



UYS



INSIGHT

FIVE GUYS

1020
Garnet Ave

PACIFIC BEACH

FOR LEASE. 4,500 SF RESTAURANT / RETAIL SPACE IN PACIFIC BEACH

Allison Campbell. 858.524.3266. acampbell@retailinsite.net

Brian G Pyke. 858.324.6103. bpyke@retailinsite.net

D Y N A M I C

PACIFIC BEACH

Three miles of boardwalk and year-round festivities makes this coastal community a top destination for both college students and young adults. This neighborhood comes alive at night with the glow of bonfires and the electricity of the area's top-rated patios and bars.



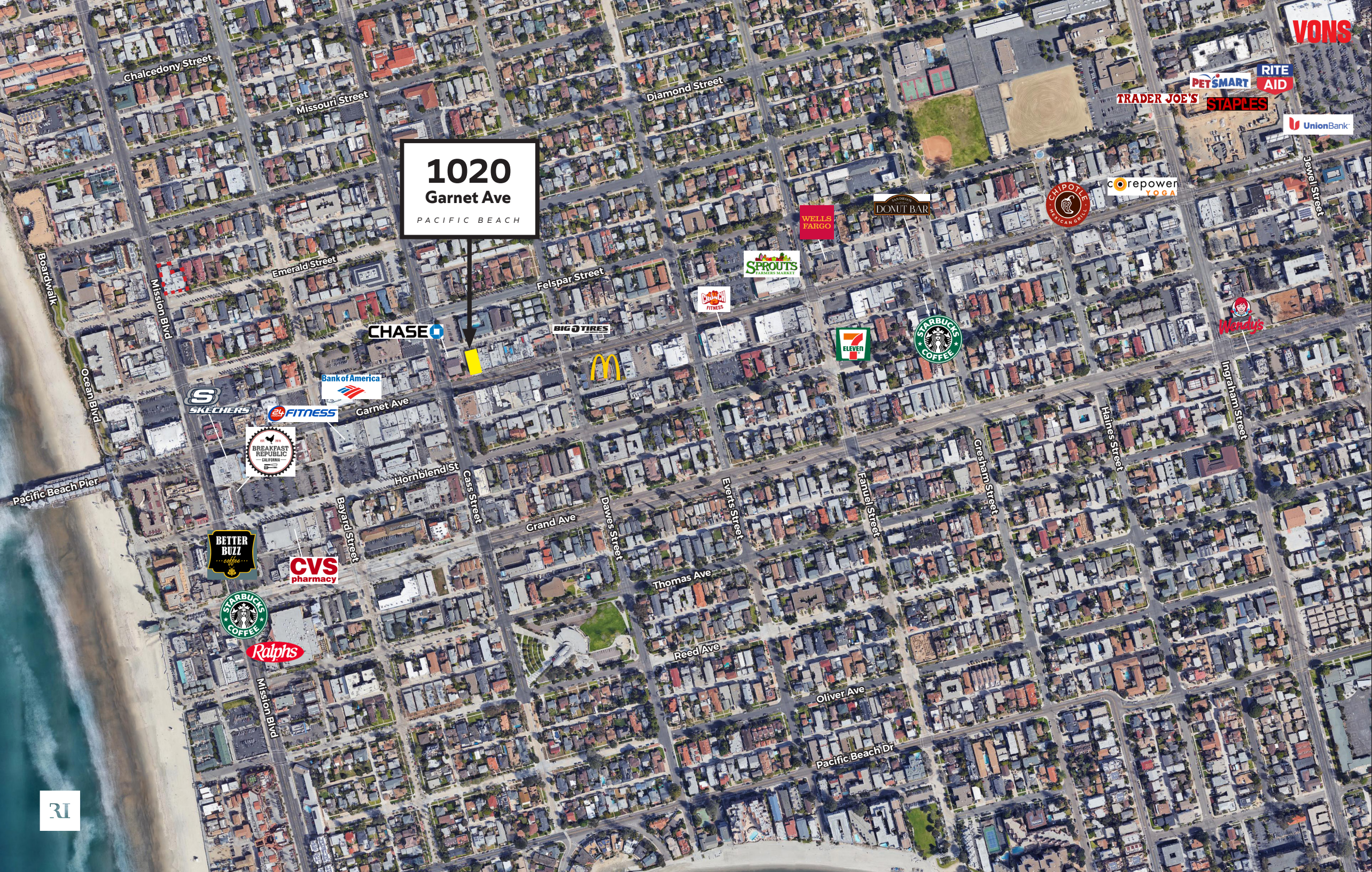


1020 Garnet Ave

PACIFIC BEACH

HIGHLIGHTS

- + **Building Size:** 4,500 sf
- + **Building Type:** Freestanding Restaurant
- + **Intersection:** Garnet Avenue + Cass Street
- + Turn-key restaurant opportunity, designed for fast casual ordering. Fully equipped kitchen including hood system and grease interceptor.
- + Surrounding neighborhood eateries include: Backyard Kitchen, Mavericks Beach Club, Crushed



1020
Garnet Ave
PACIFIC BEACH

1020 Garnet Ave

PACIFIC BEACH

DEMOGRAPHICS

Population	440,089
Daytime Population	423,923
Households	196,283
Median Household Income	\$80,606
Average Household Income	\$112,715
Median Age	36

423,923

daytime
population

53%

of population
is 20-39 yrs

40%

households
earn over
\$100,000

1020 Garnet Ave

PACIFIC BEACH

TENANTS IN THE AREA

RETAIL:

VANS
URBAN OUTFITTERS
BLENDERS SUNGLASSES
BRANDY MELVILLE
PANGAEA
BEACHWORKS
SPROUTS
TRADER JOE'S

FITNESS:

24 HOUR FITNESS
CRUNCH FITNESS
F45
BEACH YOGA
CORE POWER YOGA
9ROUND
RENEGADE FIT

RESTAURANTS:

BETTER BUZZ
BIRD ROCK COFFEE
KONO'S
WATERBAR
PB ALE HOUSE
BREAKFAST REPUBLIC
BACKYARD KITCHEN
EL PREZ
AMPLIFIED
CITY TACO



Allison Campbell
858.524.3266
acampbell@retailinsite.net
lic. 02072308

Brian G Pyke
858.324.6103
bpyke@retailinsite.net
lic. 01506790

1020 Garnet Ave

PACIFIC BEACH

 **RETAIL INSITE**

Retail Insite
Commercial Real Estate

120 S Sierra Ave, Ste. 110
Solana Beach, CA 92075

lic. 01206760

t. 858 523 2090

w. retailinsite.net