

DB GATEWAY CENTER

2710 GARNET AVENUE
SAN DIEGO, CA 92109

RATE REDUCTION

FOR LEASE

±1,000 – 3,000 SF
AVAILABLE

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INFINITY

INVESTMENT PROPERTIES

PROPERTY HIGHLIGHTS

\$2.25/SF + NNN
Lease Rate

±1,000 - 3,000 SF
Suite Size

1st Floor- Suite 204 - 206
Floor

Retail/Office
Building Type

30 Days
Availability

9-13 FT
Ceiling Height

Monument Signage

Three (3) + Shower
Restroom





Visibility

Commanding a signalized corner at Garnet and Mission Bay Drive, this suite sees over 61,230 cars per day. The property offers high-intensity pedestrian traffic and rare signage opportunities in a prime San Diego corridor. With 70 onsite parking spaces, it provides exceptional accessibility for both customers and staff.

On-Site Amenities

The interior features an open floor plan with abundant natural light from large windows and full HVAC. Modern essentials include three private restrooms plus a shower, making it ideal for active professional users. Whether taken as a whole or divided, the space offers a clean, move-in-ready environment for high-volume operations.

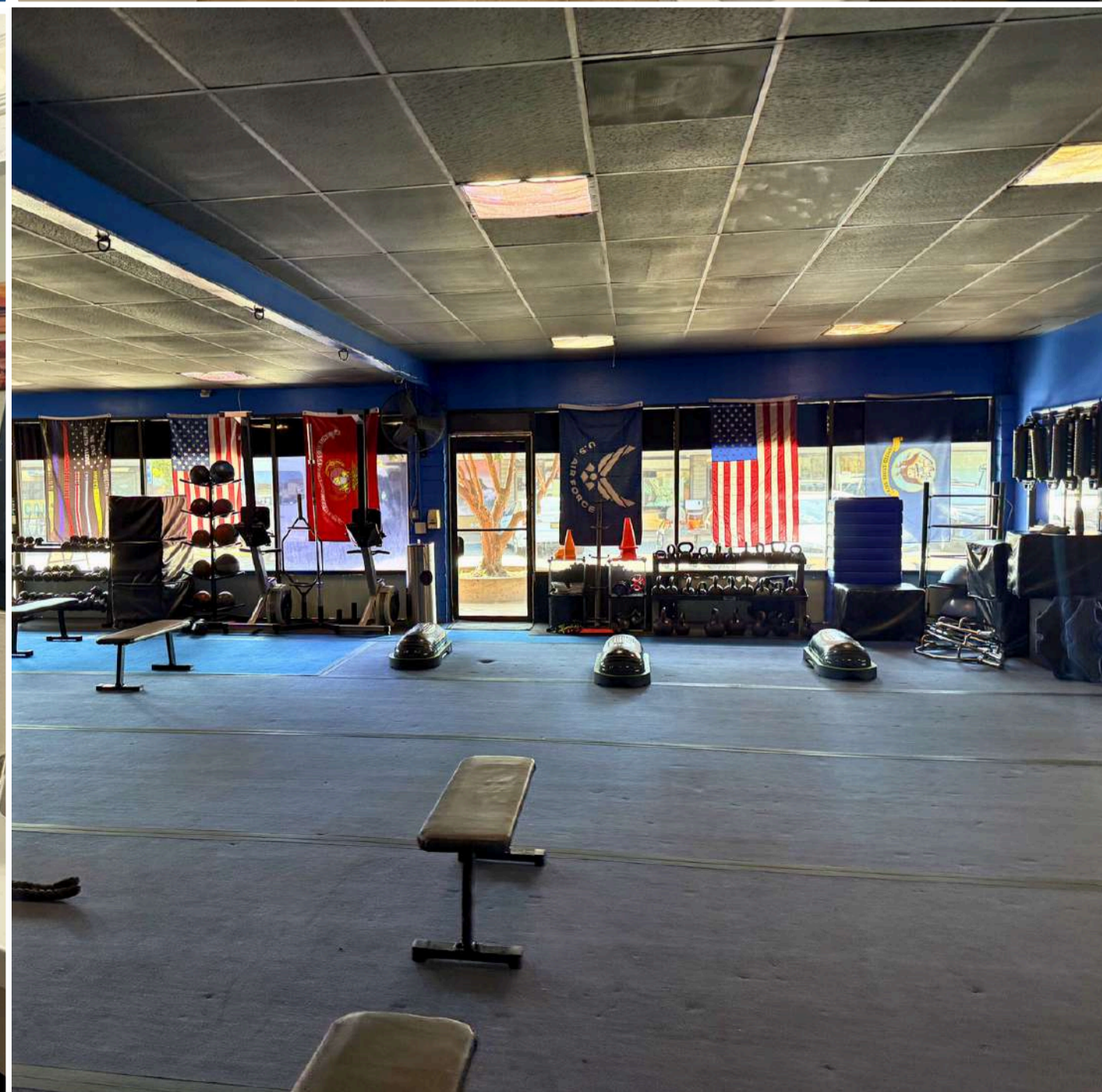
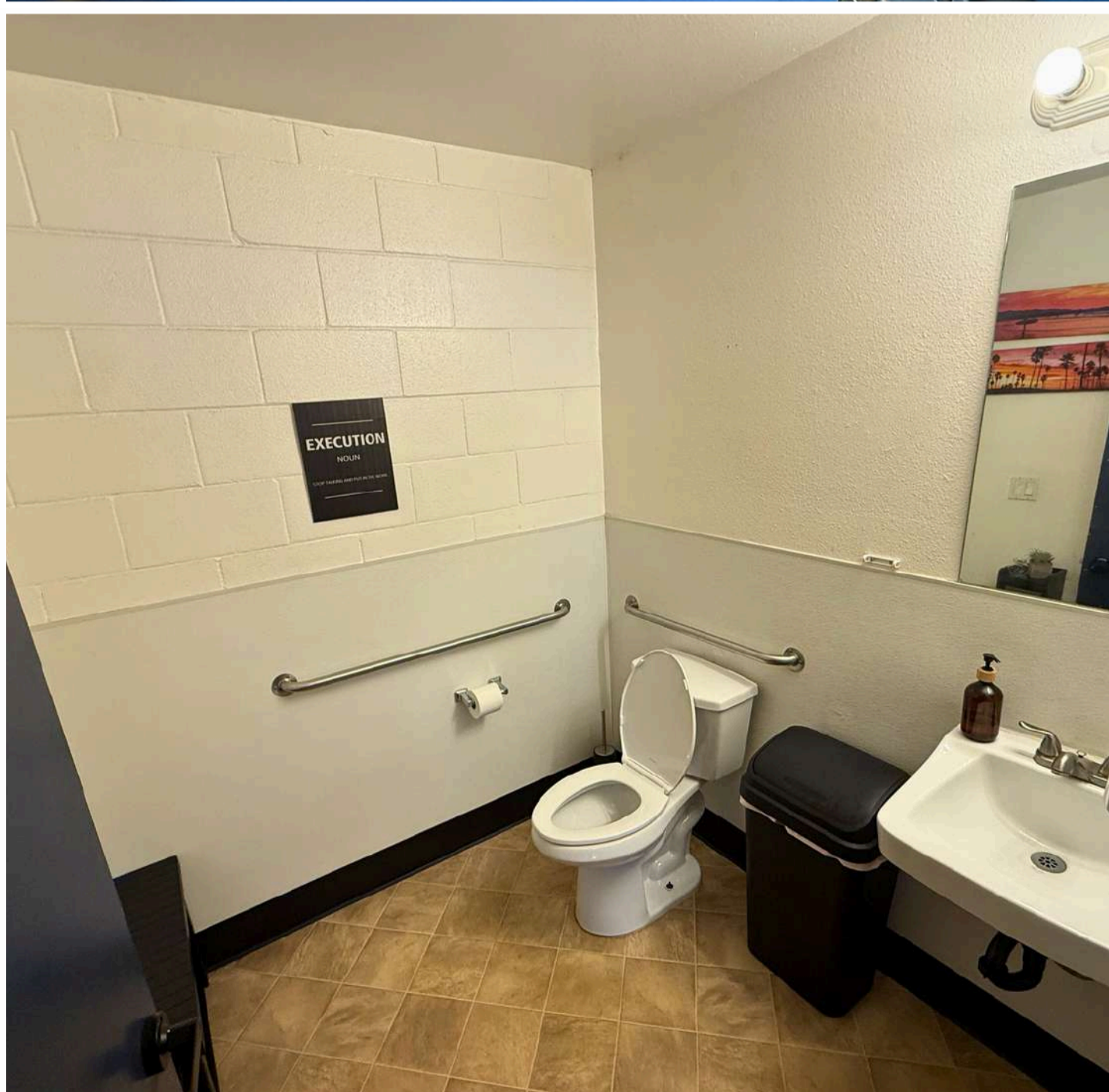
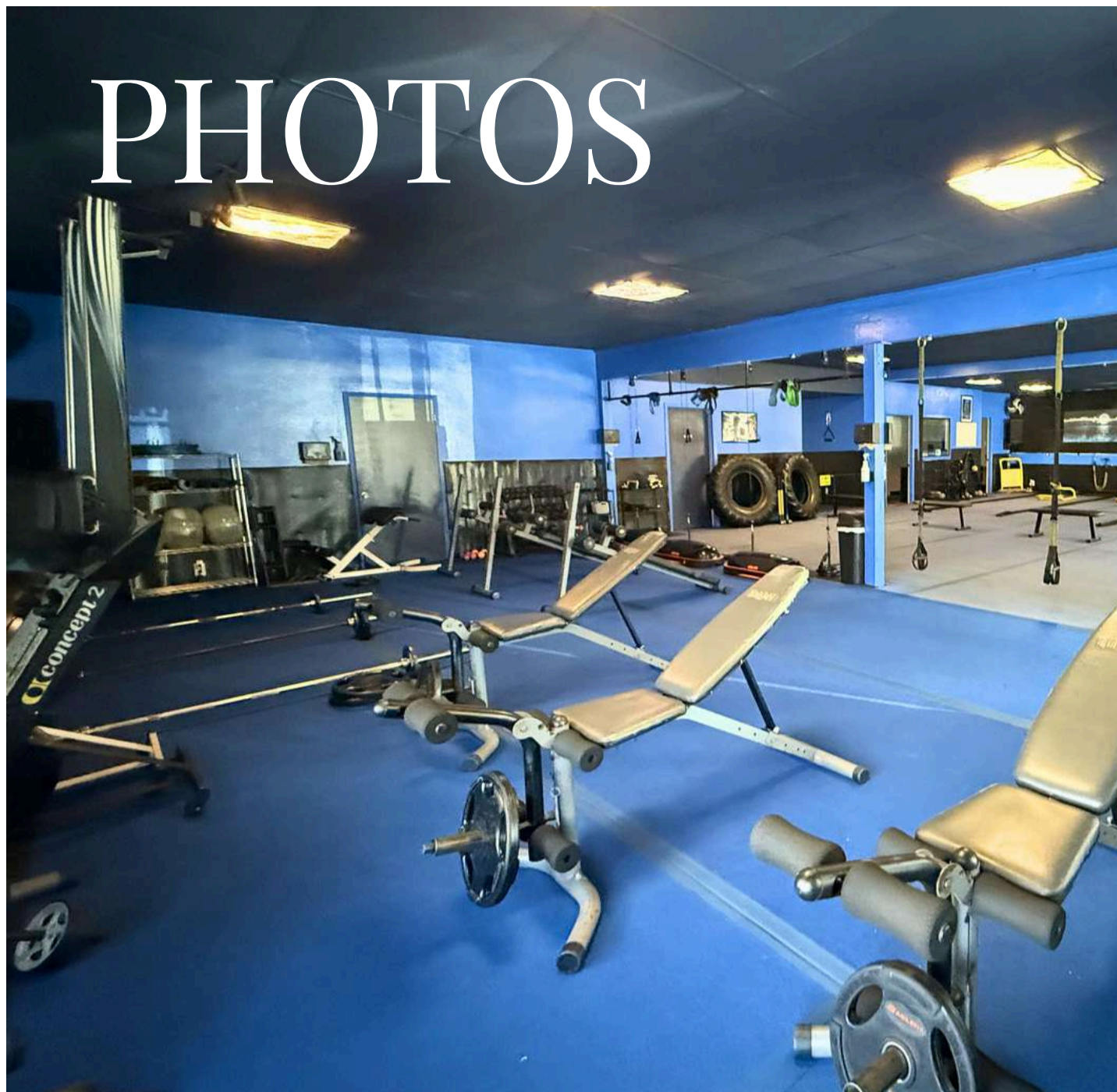
Opportunity

This $\pm 3,000$ SF first-floor space is vacant and ready for immediate retail or office use. The suite is highly flexible and divisible into a $\pm 2,000$ SF and a $\pm 1,000$ SF unit OR three (3) $\pm 1,000$ SF Units. Situated on a $\pm 44,432$ SF lot with CC-3-8 zoning, this site represents a high-density "covered-land play" with significant long-term value.

FLOORPLAN



PHOTOS



PACIFIC BEACH

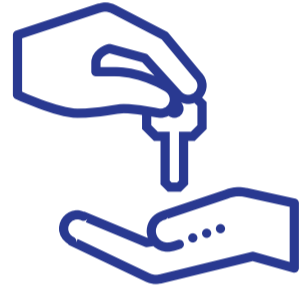
A Coastal Haven

Pacific Beach—often referred to as “PB” by locals—offers a timeless blend of seaside charm and modern vibrancy. Established in the early 1900s as a resort getaway, PB has evolved into a destination known for its bustling boardwalk, iconic beaches, and energetic nightlife. The laid-back, sun-soaked atmosphere appeals to residents and visitors alike, while a flourishing dining scene and year-round outdoor activities keep the community thriving. For investors, PB’s enduring popularity and steady rental demand present an attractive opportunity to be part of one of San Diego’s most iconic coastal neighborhoods.

PB IN FOCUS



Population Growth and Demographics: Pacific Beach has seen consistent population growth, fueled by its scenic coastal location and proximity to San Diego's employment centers. The area draws a diverse mix of residents, including young professionals and families.



Rental Market Trends: The rental market in Pacific Beach is thriving, with average rents increasing by 5% annually and vacancy rates holding steady at 3%.



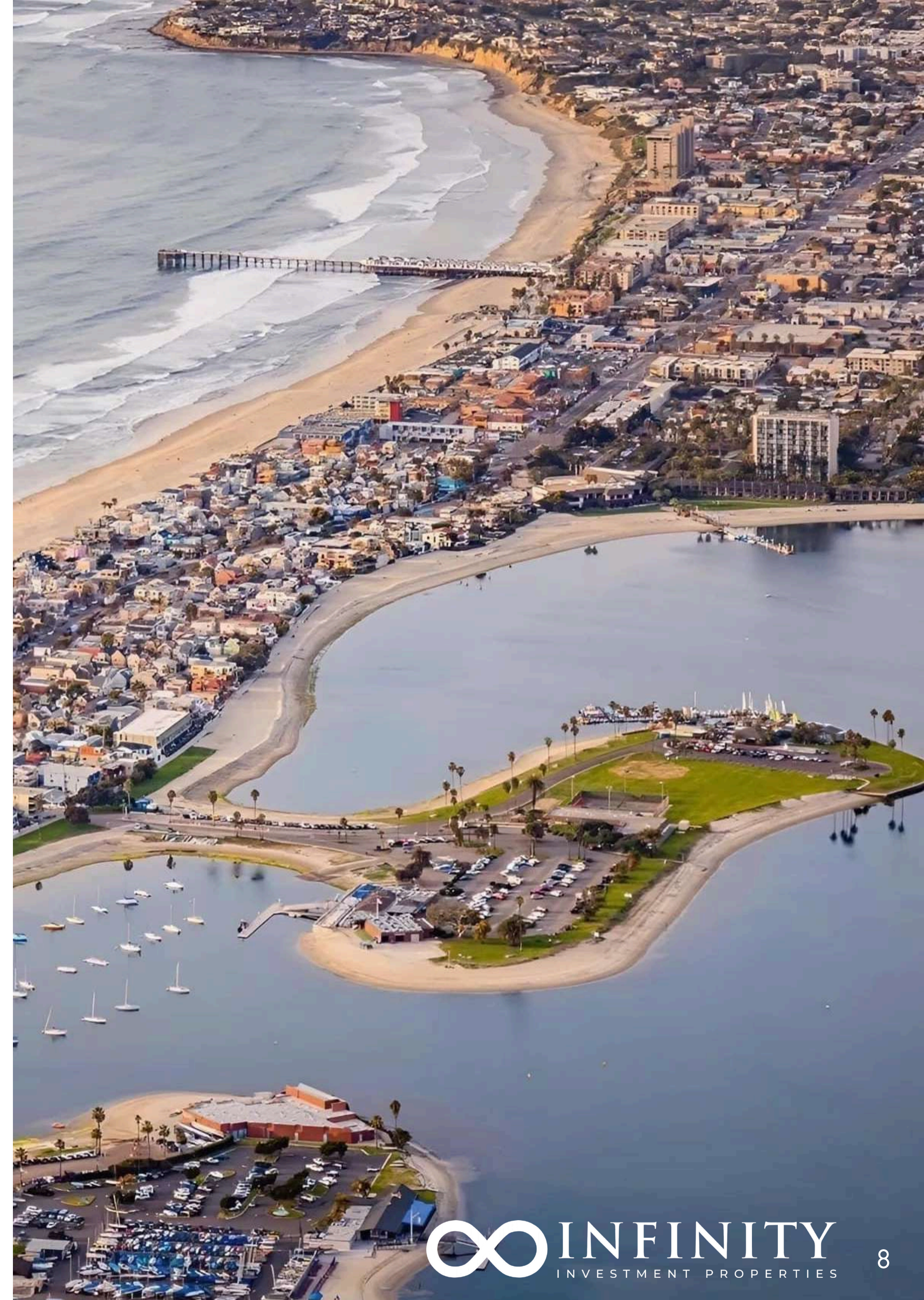
Occupancy Rates: Multifamily properties in Pacific Beach maintain high occupancy rates, averaging 97%, a clear signal of the area's desirability and constrained housing supply.



Economic Indicators: San Diego's robust economy, marked by low unemployment and growth in sectors like technology, healthcare, and tourism, underpins a resilient rental market in Pacific Beach.



Lifestyle and Amenities: Pacific Beach delivers a sought-after lifestyle, with direct beach access, a dynamic dining and entertainment scene, and convenient public transit options.



DEMOGRAPHICS

1 MILE

POPULATION
18,976

AVERAGE HH INCOME
\$125,729

HOUSEHOLDS
8,511

3 MILE

POPULATION
130,804

AVERAGE HH INCOME
\$133,937

HOUSEHOLDS
56,631



GARNET AVENUE
61,230 VPD

NEARBY AMENITIES



6

7

5

3

8



4

9

10

1

11

2

12

16

14

15

13

MISSION BAY DRIVE

GARNET AVENUE

GRAND AVENUE

ROSE CREEK TRAIL

2662 Garnet Ave
Recent Development



60 Total Apartments
Coming Soon

61,230 VPD



#1



#2



#3



#4



#5



#6



#7



#8



#9



#10



#11



#12



#13



#14



#15



#16



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