

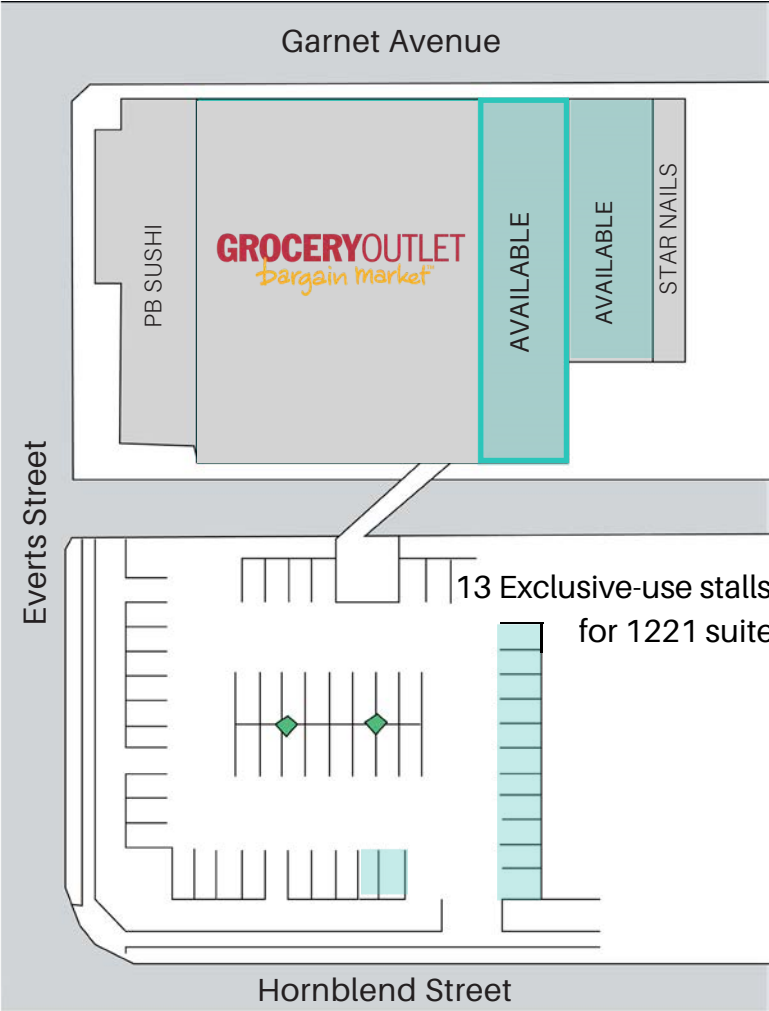
Second Generation Restaurant + Adjacent Retail Space

±6,657 SF - In the Heart of Pacific Beach

Rare Garnet Avenue Restaurant Opportunity with Dedicated Parking!



PROPERTY OVERVIEW



PROPERTY ADDRESS

1221-1231 Garnet Avenue, San Diego, CA 92109

PROPERTY TYPE

Multi-tenant retail

SPACE TYPE

Restaurant

BUILDING SIZE

7,720 SF

PARKING

13 ~ RESERVED/Exclusive-use stalls
-Free of Charge for 1221/1225

LEASE TYPE

NNN (\$0.67/SF)

LEASE RATE

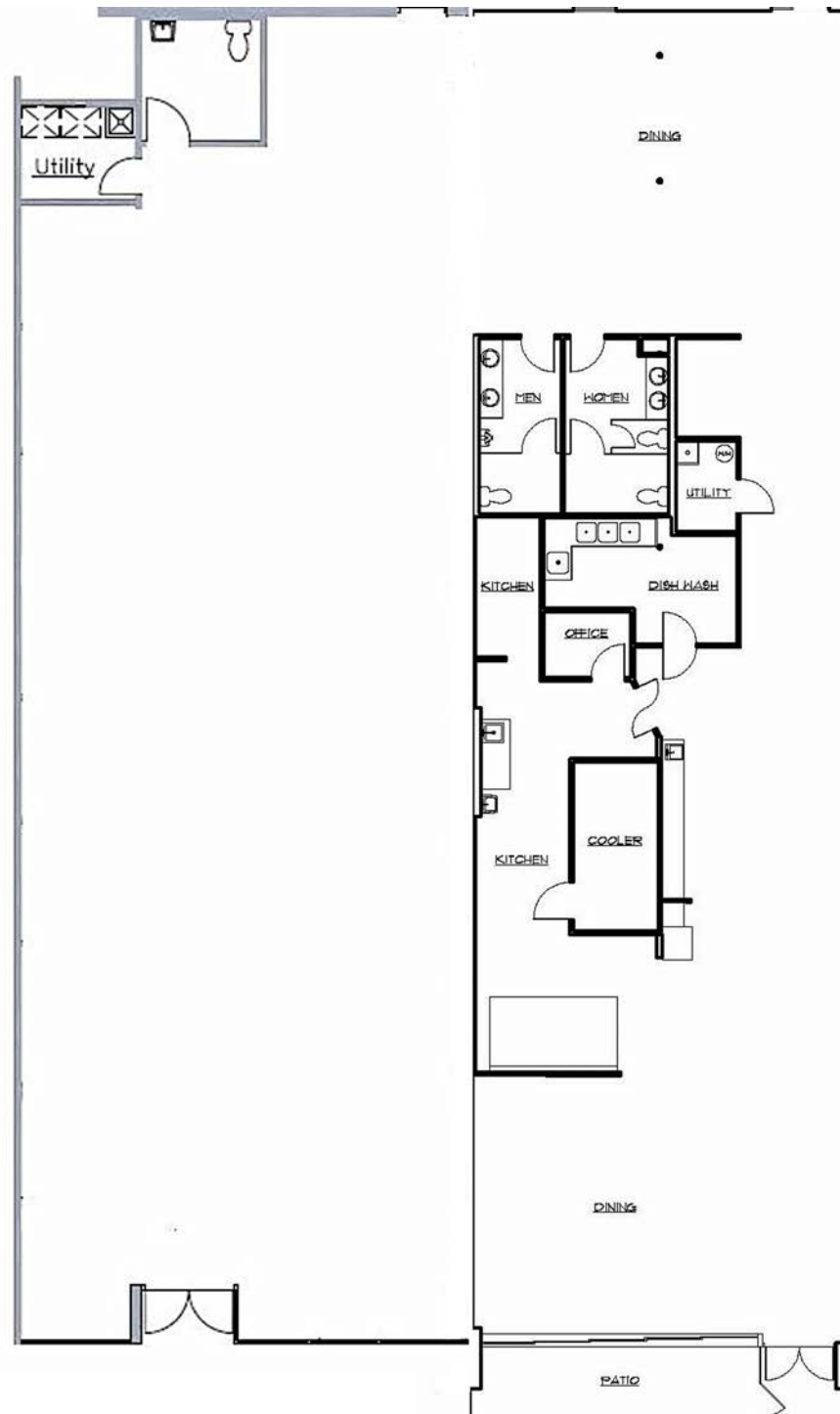
Negotiable

AVAILABILITY

ADDRESS	SIZE - SF	TYPE	TENANT	AVAILABLE
1211	12,500	Retail	Grocery Outlet	Leased
1221	3,977	Restaurant	Available	Immediate
1225	2,680	Retail	Available	Coming Soon
1231	1,090	Retail	Star Nails	Leased

SPACE PLAN FEATURES

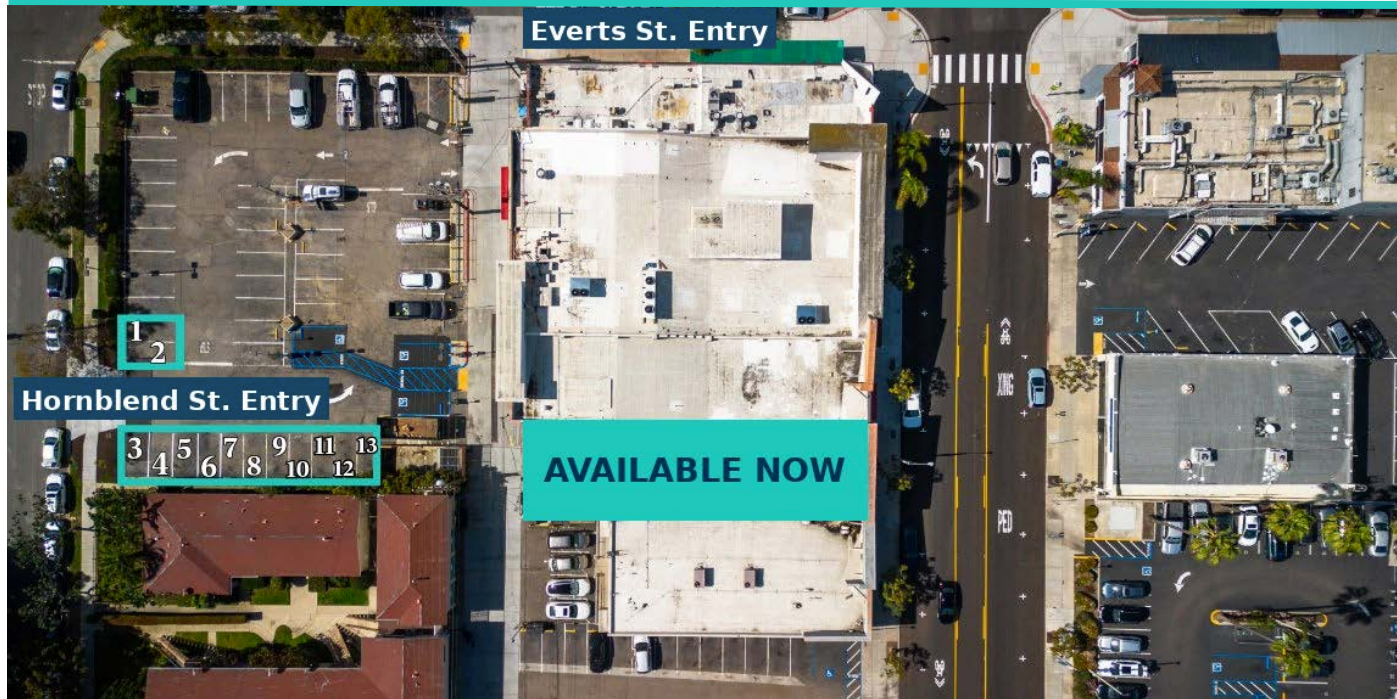
- **13 Exclusive-use parking stalls**
- ±6,657 SF second-generation restaurant space
- Front patio with Garnet Avenue frontage
- Dual access: Front entry on Garnet Avenue and rear entry via Everts and Hornblend Streets
- Prominent signage opportunity on Garnet Avenue, with additional rear signage in alley
- Full kitchen with in-place hood, grease trap, walk-in cooler, cold line, prep area, expo area, and handwashing stations
- Front and rear dining areas
- Service counter
- Bar area
- Dedicated dishwashing area with rinsing station and 3-compartment sink
- Three ADA compliant restrooms
- Office
- Two utility closets
- Upgraded power and 12 ton HVAC
- Zoning allows for a variety of uses



Space plan not to scale; for reference purposes only

A Pacific Beach Rarity: Dedicated Private Parking

While most Garnet Avenue operators rely on street parking, 1221 Garnet delivers a seamless arrival-to-table experience.



13

Exclusive-Use Stalls

Private lot exclusively for tenant customers

3.4/1,000 SF

Parking Ratio

Competitors average a ratio of zero

Dual Access

Everts & Hornblend

Easy ingress/egress bypassing Garnet Ave.



Rear lot - 13 exclusive-use stalls



Rear access via Everts St.

Why This Site Outperforms the Market

- Optimized for modern delivery:** The private rear lot serves as an ideal staging area for UberEats & DoorDash, allowing high-volume takeout without congestion or ticketing risks common on Garnet Avenue.
- Operational ease:** Direct alley access via Everts and Hornblend Streets supports seamless loading, delivery logistics, and ADA compliance.
- Brand advantage:** Position your concept as the "hassle-free" choice in Pacific Beach - capturing diners who avoid the area due to parking frustrations.
- Valuation driver:** A 3.4/1,000 SF parking ratio in a district where most competitors have a ratio of zero. Dedicated parking reduces guest friction and supports higher table turns.

The Parking Desert: A Market Comparison

Between Mission Blvd & Ingraham St, 1221 Garnet Ave is the only restaurant space with dedicated off-street parking

Restaurant	Location	Dedicated Parking	Customer Experience
1221 Garnet Ave	Garnet / Everts	13 Private Stalls	Instant arrival - private lot
Mission + Garnet Food Hall	Mission / Garnet	0 Stalls	Walk up only; delivery congestion
Firehouse	Grand / Mission	0 Stalls	Reliance on paid public lots (\$20+)
PB AleHouse	Grand / Mission	0 Stalls	20+ min search for street parking
Breakfast Republic	Mission Blvd	0 Stalls	Residential street parking only
SD TapRoom	Garnet / Everts	0 Stalls	High-volume hub; zero on-site stalls
The Grass Skirt	Grand / Cass	0 Stalls	Speakeasy; street parking only

Delivery & Logistics Efficiency Matrix

Metric	Neighboring Competitors	1221 Garnet Ave
Search time for parking	5-13 minutes	0 minutes - private lot
Risk of ticket / tow	High (illegal / double park	Zero - private rear lot
Driver acceptance rate	Low (parking anxiety)	High - guaranteed access
Order freshness	Delayed by logistics	Optimized fulfillment
Staff retention impact	½ mile walk, unsecured	On-site secured parking



Estimated Financial Impact

~\$120K+ Guest Retention
Drive-by diners who circle & leave: est \$120K+ top-line gain.*

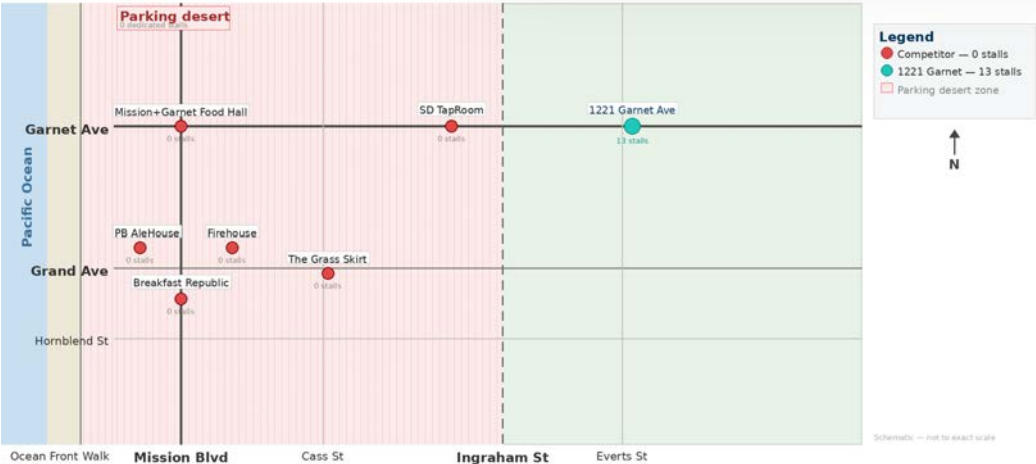
~\$45K+ Delivery Optimization
Faster handoffs via private rear lot: est. 10% delivery uplift.*

~\$15K+ OpEx Savings
Courier tickets, towing & staff time eliminated: est. \$15K+.*

Est. ~\$180K+ Annual Competitive Advantage*

**Directional projections based upon published industry benchmarks. Actual results vary by concept, volume and market. Not a guarantee of performance.*

Parking Desert Map - Garnet Ave Corridor

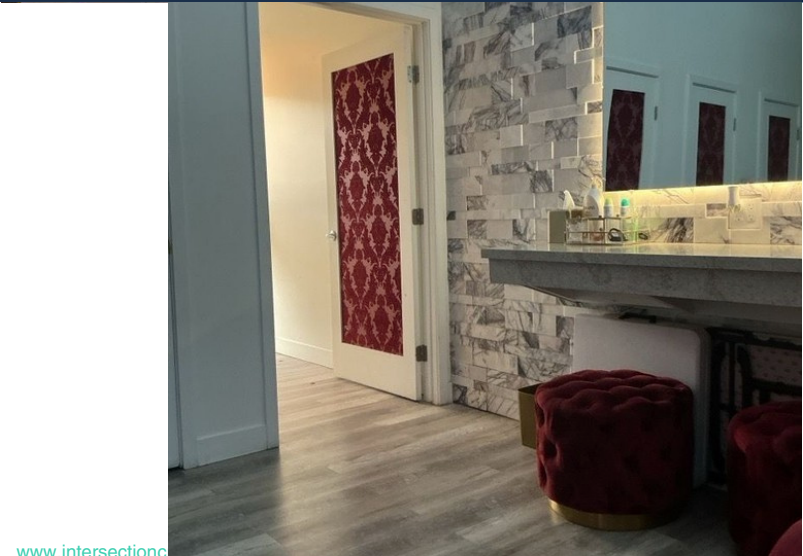






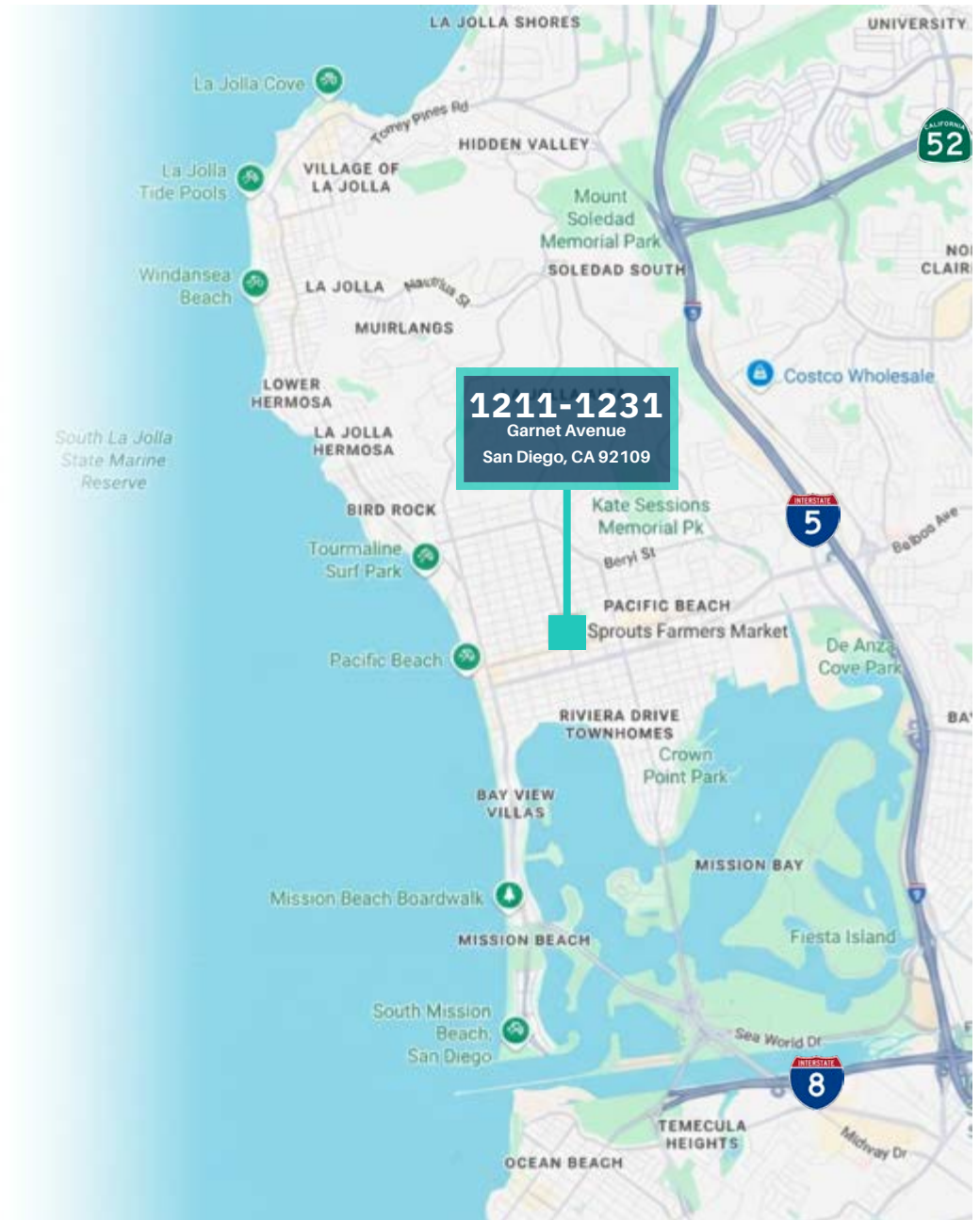






LOCATION FEATURES

- Prime Pacific Beach Location**
 Situated in the heart of Pacific Beach, one of San Diego's most vibrant and iconic coastal neighborhoods. This high-visibility location benefits from strong foot traffic and steady vehicle exposure along Garnet Avenue, Pacific Beach's main commercial corridor.
- Excellent Connectivity**
 Easy access to Interstate 5 ("San Diego Freeway") via both Garnet Avenue and Grand Avenue, offering seamless connectivity to Downtown San Diego, UTC, and the greater San Diego region.
- Proximity to Premier Coastal Communities**
 Surrounded by affluent and highly desirable neighborhoods including Bird Rock/La Jolla, Mission Beach, Ocean Beach, Bay Park, and Clairemont—creating a broad consumer draw for retail, dining, and lifestyle experiences.
- Outstanding Demographics**
 The area features a strong customer base, with a median home price nearing \$1 million and an average household income exceeding \$100,000—ideal for lifestyle and destination-oriented businesses.
- Unmatched Walkability**
 With a Walk Score of 97 (Walker's Paradise), the property is just four blocks from the beach and surrounded by a dense mix of restaurants, coffee shops, boutiques, fitness studios, and hotels, making it a true live-work-play environment.
- Thriving Tourism Year-Round**
 Pacific Beach is a year-round tourist magnet, attracting millions of visitors annually.



13 Exclusive-Use Parking Stalls ~ Rare Garnet Avenue Availability



DEMOGRAPHIC OVERVIEW

	1 mile	3 miles	5 miles
HOUSING			
Total Population (2025)	33,681	90,248	276,138
Projected Population (2030)	34,478	92,219	279,620
Annual Growth (2020-2025)	2.0%	1.8%	0.8%
Annual Growth (2025-2030)	0.5%	0.4%	0.3%
Median Age	36.4	39.4	38.9
HOUSING			
Total Households Projected	18,184	42,559	118,142
Households Average	17,756	41,598	116,573
Household Size	1.8	2.1	2.2
INCOME			
Median Household Income	\$122,051	\$128,137	\$114,555
Average Household Income	\$147,243	\$157,003	\$143,900
DAYTIME DEMOS			
Total Daytime Population	13,885	37,828	127,966
Businesses	2,058	5,085	17,099
RACE & ETHNICITY			
White	25,646	66,050	174,477
Black or African American	42	1,216	7,047
American Indian & Alaska Native Population	145	414	1,660
Asian Population	1,422	4,841	30,724
Pacific Islander Population	85	188	748
Two or More Races	5,959	17,540	61,481
Hispanic Population	4,537	13,908	52,814
CONSUMER SPENDING			
Total Specified Consumer Spending	\$634,772,139	\$1,623,085,479	\$4,388,339,893
Average Household	\$35,750	\$39,018	\$37,645
Per Capita	\$18,847	\$17,985	\$15,892

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