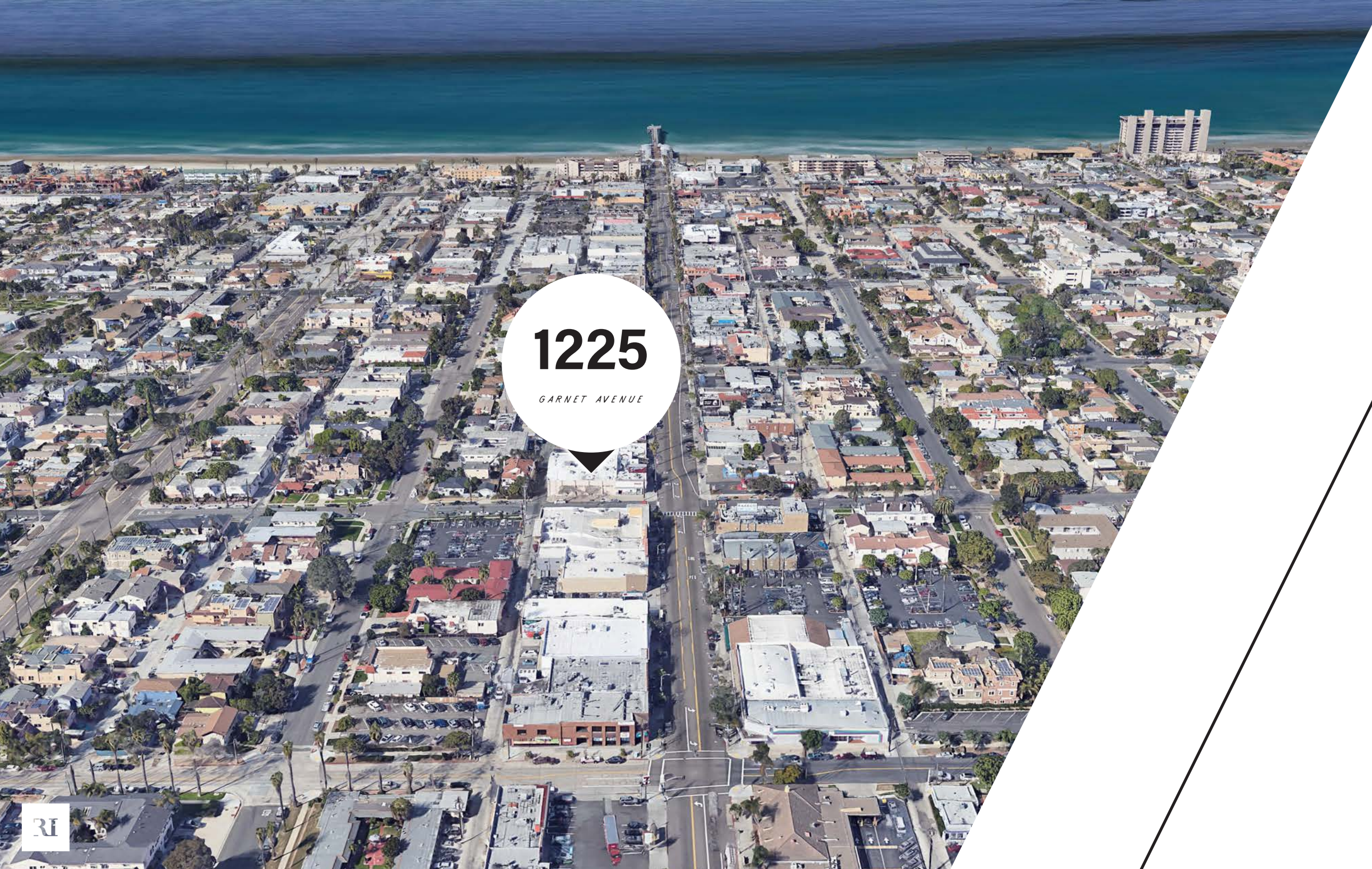


# 1225

*GARNET AVENUE*





1225

GARNET AVENUE

1225

GARNET AVENUE

Located just east of the Pacific Beach Pier, Pacific Beach is one of the busiest beach areas in San Diego, drawing large crowds of locals and tourists all year long.

**1225 GARNET AVENUE** is located just 2 miles away from Interstate-5, 5 blocks from the boardwalk, and the property is in the midst of residential neighborhoods, making it convenient for both locals and tourists alike.



# 1225

GARNET AVENUE

## HIGHLIGHTS

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Iconic California beach community

Tremendous traffic from both tourists & locals alike

Strong daytime, evening & residential demographics

Located within 5 blocks of the beach and Pacific Beach Pier







Chalcedony Street

Missouri Street

Diamond Street

Emerald Street

Felspar Street

Garnet Ave

Hornblend St

Grand Ave

Thomas Ave

Boardwalk

Mission Blvd

Ocean Blvd

Jewel Street

Ingram Street

Haines Street

Gresham Street

Fanuel Street

Everts Street

Daves Street

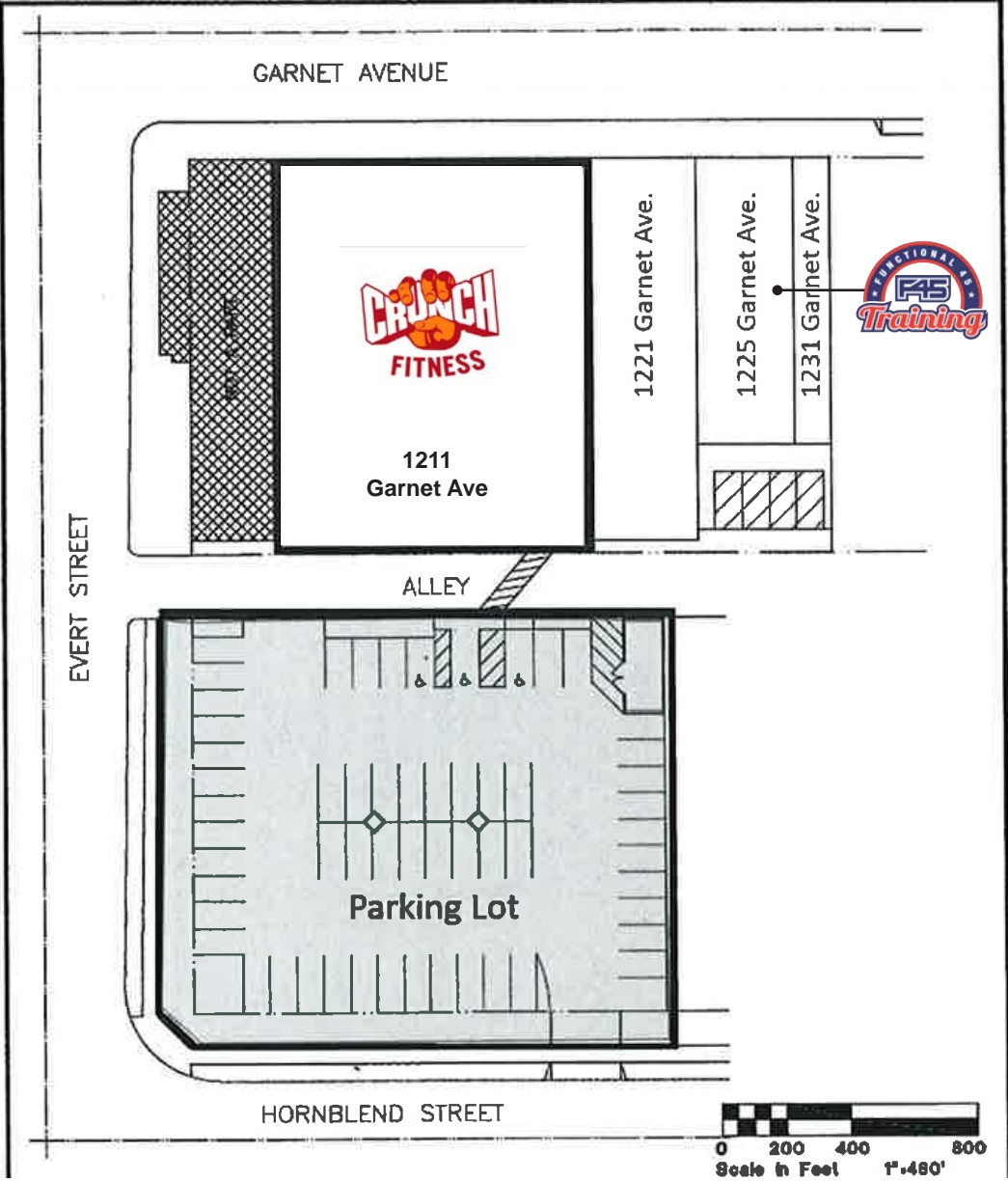
Cass Street

Bayard Street

1225  
GARNET AVENUE







# SITE DETAILS

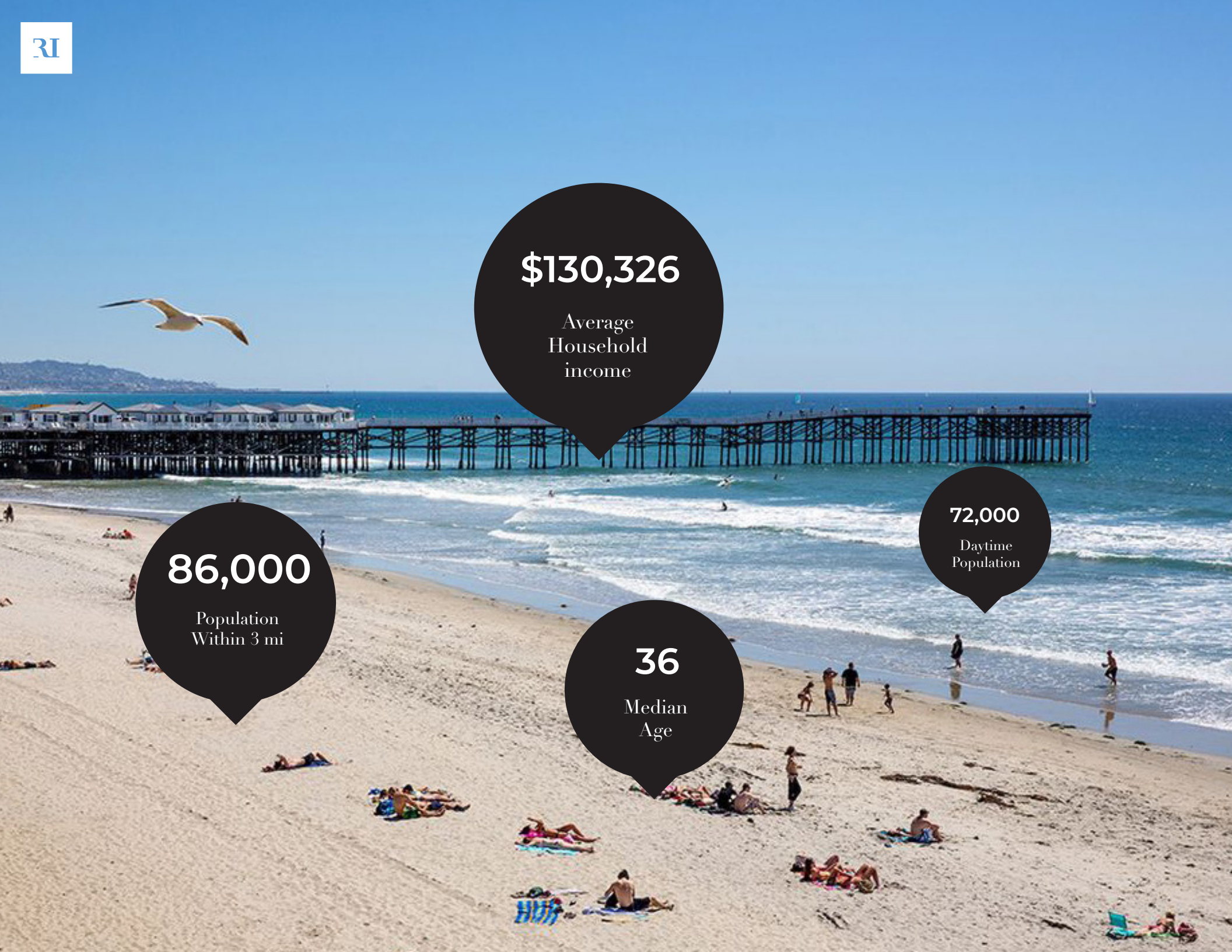
100% leased

RARE on-site parking

Join existing tenants: Crunch Fitness, F45 Training, Sprouts Grocery, Woodstock Pizza, & Star Nails

Very walkable location serving dense residential neighborhoods

Prominent storefront signage on Garnet Avenue



Expanded Demographic Profile

ESTIMATED 2019 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

1225 Garnet Ave, San Diego, California, 92109



POPULATION

Total Population  
Projected Population (2022)

1 mile

31,809  
32,471

3 miles

86,714  
88,877

5 miles

270,749  
277,834



HOUSING

Total Households  
Projected Total Households (2022)

17,002  
17,302

40,908  
41,798

117,406  
120,300



INCOME

Median Household Income  
Average Household Income  
Per Capita Income  
Median Disposable Income  
Average Disposable Income

\$81,165  
\$105,947  
\$56,135  
\$63,259  
\$77,094

\$90,252  
\$130,326  
\$61,518  
\$71,577  
\$90,216

\$83,484  
\$117,923  
\$51,257  
\$66,155  
\$83,903



DAYTIME DEMOS

Total Daytime Population  
Daytime Population Workers  
Daytime Population Residents

21,244  
12,216  
9,028

72,325  
37,870  
34,455

262,062  
145,369  
116,693



RACE & ETHNICITY

White  
Black or African American  
American Indian& Alaska Native Population  
Asian Population  
Pacific Islander Population  
Other Race Population  
Population of Two or More Races  
Hispanic Population  
Non-Hispanic Population

27,216 **85.56%**  
363 **1.14%**  
115 **0.36%**  
1,270 **3.99%**  
89 **0.28%**  
1,335 **4.20%**  
1,420 **4.46%**  
4,099 **12.89%**  
27,710 **87.11%**

72,126 **83.18%**  
1,127 **1.30%**  
346 **0.40%**  
4,450 **5.13%**  
221 **0.25%**  
4,315 **4.98%**  
4,129 **4.76%**  
12,907 **14.88%**  
73,807 **85.12%**

198,372 **73.27%**  
7,114 **2.63%**  
1,427 **0.53%**  
29,874 **11.03%**  
878 **0.32%**  
18,680 **6.90%**  
14,404 **5.32%**  
49,598 **18.32%**  
221,151 **81.68%**



EDUCATION

Bachelor's Degree  
Graduate/Professional Degree

12,733 **49.20%**  
5,177 **20.00%**

27,535 **41.07%**  
15,918 **23.74%**

66,509 **33.67%**  
46,584 **23.58%**



AGE

Median Age

31.9

36.5

36.3

# 1225

*GARNET AVENUE*

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