

Pacific Beach Retail Center

1670 GARNET AVE, PACIFIC BEACH, CA

PRIME RETAIL SPACE TO BE BUILT - 2,490 SF | ANCHORED BY TRADER JOE'S, PETSMART, STAPLES & SUN DIEGO



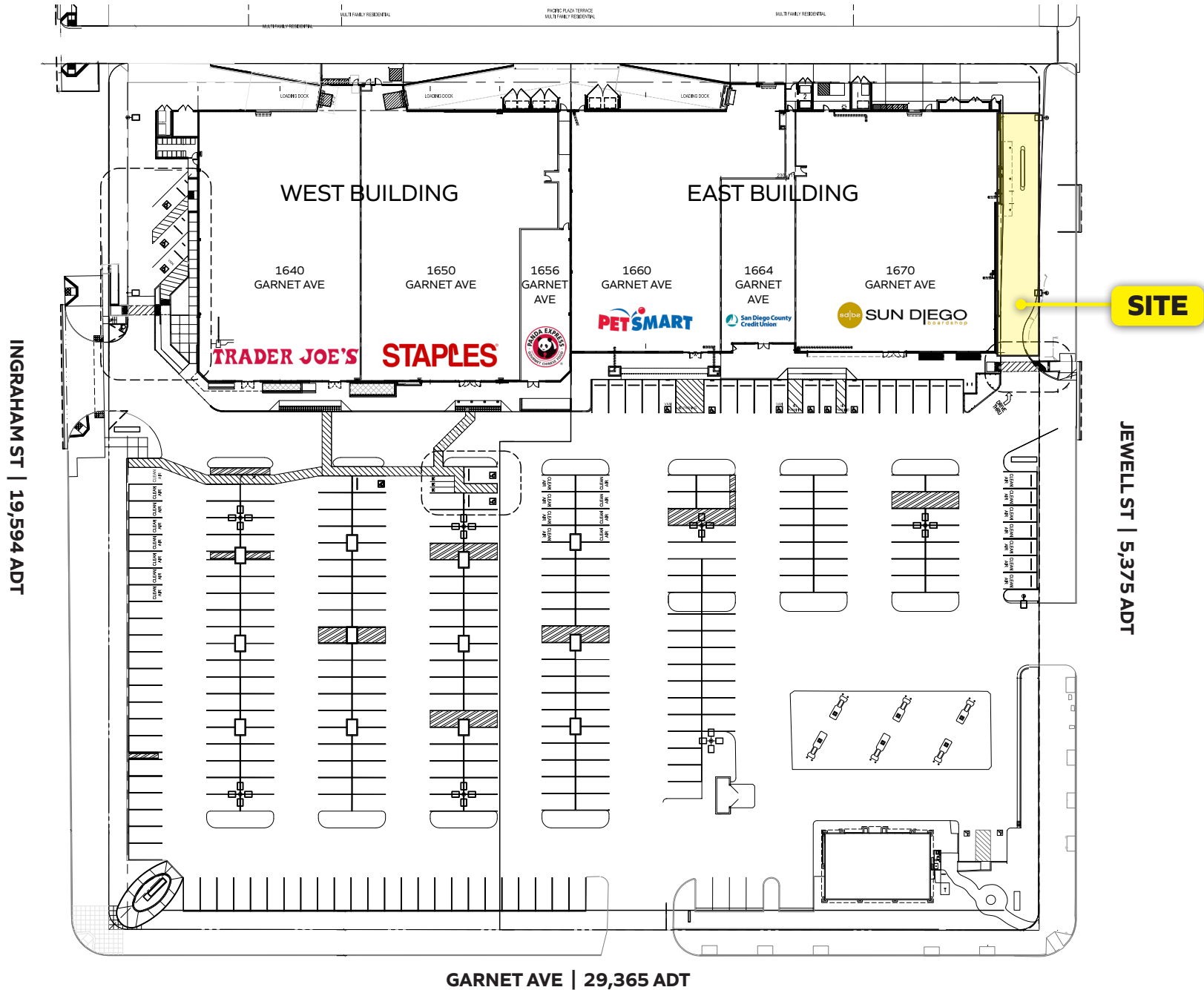
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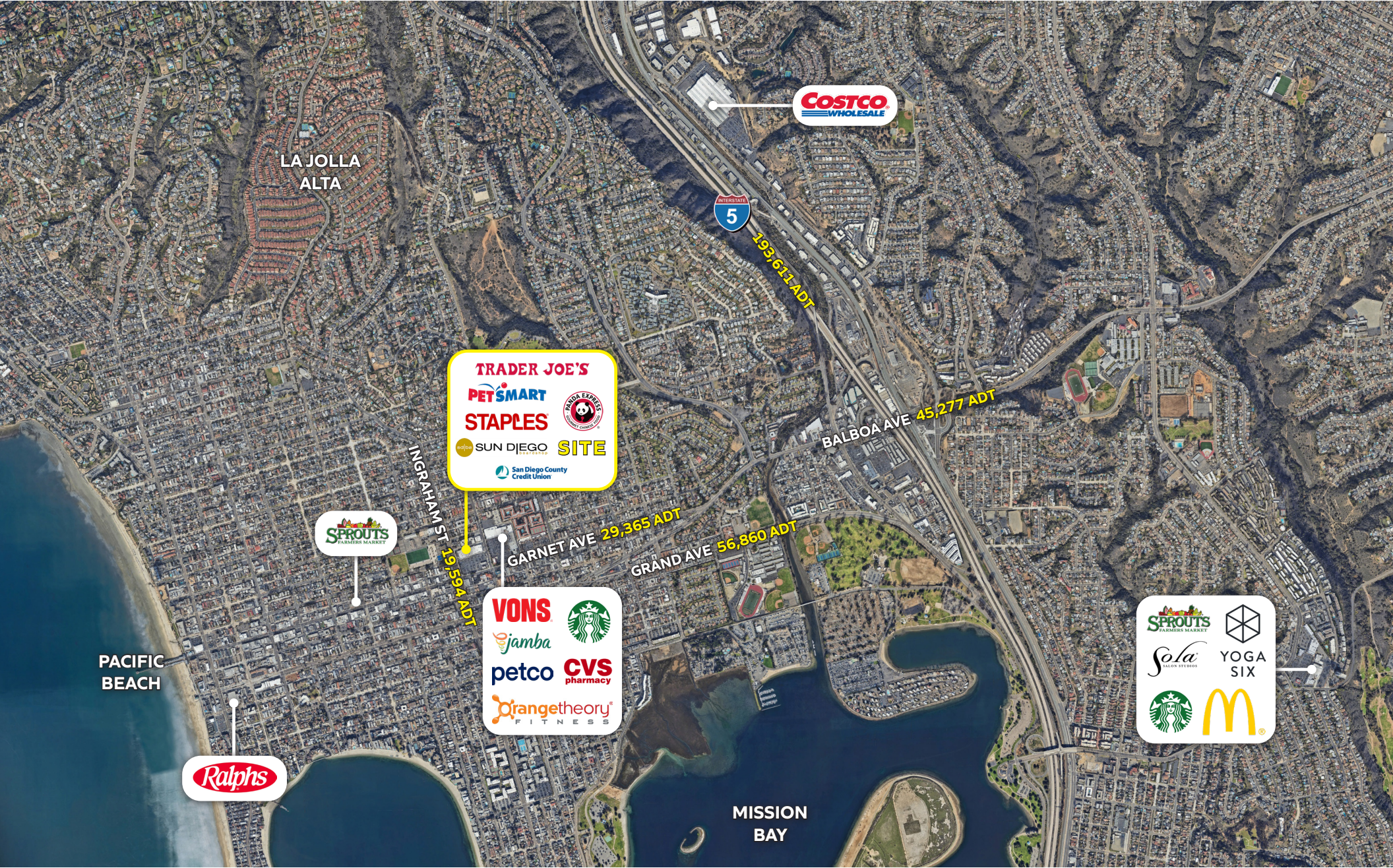
RETAIL INSITE
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S I T E P L A N



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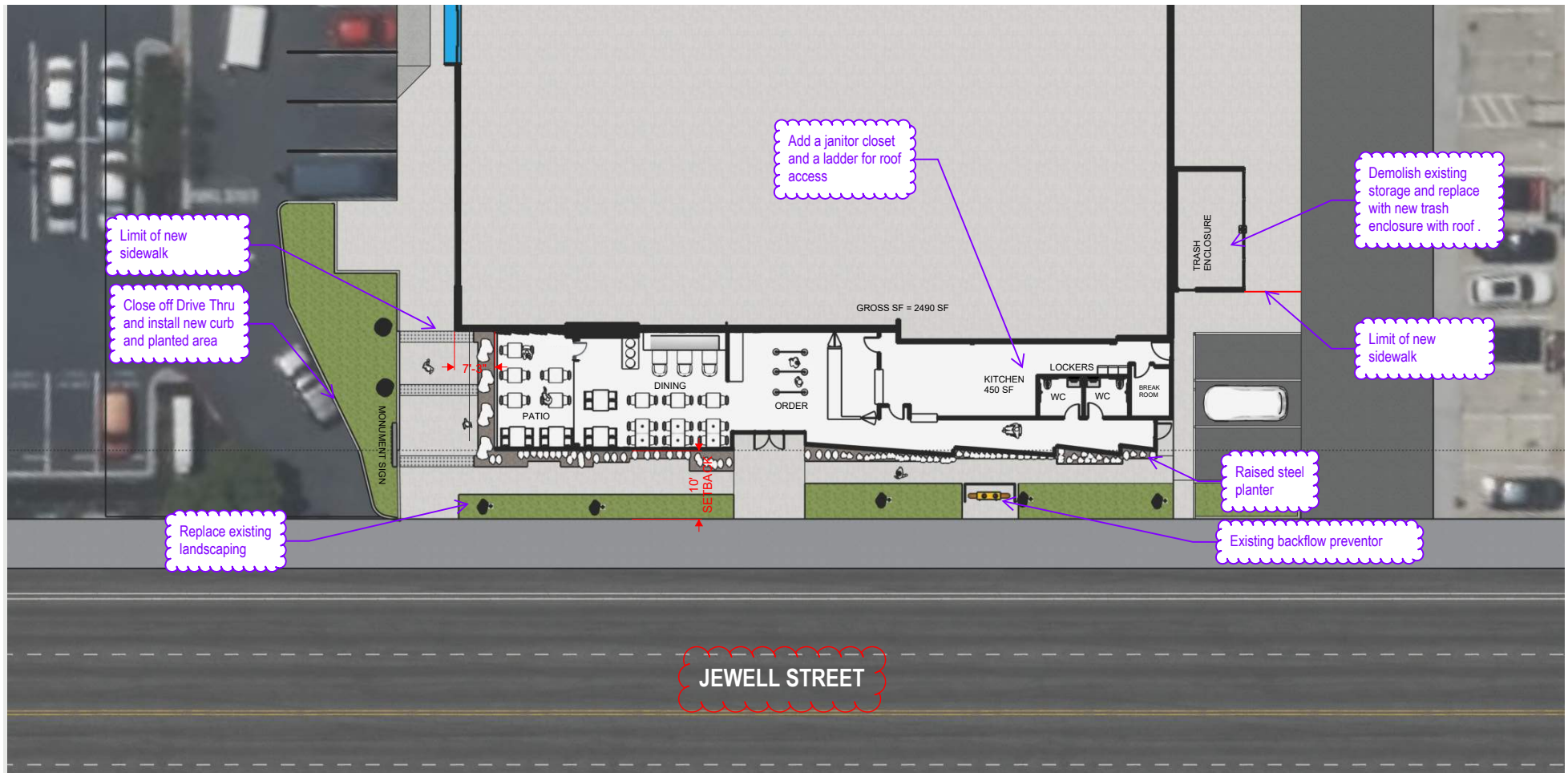
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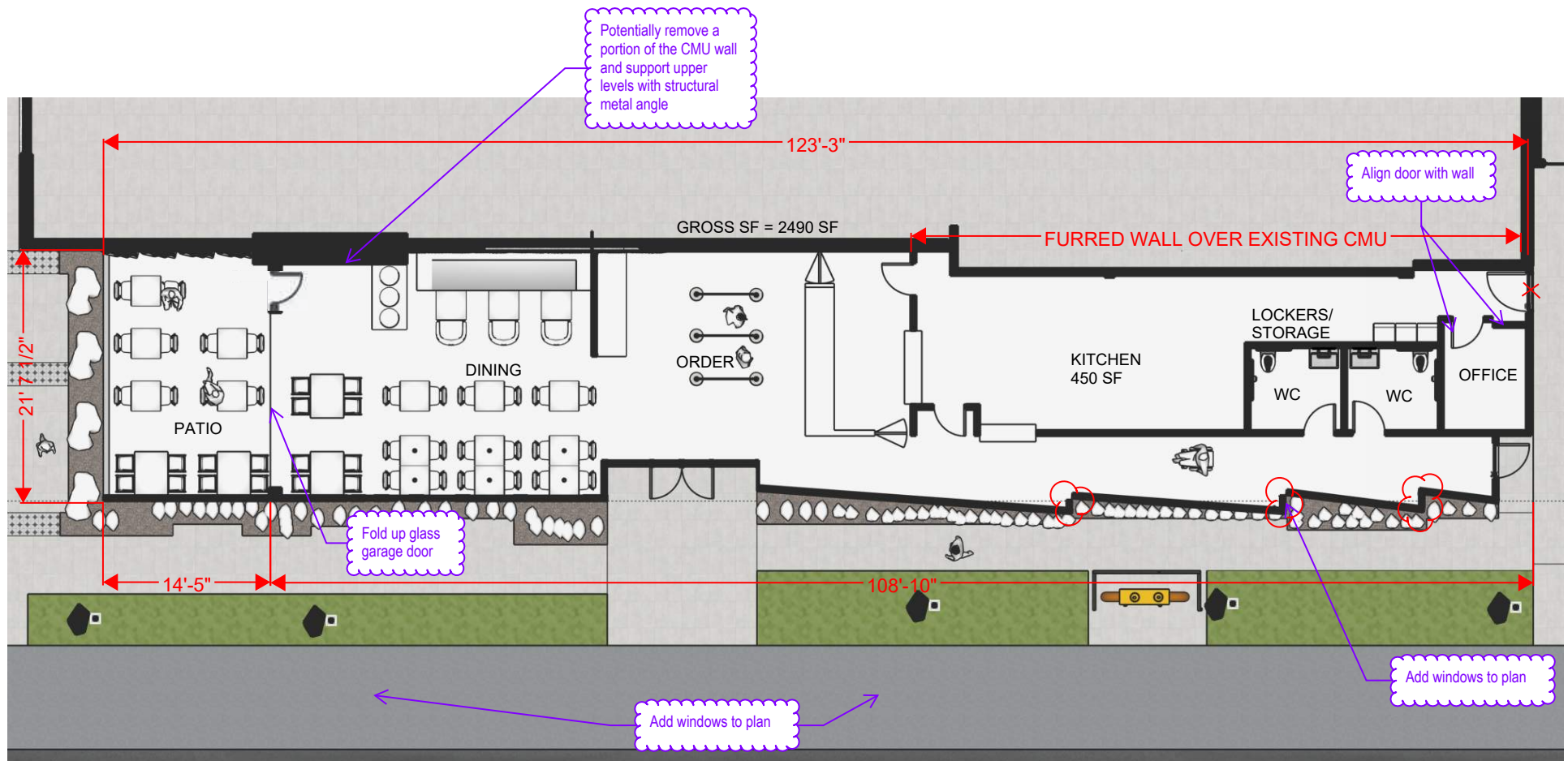


- + Available Soon: 2,490 SF prime end cap restaurant space
- + Newly remodeled center with large parking field
- + Best intersection in Pacific Beach with high visibility and high traffic counts

- + Good street visibility
- + Strong retail sales











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ESTIMATED 2024 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

1670 Garnet Ave, San Diego, California, 92109 2

Rings: 1, 3, 5 mile radii



POPULATION

	1 mile	3 miles	5 miles
Total Population	30,690	97,236	291,295
Projected Population (2029)	30,468	97,236	295,453



HOUSING

	1 mile	3 miles	5 miles
Total Households	15,836	44,228	124,255
Projected Total Households (2029)	16,010	45,001	128,317



INCOME

Median Household Income	\$109,664	\$119,338	\$109,254
Average Household Income	\$149,599	\$172,123	\$153,983
Per Capita Income	\$76,403	\$78,506	\$66,185
Median Disposable Income	\$88,493	\$99,939	\$89,301
Average Disposable Income	\$101,572	\$113,657	\$104,560



DAYTIME DEMOS

Total Daytime Population	21,270	85,028	307,519
Daytime Population Workers	13,231	46,501	180,718
Daytime Population Residents	8,039	38,527	126,801



RACE & ETHNICITY

White	22,928	74.71%	70,301	72.30%	180,332	61.91%
Black or African American	491	1.60%	1,386	1.43%	7,915	2.72%
American Indian& Alaska Native Population	175	0.57%	553	0.57%	1,967	0.68%
Asian Population	1,387	4.52%	5,928	6.10%	38,113	13.08%
Pacific Islander Population	102	0.33%	240	0.25%	919	0.32%
Other Race Population	1,632	5.32%	5,770	5.93%	22,682	7.79%
Population of Two or More Races	3,976	12.95%	13,058	13.43%	39,367	13.51%
Hispanic Population	4,765	15.53%	16,438	16.91%	57,010	19.57%
Non-Hispanic Population	25,925	84.47%	80,798	83.09%	234,285	80.43%



EDUCATION

Bachelor's Degree	11,693	45.98%	31,961	41.61%	78,650	36.13%
Graduate/Professional Degree	5,990	23.55%	20,230	26.33%	58,068	26.68%



AGE

Median Age	33.5	38.4	37.3
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