

**Existing Drive Thru Available**



2736 Garnet Avenue | San Diego, CA

**CBRE**

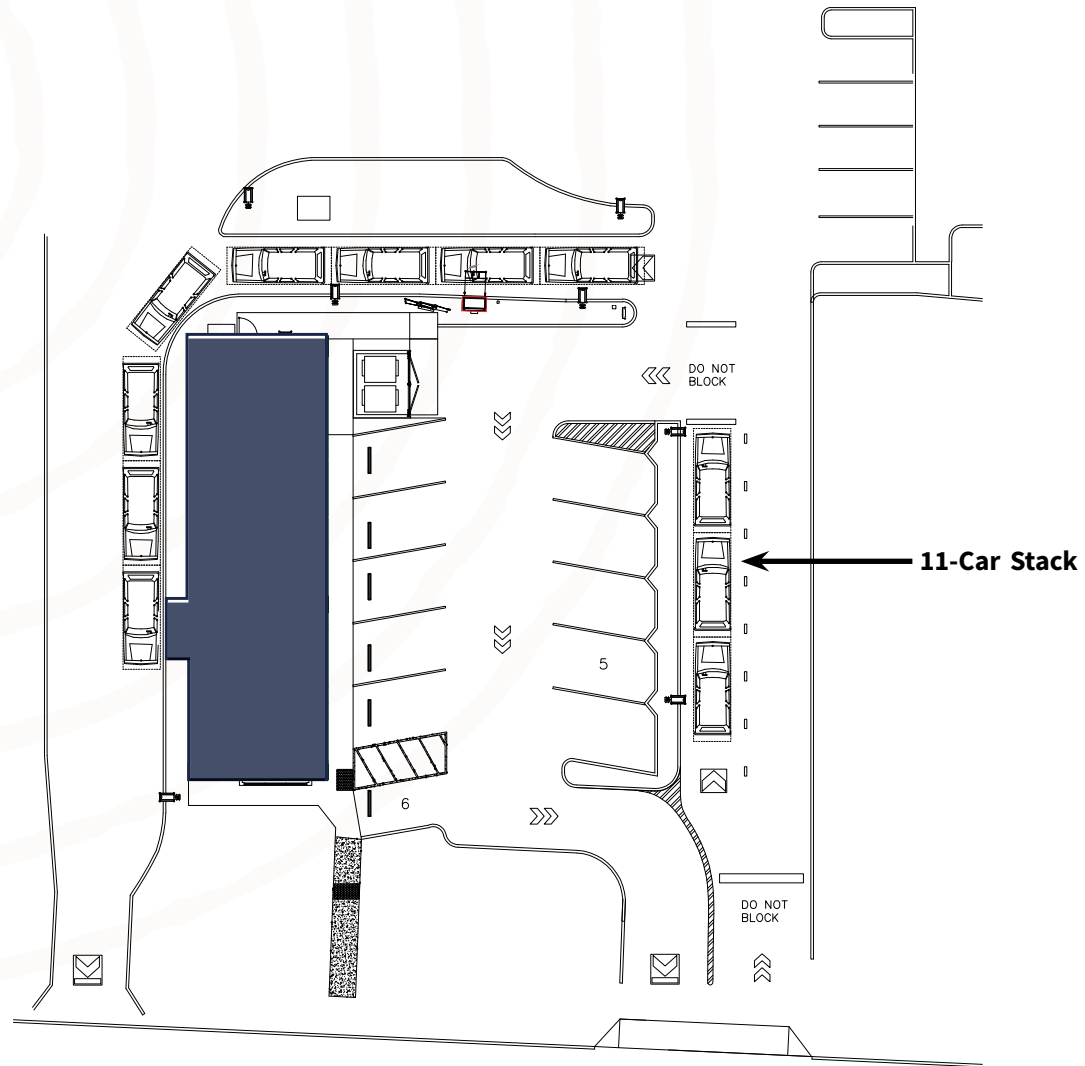


# Property Overview

Located at the main entrance into Pacific Beach, one of San Diego's most vibrant coastal neighborhoods, 2736 Garnet Avenue offers exceptional visibility and traffic along a lively retail corridor.

Just minutes from Mission Bay and the ocean, Garnet Avenue is one of the lively retail streets in Pacific Beach. The neighborhood is noted for its beach-town vibe, active pedestrian and bike scenes, casual retail and dining, and a strong mix of residents and visitors year-round. With its walkable, high-energy atmosphere and proximity to major coastal routes, this location combines the best of lifestyle appeal and business opportunity.

# Site Plan



**Garnet Avenue - 62,518 CPD**

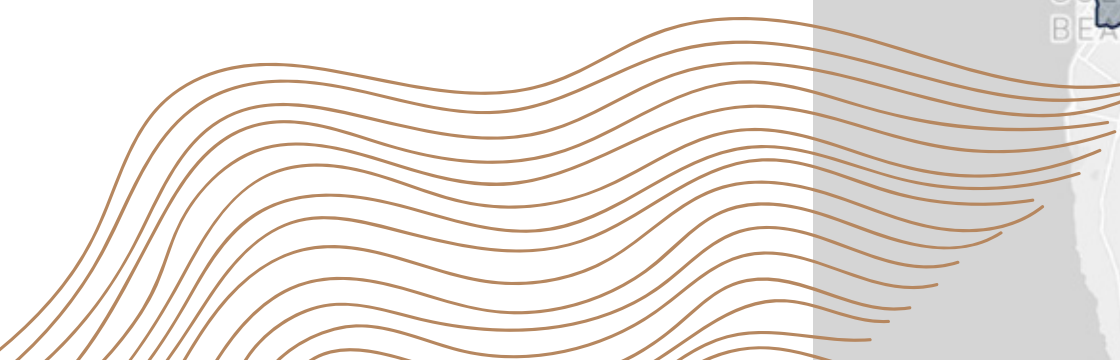
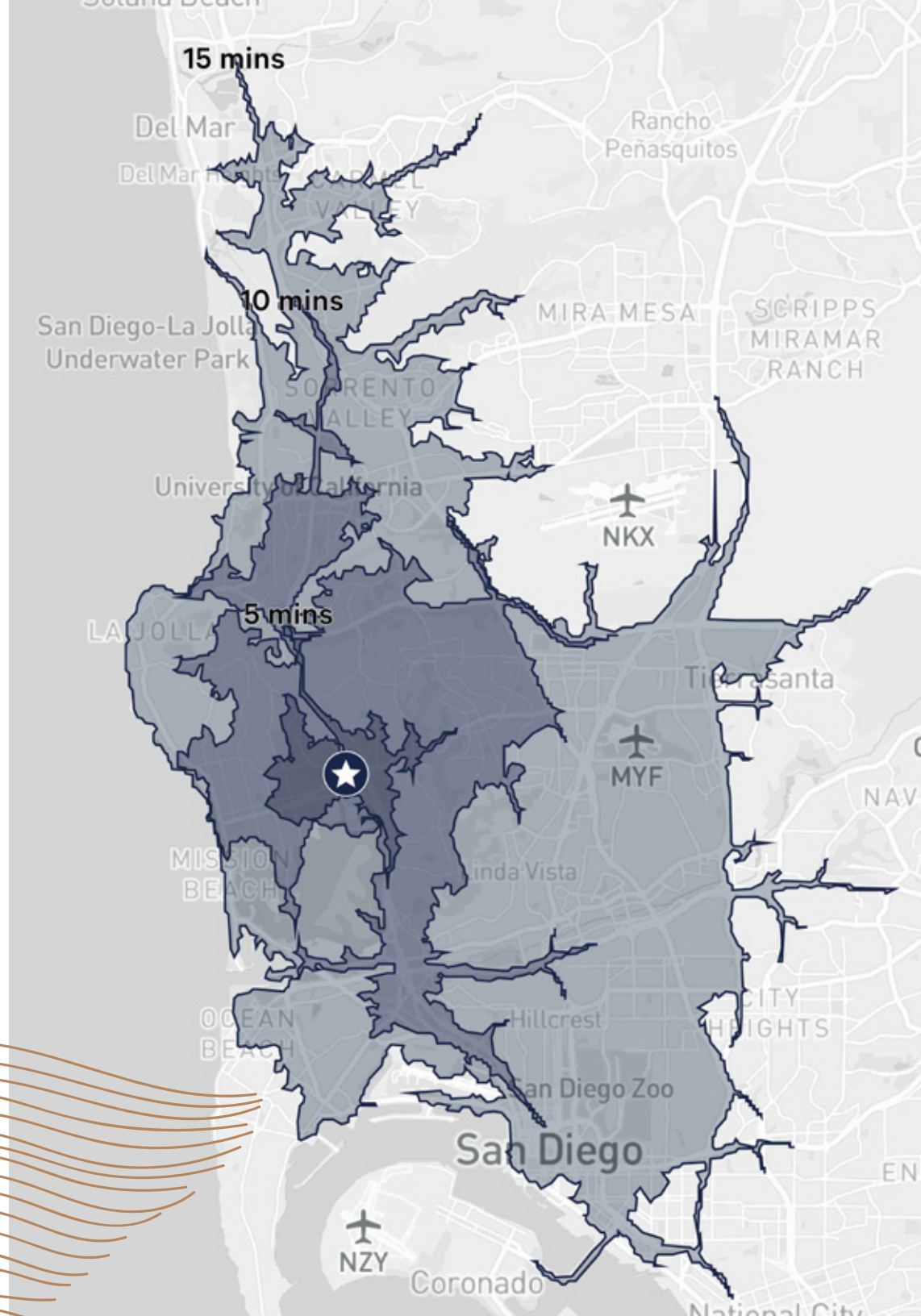
**PAD BUILDING WITH DRIVE THRU**

**+/- 2,308 RSF**

This site plan is not a representation, warranty or guarantee as to size, location or identity of any tenant, and the building, improvements, parking, ingress and egress are subject to such changes, additions and deletions as the architect, Landlord or any governmental agency may direct. Any specified tenant referenced herein is subject to change, deletion, change of location, etc. at any time without prior notice.

# Area Demographics

|                               | 5 MINS    | 10 MINS   | 15 MINS   |
|-------------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>             |           |           |           |
| 2024 Population               | 31,774    | 208,951   | 644,405   |
| 2029 Population               | 31,786    | 210,848   | 656,224   |
| <b>DAYTIME POPULATION</b>     |           |           |           |
| 2024 Daytime Population       | 25,924    | 237,203   | 907,740   |
| Daytime Workers               | 14,294    | 145,112   | 639,395   |
| Daytime Residents             | 11,630    | 92,091    | 268,345   |
| <b>HOUSEHOLDS</b>             |           |           |           |
| 2024 Households               | 14,608    | 90,421    | 287,766   |
| 2029 Households               | 14,781    | 92,108    | 298,270   |
| <b>HOUSEHOLD INCOME</b>       |           |           |           |
| 2024 Average Household Income | \$164,756 | \$154,150 | \$144,180 |
| 2029 Average Household Income | \$178,323 | \$167,547 | \$155,954 |
| <b>HOUSING UNITS</b>          |           |           |           |
| 2024 Housing Units            | 15,724    | 99,202    | 316,899   |
| 2024 Occupied Housing Units   | 14,608    | 90,421    | 287,766   |





Blue Line Trolley - 24.4M Riders Per Year (MTS)  
172,437 cars per day



Mission Bay

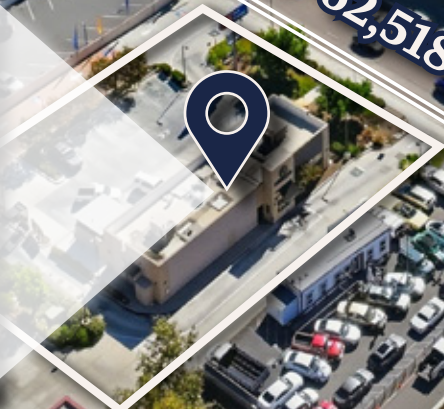


Balboa Avenue

Mission Bay Drive

Family Health Centers

Garnet Avenue - 62,518 cars per day



# Aerial Map



**Pole Signage Available**



**11-Car Drive Thru Stack**



**Excellent Fascia/Building Signage Available**

# 2736 Garnet Ave

San Diego, CA 92109

## CONTACTS

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**CBRE**

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