

4,500 SF prime corner bldg. for Lease or 15,625 SF lot available for Ground Lease

1701-11 Garnet Ave., San Diego, CA 92109



FOR INFORMATION PLEASE CONTACT:

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Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. Lic. # 01309241 | CGP Lic.# 00531568



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PROPERTY FEATURES

- ❖ Lots 1,2,3,&4 consists of approx.4,500 SF free-standing bldg. situated on a 12,500 SF land w/approx. 9 prkg. spaces
 - ❖ **Lease Rate for the 4,500 SF Bldg: \$3.50 SF +NNN's**
 - ❖ Lot 5 consists of a 3,125 SF land w/ approx. 15 prkg. spaces
 - ❖ **Ground Lease Rate for approx. 15,625 SF land consisting of lots 1,2,3,4 & 5: \$1.25 psf plus NNN's**
 - ❖ Unapparelled location situated approx. 9 blocks to Pacific Ocean and 7 blocks to Mission Bay Park
 - ❖ Signalized hard corner with Traffic Counts of over 35,000 cars per day along Garnet Ave.
 - ❖ Curb Cuts along Garnet Ave. & Jewel St. w/ potential drive-thru opportunity in addition to alley access
 - ❖ Surrounding tenants include: Vons, Trader Joes, U.S. Bank, Wendy's, Sprouts, Mc Donald's, Rite Aid, CVS
 - ❖ Approx. 125 SF of total frontage along Garnet Ave.
- ** Do not disturb tenant, shown by appointment only

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PROPERTY IMAGES



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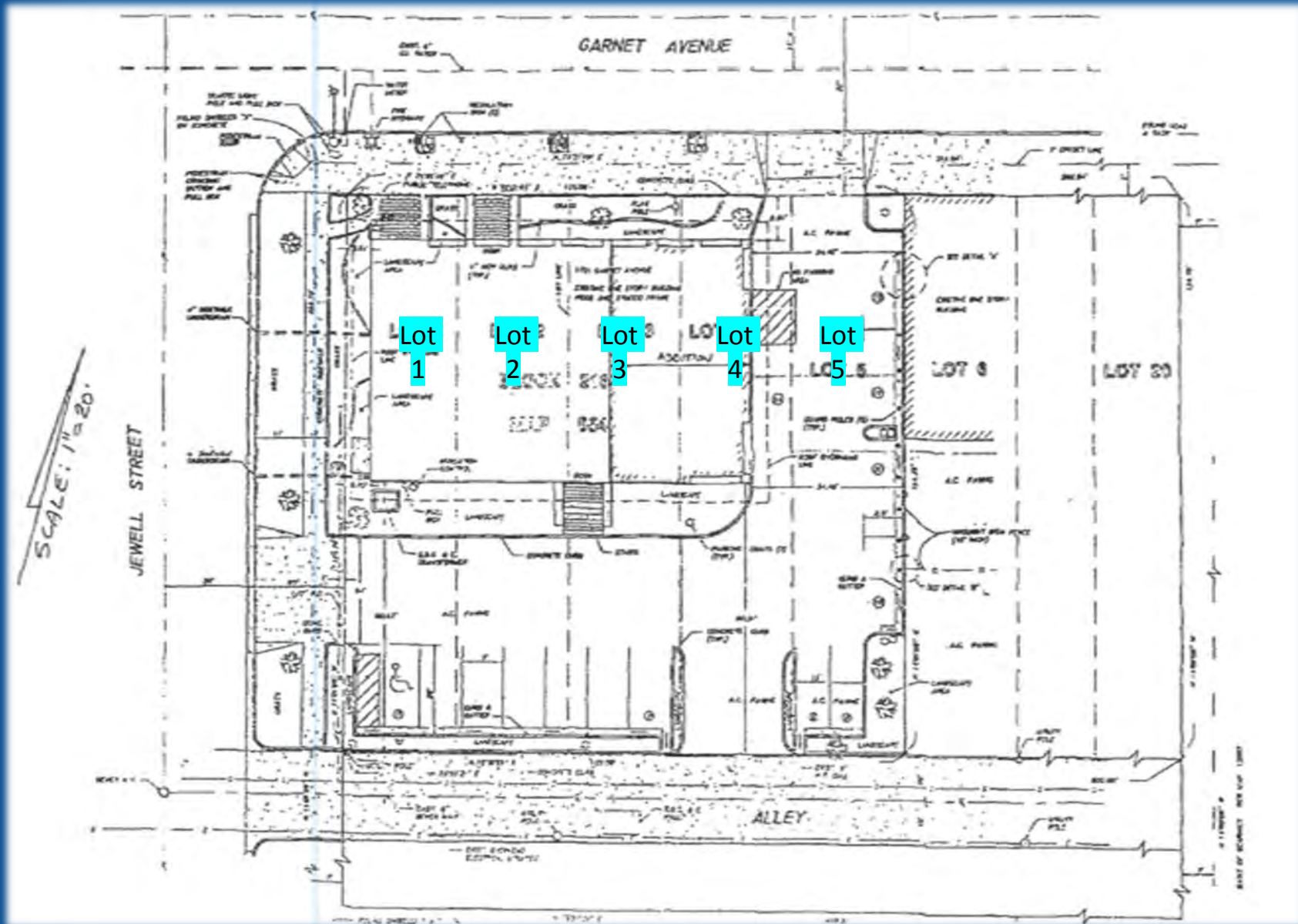
PROPERTY IMAGES



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LOT DESCRIPTION



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SITE MAP



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DEMOGRAPHICS

Population

	2 mile	5 mile	10 mile
2010 Population	56,415	285,105	775,866
2020 Population	62,849	311,334	855,506
2025 Population Projection	64,611	318,988	877,748
Annual Growth 2010-2020	1.1%	0.9%	1.0%
Annual Growth 2020-2025	0.6%	0.5%	0.5%
Median Age	36.2	37	36
Bachelor's Degree or Higher	56%	49%	43%
U.S. Armed Forces	839	7,140	27,130

Households

	2 mile	5 mile	10 mile
2010 Households	28,331	122,813	298,177
2020 Households	30,617	133,142	347,263
2025 Household Projection	31,417	136,225	356,162
Annual Growth 2010-2020	0.5%	0.4%	0.6%
Annual Growth 2020-2025	0.5%	0.5%	0.5%
Owner Occupied	11,058	59,632	137,468
Renter Occupied	19,560	73,510	209,794
Avg Household Size	2	2.2	2.3
Avg Household Vehicles	2	2	2
Total Consumer Spending	\$895.4M	\$4B	\$9.8B

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$113,691	\$111,395	\$105,045
Median Household Income	\$86,532	\$86,004	\$78,469
< \$25,000	3,402	17,119	53,188
\$25,000 - 50,000	4,495	20,541	58,224
\$50,000 - 75,000	5,416	21,359	56,263
\$75,000 - 100,000	4,326	17,157	42,930
\$100,000 - 125,000	3,385	14,931	36,413
\$125,000 - 150,000	2,246	10,328	24,599
\$150,000 - 200,000	3,109	14,433	34,368
\$200,000+	4,238	17,274	41,278

Daytime Employment

Radius	2 mile			5 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	18,922	2,776	7	149,869	15,833	9
Trade Transportation & Utilities	3,964	475	8	24,572	2,443	10
Information	551	77	7	4,844	358	14
Financial Activities	2,336	452	5	14,651	2,366	6
Professional & Business Services	2,445	541	5	16,231	2,812	6
Education & Health Services	2,488	442	6	39,665	4,255	9
Leisure & Hospitality	5,323	386	14	34,623	1,755	20
Other Services	1,790	398	4	8,536	1,766	5
Public Administration	25	5	5	6,747	78	87
Goods-Producing Industries	1,635	290	6	8,204	1,292	6
Natural Resources & Mining	25	8	3	126	32	4
Construction	1,079	208	5	4,734	916	5
Manufacturing	531	74	7	3,344	344	10
Total Employees	20,557	3,066	7	158,073	17,125	9

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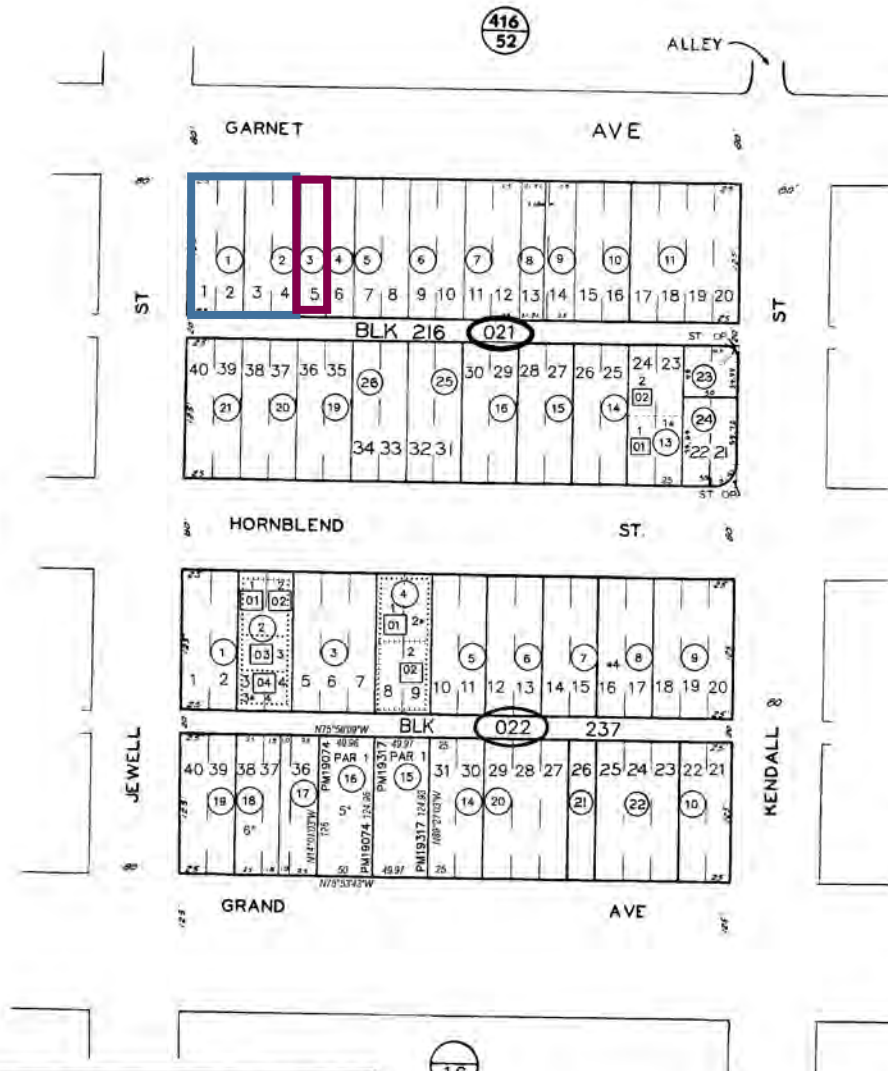
PARCEL MAP

08

424-02
SHT 1 OF 2

1"=100'

424-021
022



09/17/2003 KJA

CHANGES

BLK	OLD	NEW	YR	CUT
022	12613	20	63	830
021	17418	22	78	1768
021	12	23124	80	1147
022	11	21422	80	2476
021	22	25426	94	4657
021	13	CONDO	98	555
022	2	CONDO	00	514
022	4	CONDO	00	516
022	8	SAME # CONDO	01	571
022	18	SAME # CONDO	03	586

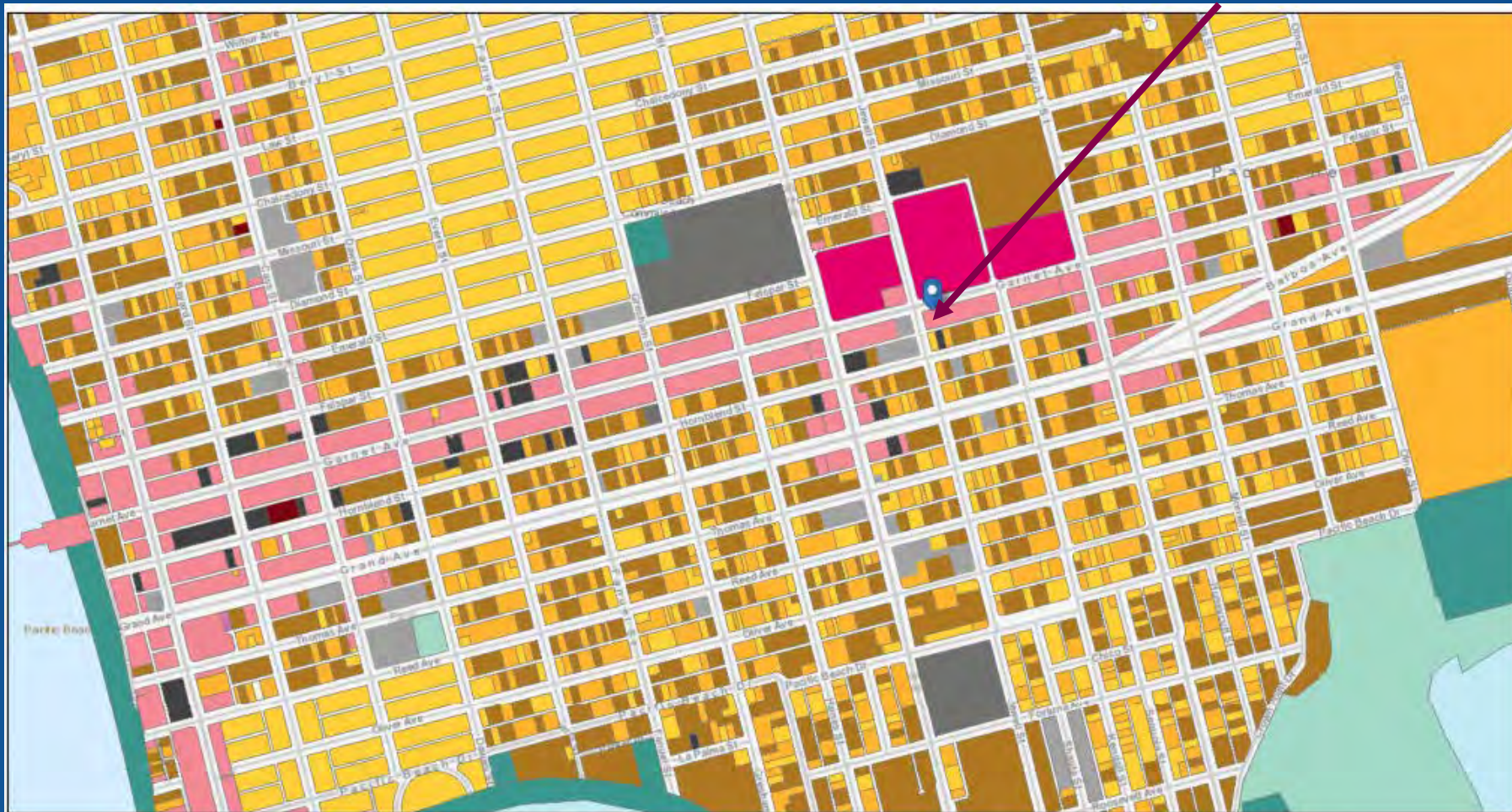
- 1* CONDO
1770 & 1772 HORNBLEND STREET
DOC97-326596
- 2* CONDO
1731 & 1733 HORNBLEND
DOC97-258798
- 3* CONDO
1711 HORNBLEND
00C98-822351
- 4* CONDO (SEE SHT 2)
1785 HORNBLEND
00C00-513548
- 5* CONDO
1726-1732 GRAND AVE
DOC02-902917
(SEE SHT 2)
- 6* CTRL# 7195
TPM
CITY OF SD
TM WAIVER 4257

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 424 PAGE 02 SHT 1 OF 2

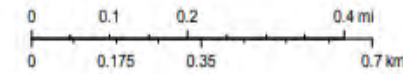
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MAP 854 (697) - PACIFIC BEACH AMENDED TRUSTEES MAP

EXISTING LAND USE MAP Commercial & Office



Existing Land Use	== MIXED USE	== Transportation, Communications, Utilities	== Intensive Agriculture
== Spaced Rural Residential	== Shopping Centers	== Education	== Extensive Agriculture
== Single Family Detached	== Commercial and Office	== Institutions	== Undeveloped
== Single Family Attached	== Heavy Industry	== Military	== Water
== Mobile Homes	== Light Industry	== Recreation	== Road Rights of Way
== Multiple Family	== Extractive Industry	== Open Space Parks	== Railroad Rights of Way



SanGIS
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