

Restaurant Space for Lease

Fully Fixturized 2,600 Sq. Ft.

\$3.25 psf NNN (\$.52)

Pacific Beach
1525 Garnet Avenue
San Diego, CA 92109
(between Haines & Ingraham Streets)

**FULL LIQUOR
LICENSE
AVAILABLE!**



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 **CAPITAL GROWTH
PROPERTIES, INC.**

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**PRIME PACIFIC BEACH
LEASING OPPORTUNITY**

- > Free Standing Building with Parking
- > Average daily traffic counts are 19,830 (Garnet @ Haines)
- > Large Outdoor Patio on Garnet Avenue
- > Exceptional pedestrian & vehicular traffic
- > Dense Population
- > Close proximity to Mission Bay & the Pacific Ocean

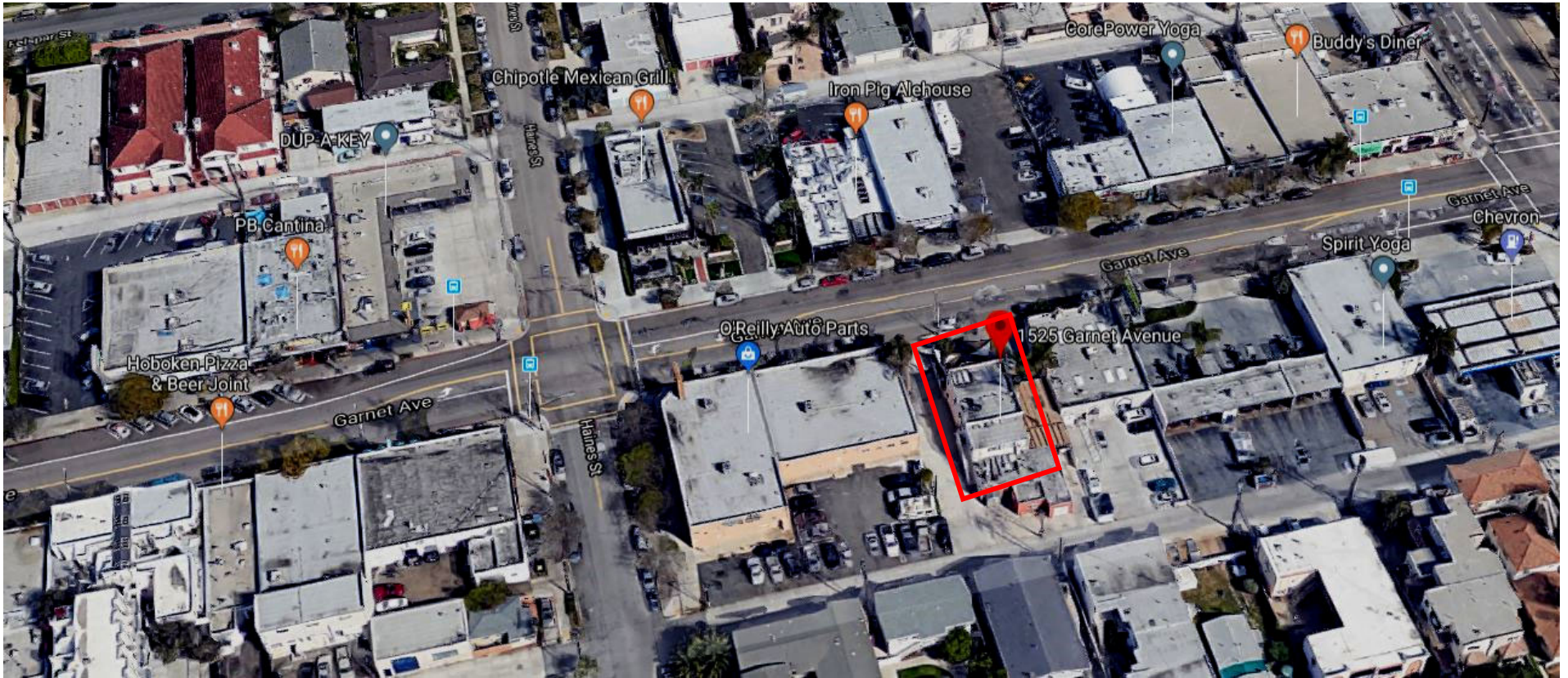


**EQUIPMENT
INCLUDES:**

- > Walk-in Cooler
- > Hood System
- > Clay Pizza Oven
- > Wine Refridgerator
- > Fryer
- > Flat Grill
- > 3 Compartment sink

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population 2019	35,055	95,886	307,586
Estimated Population 2024	36,307	98,501	319,660
2019 Median Household Income	\$72,392	\$82,421	\$78,158
Population Growth 2019-2024	3.39%	2.50%	3.46%
2019 Average household consumer spending	\$26,201	\$30,321	\$29,703
Traffic count Garnet Ave. @ Haines St.	27,986		





Walk Score
95

Walker's Paradise

Daily errands do not require a car.

Transit Score
42

Some Transit

A few nearby public transportation options.

Bike Score
64

Bikeable



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