

UNDER CONSTRUCTION



1020

Garnet Ave

Suite A & B

PACIFIC BEACH

PACIFIC BEACH

FULLY LEASED

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.





*** P R O P O S E D C O N C E P T U A L D E S I G N**

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

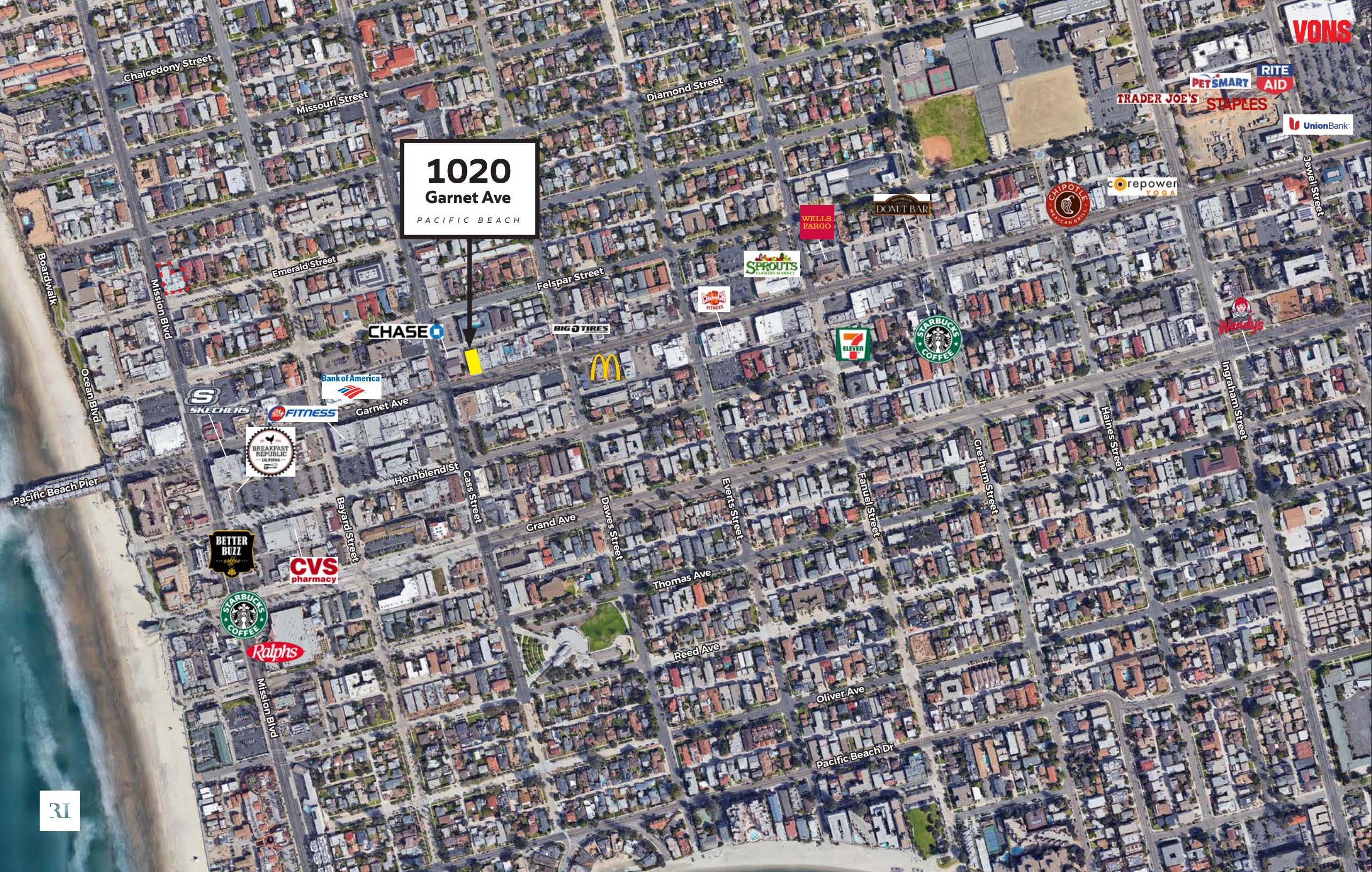
1020

Garnet Ave

S u i t e A & B
P A C I F I C B E A C H

H I G H L I G H T S

- + **Full Leased**
- + **Total Building Size:** 4,500 sf
- + **Building Type:** Retail, Restaurant, Service
- + **Intersection:** Garnet Avenue + Cass Street
- + Redevelopment, under construction.
Complete Summer 2021
- + Surrounding neighborhood includes: Dave's Hot Chicken, Blenders, Bird Rock Coffee, Chase Bank, and Mavericks Beach Club



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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

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PACIFIC BEACH

TENANTS IN THE AREA

RETAIL:

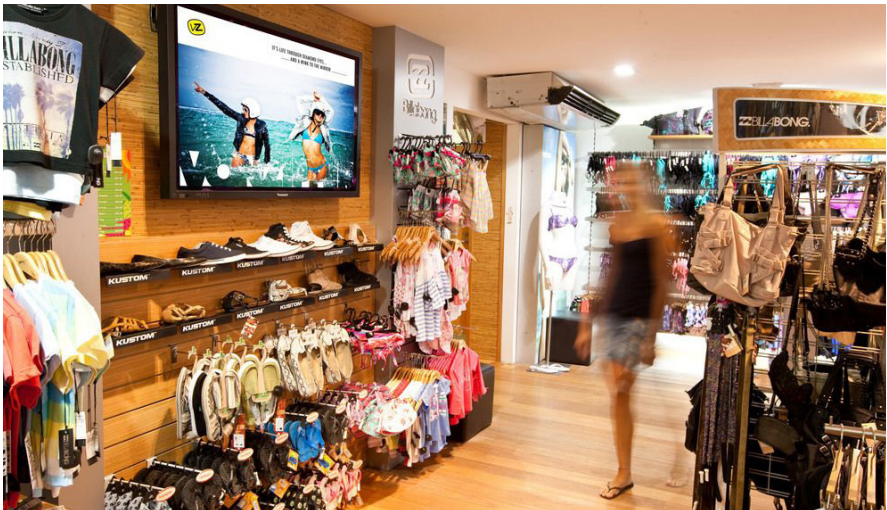
VANS
URBAN OUTFITTERS
BLENDERS SUNGLASSES
BRANDY MELVILLE
PANGAEA
BEACHWORKS
SPROUTS
TRADER JOE'S

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



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