

**FOR LEASE**

**PACIFIC BEACH RETAIL SPACE | ±1,481 SQUARE FEET**

1080 Garnet Avenue | San Diego, CA 92109



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TEAM





## Property Features

- Rare retail center with parking on Garnet Avenue in Pacific Beach
- Great Parking
- Corner Location
- Excellent monument signage and high foot traffic
- Opposite corner from McDonald's
- Avg. HH Income within 1 mile \$82,895

## Property Details

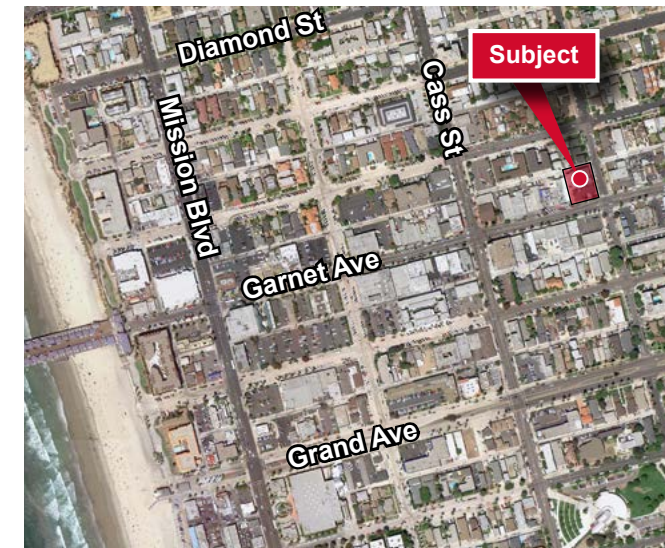
<b>Total Building Area</b>	±6,056 SF
<b>Lot Size</b>	±0.48 Acres
<b>Parking</b>	±14 Stalls
<b>Zoning</b>	CC-4-2 (Allows for Retail, Restaurant, Most Commercial Services, Office, Medical)
<b>Traffic Count</b>	
<b>Garnet Avenue</b>	20,366 ADT
<b>Signage</b>	Building Fascia and Monument

## Current Availabilities

- ±1,481 SF (Currently Check N Go)  
*Please do not disturb the tenant.*

## Demographics

	1 mile	3 mile	5 mile
<b>Population</b>	27,306	86,134	253,664
<b>Median Household Income</b>	\$64,729	\$72,115	\$64,955
<b>Average Household Income</b>	\$82,895	\$96,440	\$88,047
<b>Average Age</b>	35.00	38.90	38.80
<b>Households</b>	14,527	38,793	111,801



Site Plan



\*Not to Scale, Reference purpose only



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