

SEA COAST SQUARE

PACIFIC BEACH

±7,157 SF



NOW LEASING

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PROPERTY DESCRIPTION

- » ±7,157 SF (divisible) hard corner retail space
- » Rare on-site parking
- » Main & main corner of Garnet Avenue (20,366 ADT) and Mission Boulevard (19,250 ADT)
- » Walkable location with high foot traffic and densely populated trade area of Pacific Beach Commercial Corridor
- » Neighboring tenants include Handel's Homemade Ice Cream, Kuchi Sushi, Ramen Ryoma, and Breakfast Republic
- » Prominent storefront signage on Garnet Avenue
- » One block from the beach

PROPERTY FEATURES

- LOCATION:** 4475 Mission Blvd
San Diego, CA 92109
- BUILDING SF:** ±7,157 SF (Divisible)
- PARKING:** Parking lot located behind building

PACIFIC BEACH'S MAJOR ARTERY

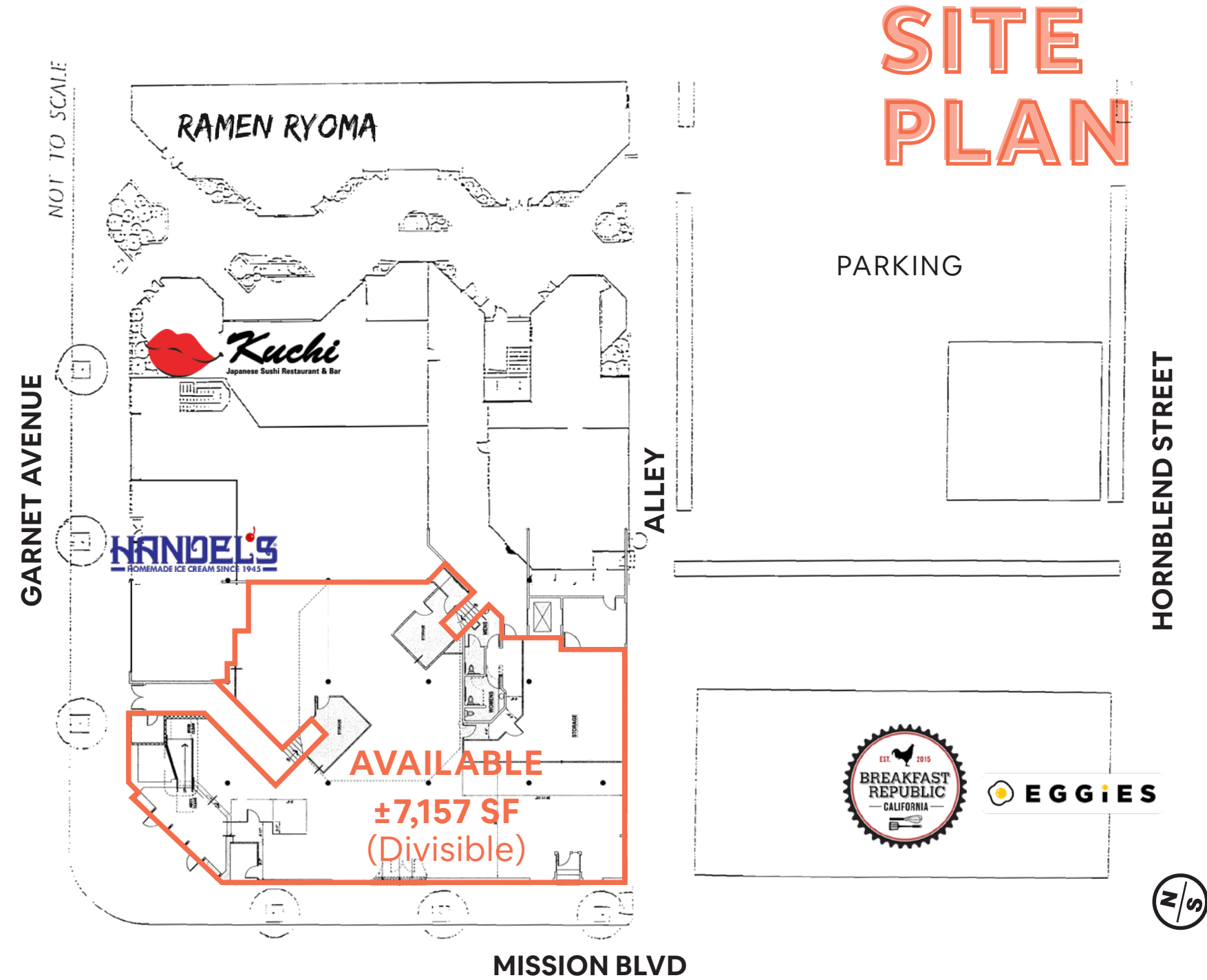
GARNET AVENUE IS PACIFIC BEACH'S
MAIN COMMERCIAL CORRIDOR, BOOMING
WITH TRAFFIC FROM BOTH TOURISTS AND
LOCALS ALIKE.



**GARNET
AVENUE**

20,366 ADT

4475
MISSION
BOULEVARD



*This site plan, artistic rendering and/or other graphics is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.



DEMOGRAPHICS



TRAFFIC COUNTS

Mission Boulevard:
±19,250

Garnet Avenue:
±20,366



AVERAGE HHI

1 Mile: \$101,307

3 Miles: \$130,839

5 Miles: \$125,053



POPULATION

1 Mile: 20,798

3 Miles: 77,647

5 Miles: 232,387



DAYTIME POPULATION

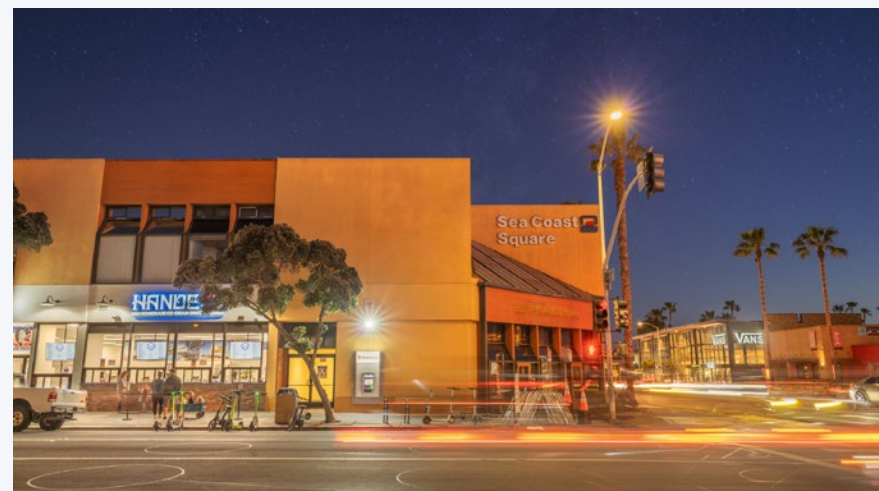
1 Mile: 13,148

3 Miles: 52,213

5 Miles: 176,805

*Demographics produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

PROPERTY PHOTOS



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**URBAN
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