



**FIVE GUYS**

**GUYS**

INSIGHT

**1020  
Garnet Ave**

PACIFIC BEACH

FOR LEASE - 4,450 SF



D Y N A M I C

# PACIFIC BEACH

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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

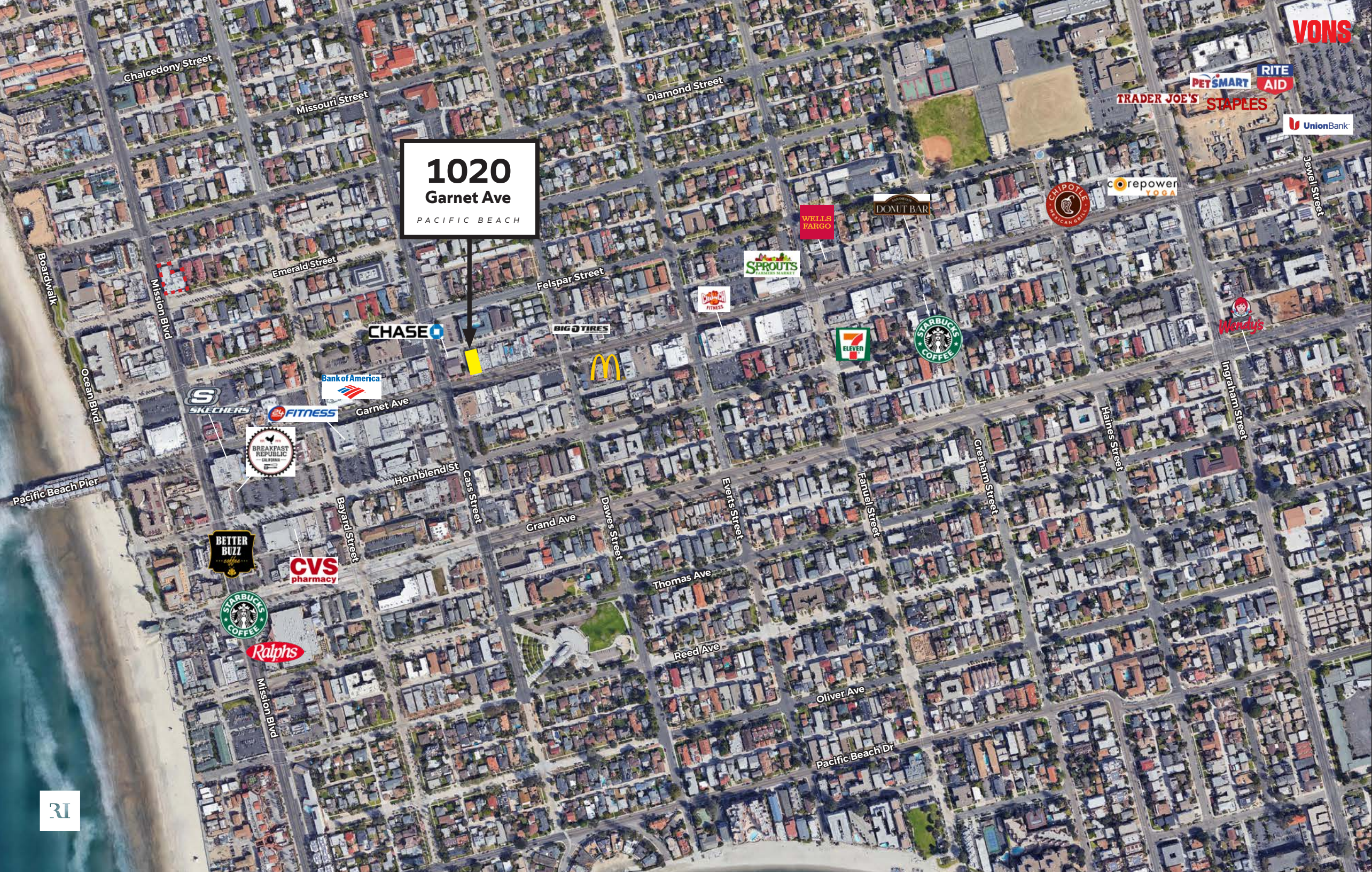
PACIFIC BEACH

## HIGHLIGHTS

- + **Total Building Size:** 4,450 sf
- + **Building Type:** Retail, Restaurant, Service
- + **Intersection:** Garnet Avenue + Cass Street
- + Surrounding neighborhood includes: Dave's Hot Chicken, Blenders, Bird Rock Coffee, Chase Bank, and Mavericks Beach Club

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  
PACIFIC BEACH

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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  
F45  
REACH YOGA  
YOGA BOX  
CORE POWER YOGA  
9ROUND  
RENEGADE FIT

### RESTAURANTS:

BETTER BUZZ  
POP PIE  
SWAGYU CHOP SHOP  
PALMY'S  
KONO'S  
WATERBAR  
PB ALE HOUSE  
BREAKFAST REPUBLIC  
BACKYARD KITCHEN  
EL PREZ





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PACIFIC BEACH

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