

Our Green Affair Now Open



Office Space
Available
± 3,200 SF

For Lease

THE HISTORIC DUNAWAY BUILDING
SAN DIEGO, CA 92109

HIGH TRAFFIC CORNER IN PACIFIC BEACH
(NWC CORNER OF CASS STREET & GARNET AVENUE)

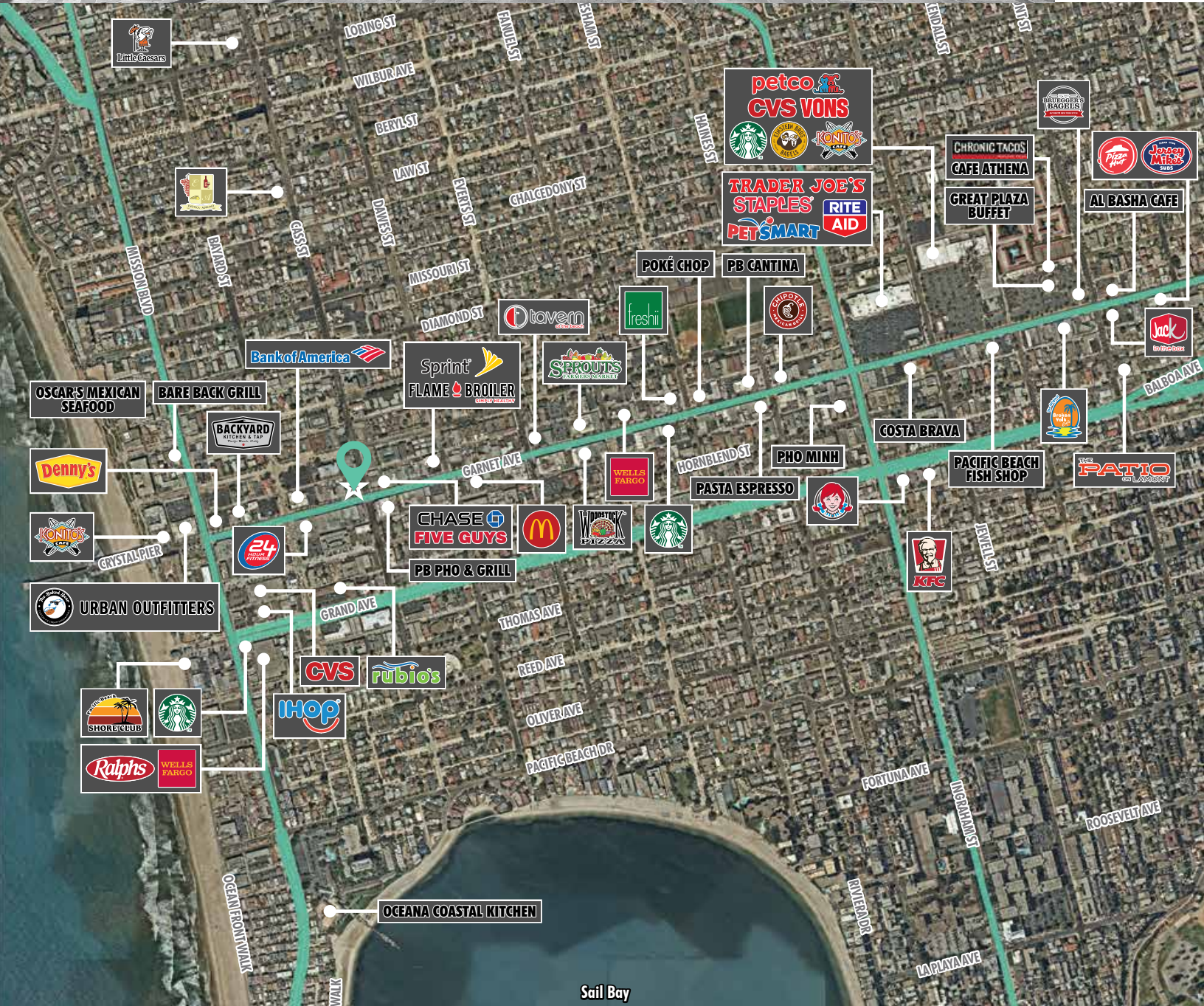
CBRE

972 GARNET AVE

- △ Approximately 3,200 SF office space available for lease
- △ Historic retail building situated at the corner of Garnet Ave and Cass St in the heart of Pacific Beach
- △ Only two blocks from the beach and surrounded by shops, restaurants and popular night-life
- △ Traffic Counts:
Cass St | 8,475 AWDT
Garnet Ave | 20,366 AWDT
Mission Blvd | 19,250 AWDT
- △ High foot traffic and densely populated trade area

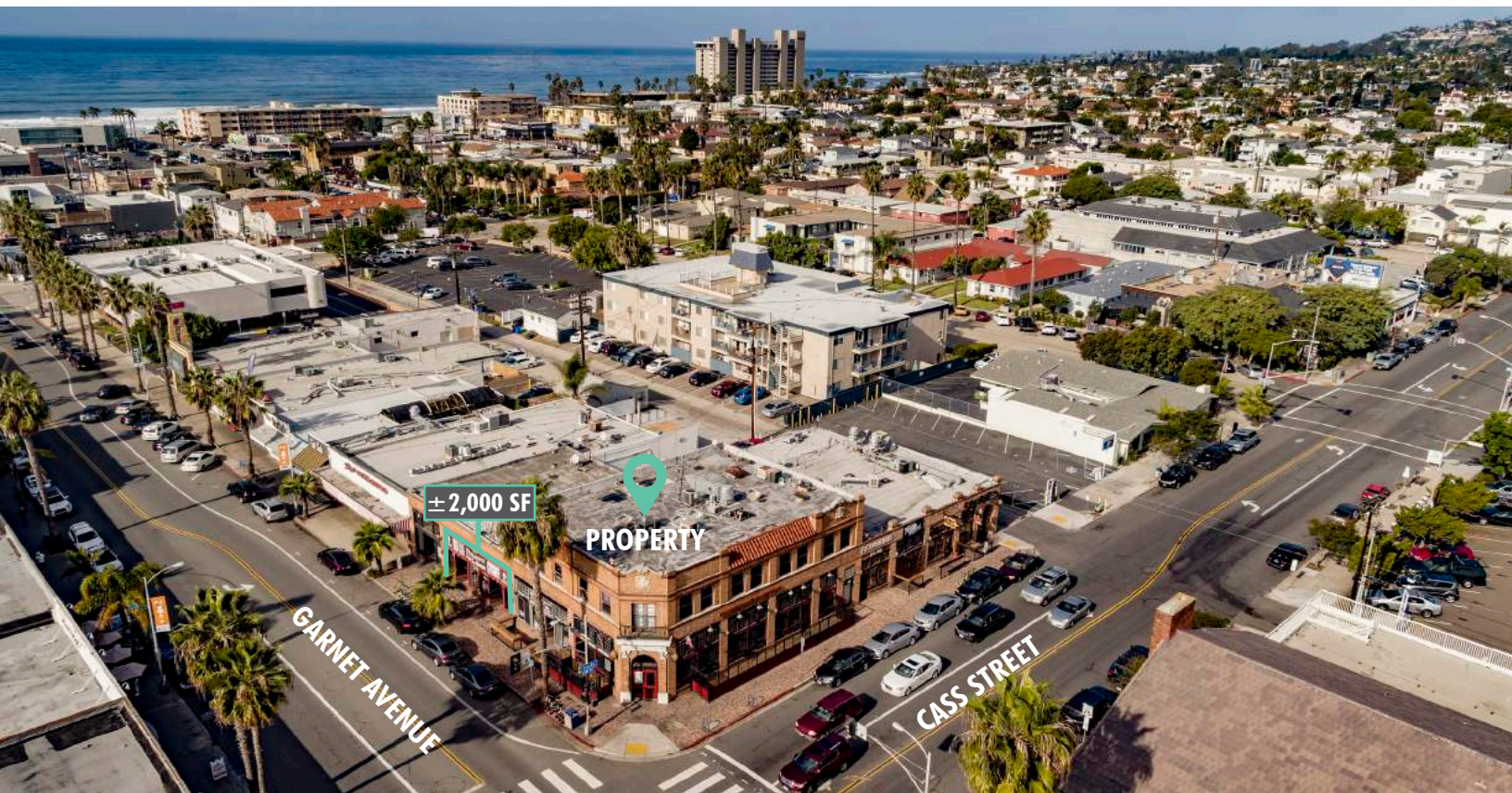


AERIAL MAP



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2019 POPULATION - CURRENT YEAR ESTIMATE	25,883	77,543	246,319
2024 POPULATION - FIVE YEAR PROJECTION	26,420	79,626	252,899
2019-2024 ANNUAL POPULATION GROWTH RATE	0.41%	0.53%	0.53%
2019 HOUSEHOLDS - CURRENT YEAR ESTIMATE	13,863	37,239	109,179
2024 HOUSEHOLDS - FIVE YEAR PROJECTION	14,108	38,107	111,898
2019 AVERAGE HOUSEHOLD SIZE	1.85	2.06	2.21
2019 AVERAGE HOUSEHOLD INCOME	\$107,483	\$133,005	\$119,512
2024 AVERAGE HOUSEHOLD INCOME	\$126,785	\$151,601	\$137,496
2019 BUSINESSES	1,852	4,357	13,447
2019 DAYTIME POPULATION	18,595	66,520	240,814



CONTACT US

REG KOBZI

SENIOR VICE PRESIDENT

+1 858 546 4604

REG.KOBZI@CBRE.COM

LIC. 00917639

JOEL WILSON

FIRST VICE PRESIDENT

+1 858 546 4651

JOEL.WILSON@CBRE.COM

LIC. 01237516

MICHAEL PETERSON

SENIOR ASSOCIATE

+1 858 646 4749

MICHAEL.PETERSON@CBRE.COM

LIC. 01969314



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