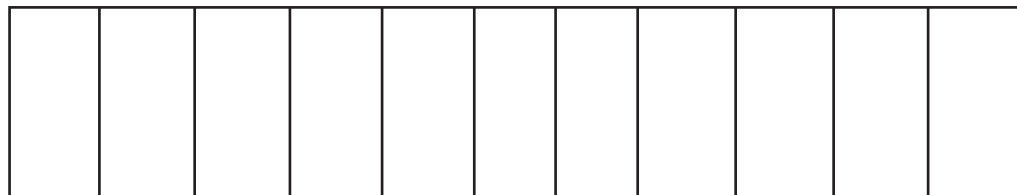
- 2nd Generation restaurant space equipped with walk-in box, mop sink, floor drains, and grease interceptor (Call broker for more details).
- High profile location along Garnet Avenue
- Rare on-site parking
- Prime visibility with 30K + CPD on Garnet Avenue
- Easy access to Interstate 5
- Close proximity to major attractions: Kate Sessions Park, Mission Bay Golf Course, Seaworld, Belmont Park, Crystal Pier, and many More!
- Strong Demographics: Median Home Price \$1M+ and average Household income over \$100,000
- Coastal community popular with college students, young adults, and tourists

**Available: ±1,836 SF**

**2015 Garnet Avenue, Suite 101-B, San Diego, CA 92109**



# Site Plan



Morrell Street

Garnet Avenue

# Interior Photos



# Exterior Photos



# Pacific Beach

*Neighborhood in San Diego, California*

Located in sunny San Diego, is a bustling coastal community renowned for its laid-back vibe, scenic beaches, and vibrant atmosphere. With a lively boardwalk, trendy shops, popular restaurants, and exciting nightlife it's a hub of activity for locals and visitors alike. Whether you're soaking up the sun, catching a wave, or exploring the eclectic shops and eateries, Pacific beach offers endless opportunities for relaxation and fun in the California sun.



# Regional Map



**Board & Brew**  
CITY TACOS

BREAKFAST REPUBLIC  
HIDEAWAY  
TACO BELL

**Ralphs**

CATAMARAN RESORT HOTEL

BAHIA RESORT HOTEL

HYATT REGISTRY

MAVERICKS

HANDEL'S

PUEBLO

IHOP

BETTER BUZZ

DAVE'S BOY CHICKEN

the Habit BURGER GRILL

SPROUTS FARMERS MARKET

McDonald's

TRADER JOE'S  
PET SMART  
STAPLES

CHIPOTLE

STARBUCKS COFFEE

O'Reilly AUTO PARTS

VONS  
petco  
Jamba Juice  
CVS pharmacy

Broken Volk

Rubio's

ups  
The UPS Store  
ATHENA CAFE  
BRUEGGER'S BAKED FRESH

kluckin chicken  
Domino's Pizza

Jack in the box  
BETTER BUZZ  
Pizza Guys  
Jersey Mike's



# Demographics



	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2023 Estimate	29,888	106,472	301,340
2028 Projection	29,568	104,715	296,738
Growth 2010-2023	6.67%	3.20%	3.93%
<b>Population By Race</b>			
White	26,266	91,816	231,616
Black	581	1,815	9,910
Am. Indian & Alaskan	192	756	2,628
Asian	1,486	6,848	41,112
Hawaiian & Pacific Island	87	358	1,272
Hispanic	4,800	17,335	55,405
Other	1,276	4,879	14,802
<b>Households</b>			
2023 Estimate	15,138	48,017	130,852
2028 Projection	14,970	47,152	128,643
<b>2023 Avg Household Income</b>	<b>\$115,948</b>	<b>\$130,751</b>	<b>\$121,394</b>
<b>Occupied Housing</b>			
Owner Occupied	3,759	21,996	57,486
Renter Occupied	11,379	26,201	73,367

**Anthony Acosta**

Senior Associate | CA License: 01900150

619.491.0048 | Anthony@DuhsCommercial.com

**Rick Wu**

Vice President | CA License: 01495421

619.491.0826 | Rick@DuhsCommercial.com



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