

2280 Garnet Avenue

SAN DIEGO, CA 92109

NEW LEASE SIGNED!

1,500 SF
FOR LEASE

GROUND FLOOR
OFFICE/RETAIL SPACE
AVAILABLE NOW

53,068 CPD

YOUR NAME HERE

RYAN KING
PARTNER

858.395.7208
Ryan.King@Cast-Cap.com
CA Lic. #01885401

JOSH SIMMS
DIRECTOR

619.500.7473
Josh.Simms@Cast-Cap.com
CA Lic. #02080261

CARRIE DUDA
SENIOR ASSOCIATE

619.489.5373
Carrie.Duda@Cast-Cap.com
CA Lic. #02199169

CAST
CAPITAL PARTNERS

PROPERTY HIGHLIGHTS



Two-story, 5,840 SF office/retail building featuring updated finishes with prominent building signage



Hard corner location at Garnet Avenue & Pendleton Street in the heart of Pacific Beach



Five (5) on-site parking spaces plus abundant street parking



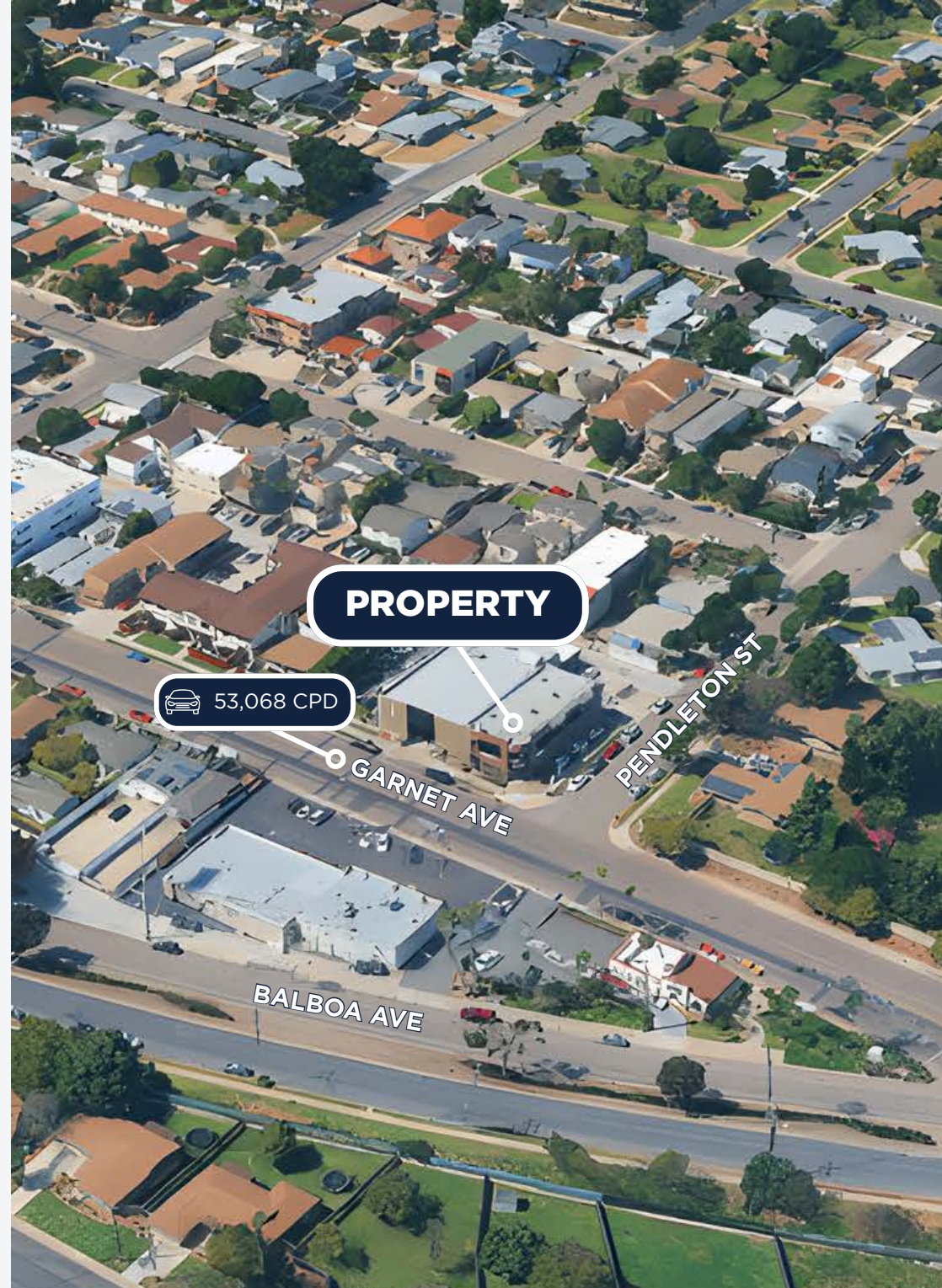
C-1 zoning supports a wide range of retail and office uses



±53,000 vehicles per day along Garnet Avenue for maximum visibility



Well-suited for professional services, boutique retail, or creative office tenants



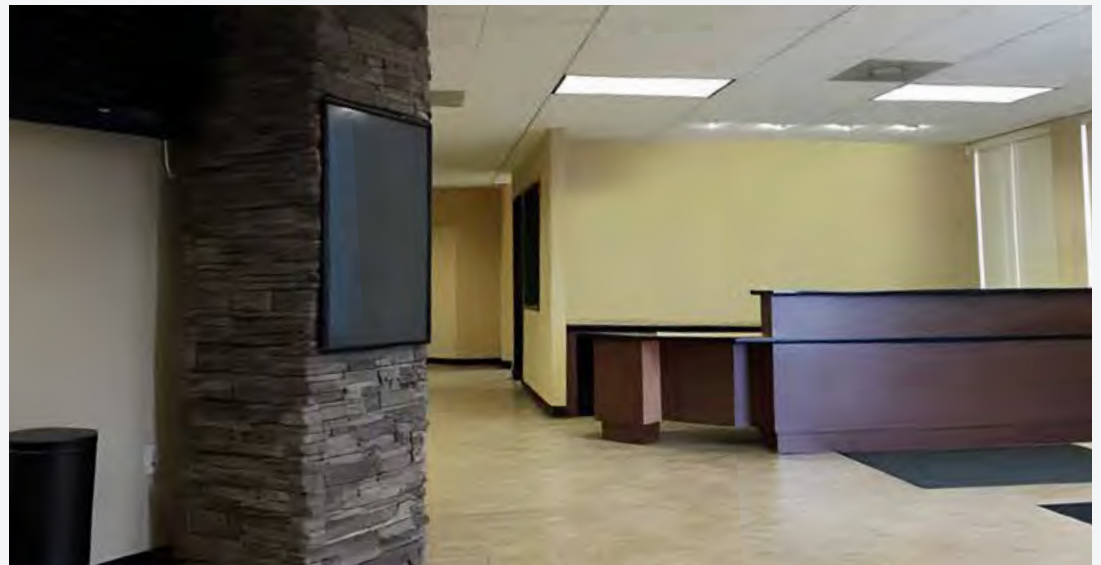
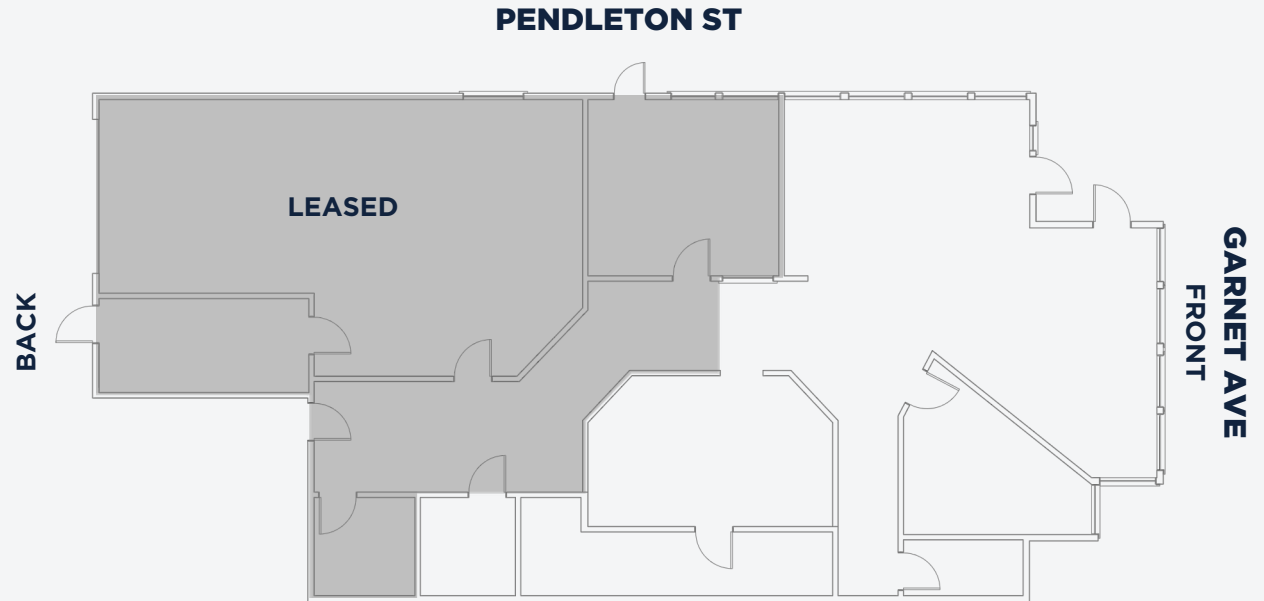
AVAILABILITY

ADDRESS	2280 Garnet Ave, San Diego, CA 92109
FLOOR	First Floor
PROPERTY TYPE	Office / Retail
AVAILABLE SPACE	1,500 SF

LEASE RATE

\$2.45/SF NNN

NNN = \$0.91 PSF



GARNET AVENUE | GATEWAY TO THE HEART OF VIBRANT PACIFIC BEACH

DEMOGRAPHICS

5 MILE RADIUS



345,015
POPULATION



146,110
HOUSEHOLD



81.6%
COLLEGE EDUCATED



\$74,890
MEDIAN HH INCOME



86 VERY BIKEABLE
BIKE SCORE



5 MINUTES BALBOA AVE
TROLLEY STATION



86 SOMEWHAT WALKABLE
WALKING SCORE

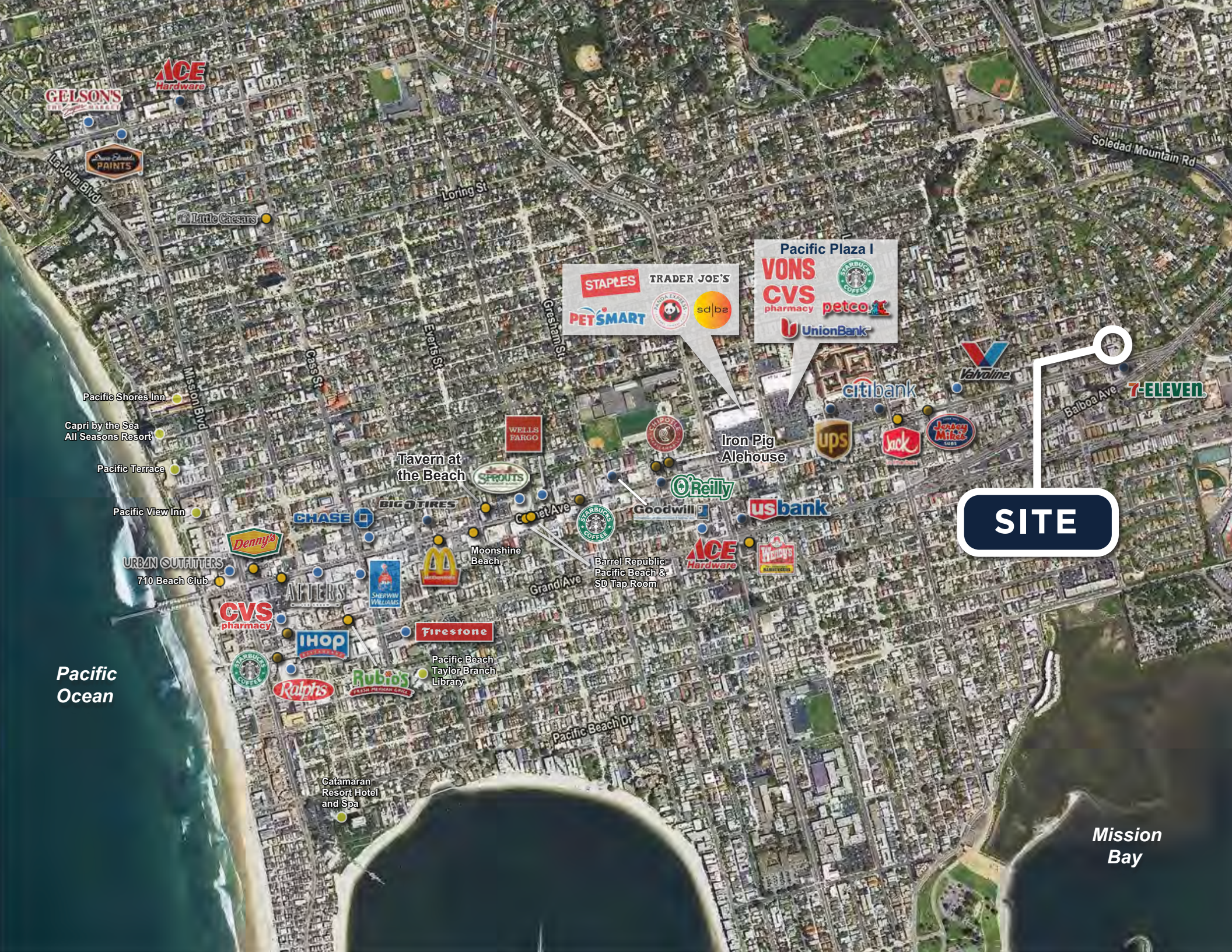


I-5 FREEWAY ACCESS
LESS THAN A MINUTE AWAY



TRAFFIC COUNT

CROSS STREETS	ADT
Garnet Avenue & Mission Bay Drive	62,418
Garnet Avenue & Albuquerque Street	44,735
Interstate 5 & Damon Street	147,000
Balboa Avenue & Santa Fe Street	53,257
Interstate 5 & Balboa Avenue	163,000



GELSON'S
THE FRESH MARKET

ACE
Hardware

PAINTS

Little Caesars

Loring St

Soledad Mountain Rd

STAPLES **TRADER JOE'S**
PETSMART **sd|ba**

Pacific Plaza I
VONS
CVS pharmacy
petco
UnionBank

Valvoline

7-ELEVEN

SITE

Pacific Shores Inn

Capri by the Sea
All Seasons Resort

Pacific Terrace

Pacific View Inn

URBAN OUTFITTERS
710 Beach Club

CVS pharmacy

IHOP

Ralphs

Rubio's
FRESH MEXICAN GRILL

FIRESTONE

Pacific Beach
Taylor Branch
Library

Catamaran
Resort Hotel
and Spa

Tavern at
the Beach

CHASE

SHERWIN
WILLIAMS

McDonald's

SPROUTS

Moonshine
Beach

Grand Ave

STARBUCKS
COFFEE

Goodwill

ACE
Hardware

Wendy's

Iron Pig
Alehouse

ups

Jack

Jimmy
MILK
SUBS

usbank

citibank

Pacific
Ocean

Mission
Bay



YOUR NAME HERE

619-308-6680

CAST
CAPITAL PARTNERS

5090 Shoreham Place Suite 100
San Diego, CA 92122
information@cast-cap.com
619-308-6680

www.Cast-Cap.com

FOR MORE INFORMATION, PLEASE CONTACT:

RYAN KING

Partner

858. 395.7208

Ryan.King@Cast-Cap.com

CA Lic. #01885401

JOSH SIMMS

Director

619.500.7473

Josh.Simms@Cast-Cap.com

CA Lic. #02080261

CARRIE DUDA

Senior Associate

619.489.5373

Carrie.Duda@Cast-Cap.com

CA Lic. #02199169

Copyright ©2025 CAST Capital Partners. All rights reserved. The information contained herein was obtained from sources deemed reliable. No warranties or representations, expressed or implied, are made as to the accuracy of the information contained herein, and same is submitted subject errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. This information is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described herein shall be conducted through CAST Capital Partners.