

2280 Garnet Avenue

SAN DIEGO, CA 92109

NEW LEASE SIGNED!

1,500 SF
FOR LEASE

GROUND FLOOR
OFFICE/RETAIL SPACE
AVAILABLE NOW

53,068 CPD

YOUR NAME HERE

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CAPITAL PARTNERS

PROPERTY HIGHLIGHTS



Two-story, 5,840 SF office/retail building featuring updated finishes with prominent building signage



Hard corner location at Garnet Avenue & Pendleton Street in the heart of Pacific Beach



Five (5) on-site parking spaces plus abundant street parking



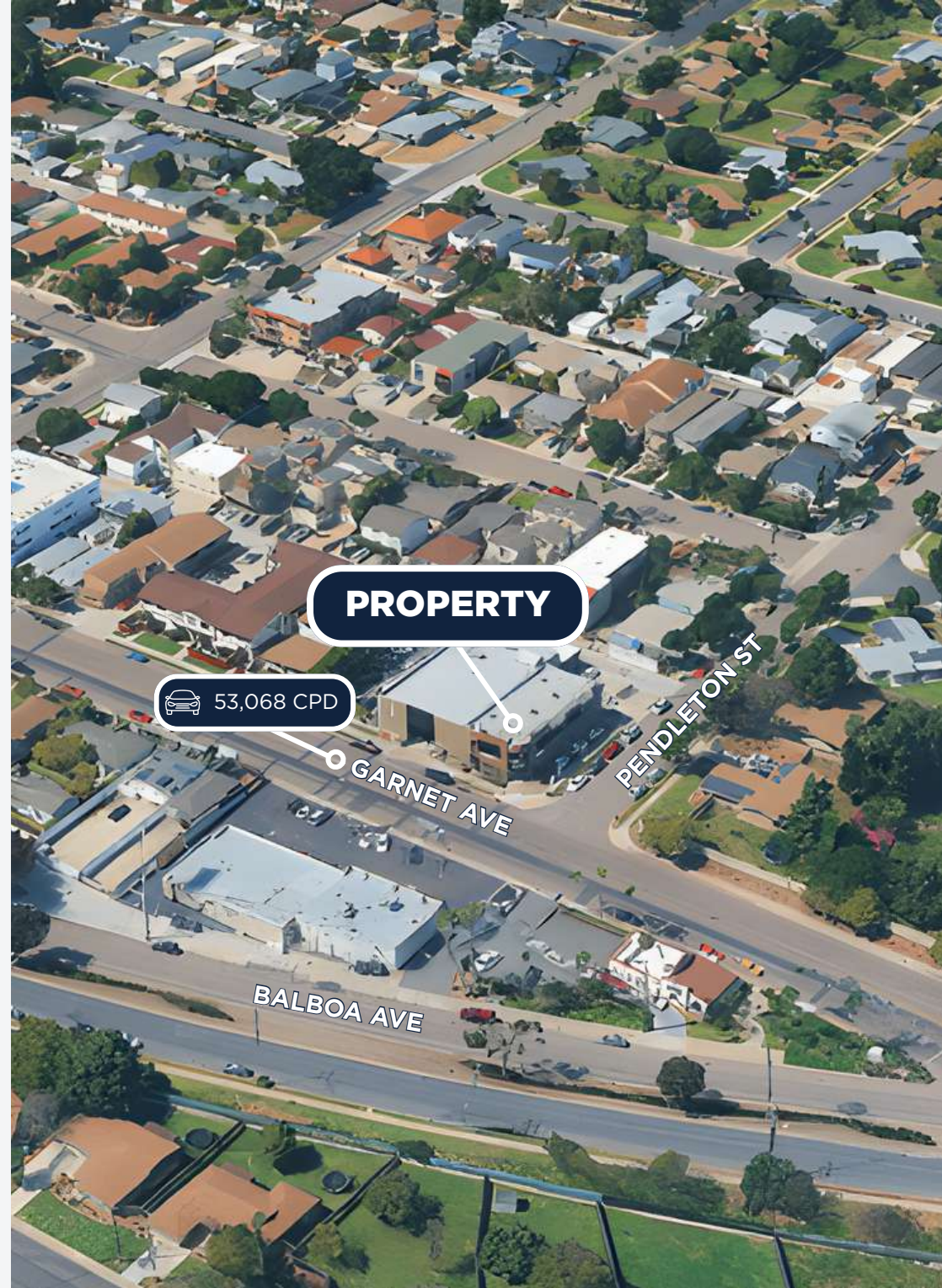
C-1 zoning supports a wide range of retail and office uses



±53,000 vehicles per day along Garnet Avenue for maximum visibility



Well-suited for professional services, boutique retail, or creative office tenants



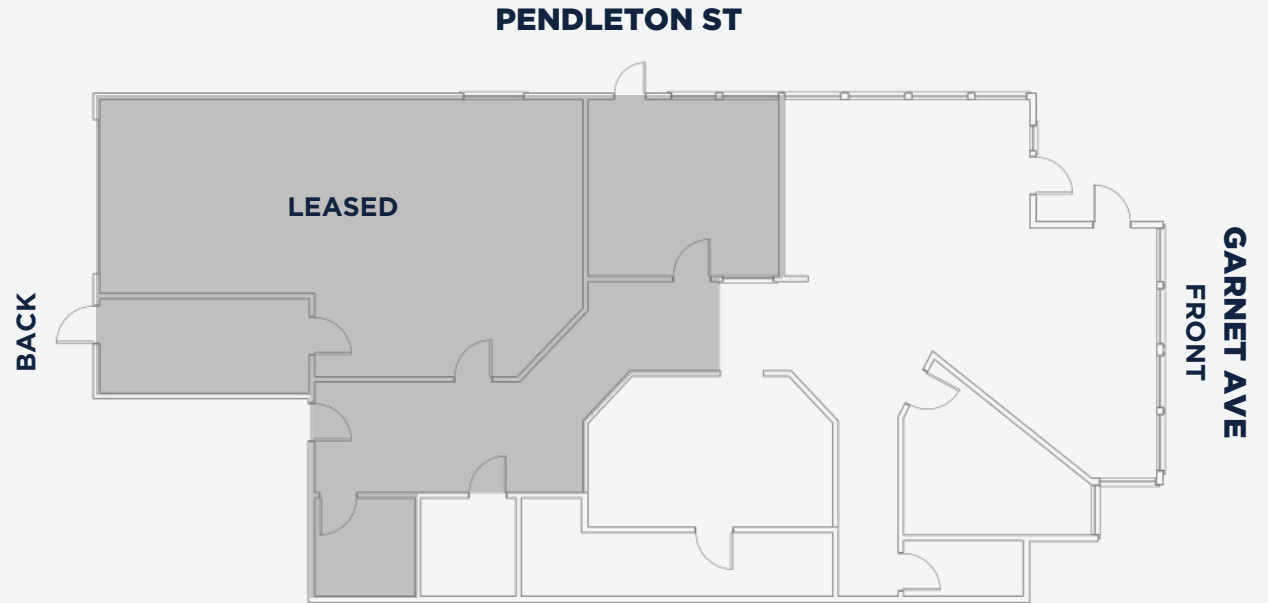
AVAILABILITY

ADDRESS	2280 Garnet Ave, San Diego, CA 92109
FLOOR	First Floor
PROPERTY TYPE	Office / Retail
AVAILABLE SPACE	1,500 SF

LEASE RATE

\$2.45/SF NNN

NNN = \$0.91 PSF



RENDERING



RENDERING

GARNET AVENUE | GATEWAY TO THE HEART OF VIBRANT PACIFIC BEACH

DEMOGRAPHICS

5 MILE RADIUS



345,015
POPULATION



146,110
HOUSEHOLD



81.6%
COLLEGE EDUCATED



\$74,890
MEDIAN HH INCOME



86 VERY BIKEABLE
BIKE SCORE



5 MINUTES BALBOA AVE
TROLLEY STATION



86 SOMEWHAT WALKABLE
WALKING SCORE

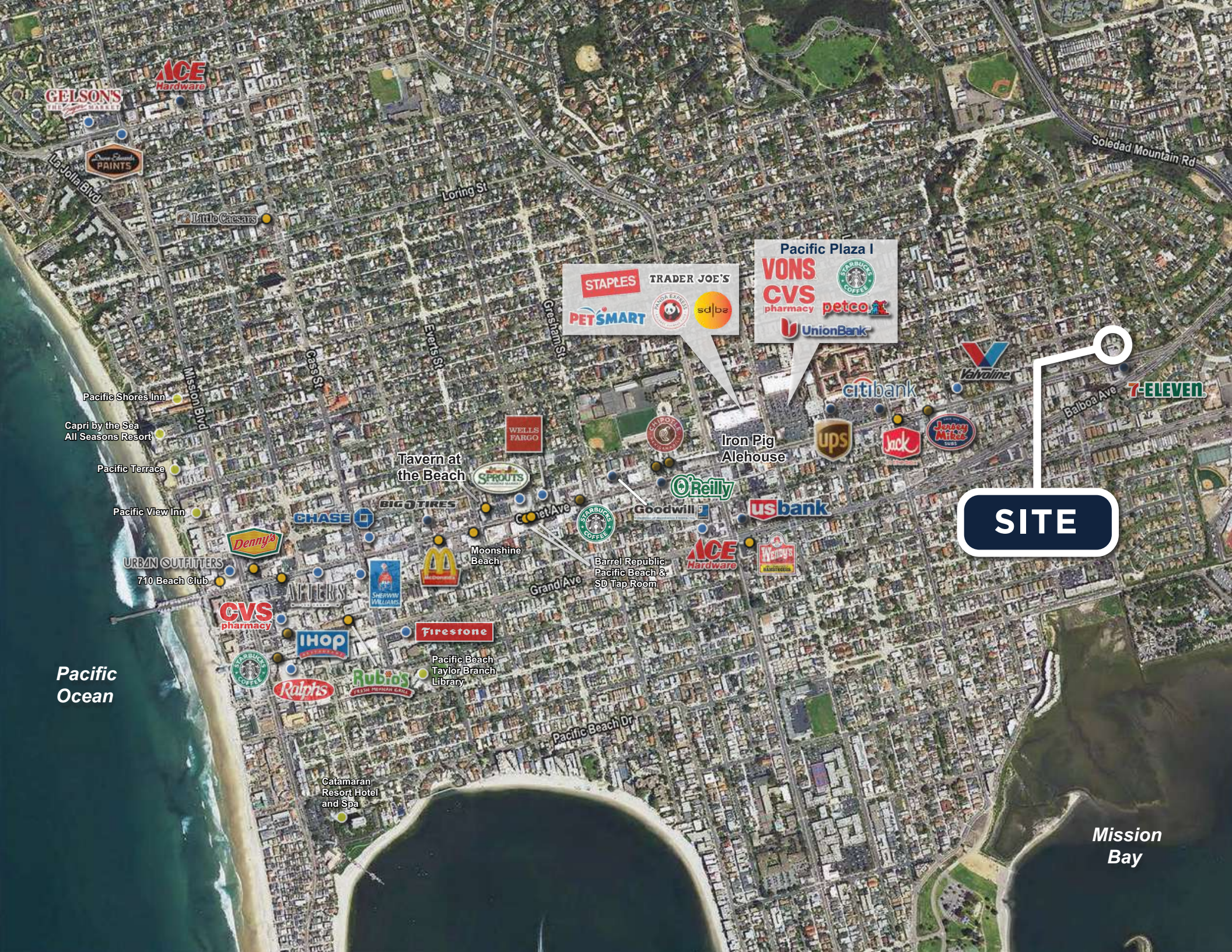


I-5 FREEWAY ACCESS
LESS THAN A MINUTE AWAY



TRAFFIC COUNT

CROSS STREETS	ADT
Garnet Avenue & Mission Bay Drive	62,418
Garnet Avenue & Albuquerque Street	44,735
Interstate 5 & Damon Street	147,000
Balboa Avenue & Santa Fe Street	53,257
Interstate 5 & Balboa Avenue	163,000



GELSON'S

ACE Hardware

PAINTS

Little Caesars

Loring St

Soledad Mountain Rd

Pacific Plaza I

STAPLES
PETSMART
TRADER JOE'S
sd/ba

VONS
CVS pharmacy
petco
UnionBank

Pacific Shores Inn

Capri by the Sea
All Seasons Resort

Pacific Terrace

Pacific View Inn

URBAN OUTFITTERS
710 Beach Club

Tavern at the Beach

WELLS FARGO

Iron Pig Alehouse

Grand Ave

Barrel Republic
Pacific Beach &
SD Tap Room

Pacific Ocean

SITE

Balboa Ave 7-ELEVEN

CVS pharmacy

IHOP

Ralphs

Rubio's

Firestone

Pacific Beach
Taylor Branch
Library

Catamaran
Resort Hotel and Spa

Mission Bay



YOUR NAME HERE

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