

1225 Garnet Avenue | San Diego, CA 92109

 Intersection

±2,680 SF Retail Space In the Heart of Pacific Beach

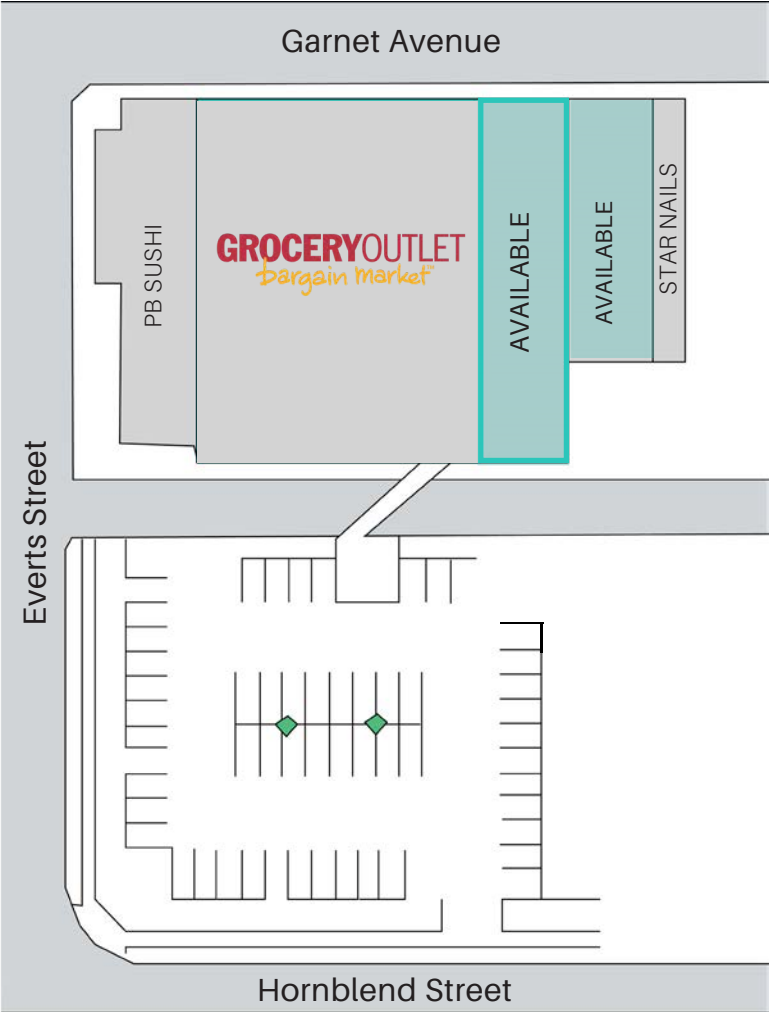


Dan McCarthy
619-261-3687
dmccarthy@intersectioncre.com

Eric Caballero
858-337-0135
ecaballero@intersectioncre.com

 Intersection
110 W. A Street, Ste 1125, San Diego, CA 92101
DRE Lic. . 02208857 | www.intersectioncre.com

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

Street Parking

LEASE TYPE

NNN (\$0.67/SF)

LEASE RATE

Negotiable

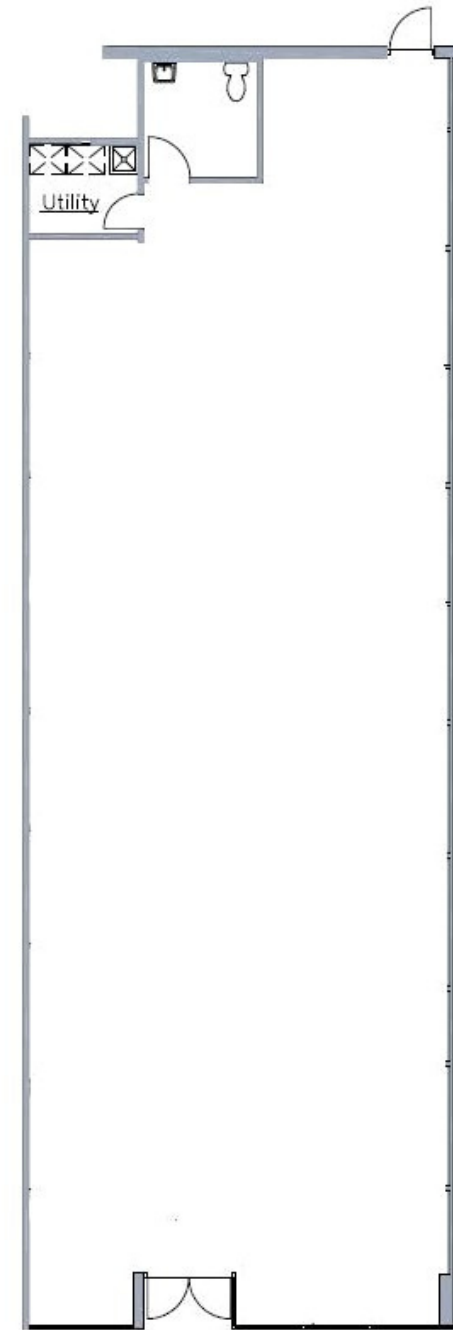
AVAILABILITY

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

- ±2,680 SF in-line retail space
- Garnet Avenue frontage
- Dual access: Front entry on Garnet Avenue and rear entry via Everts and Hornblend Streets
- Prominent signage opportunity on Garnet Avenue
- ADA compliant restroom
- Upgraded power and 12 ton HVAC
- Zoning allows for a wide variety of uses

Lease Rate: *Negotiable based on term and qualifications*



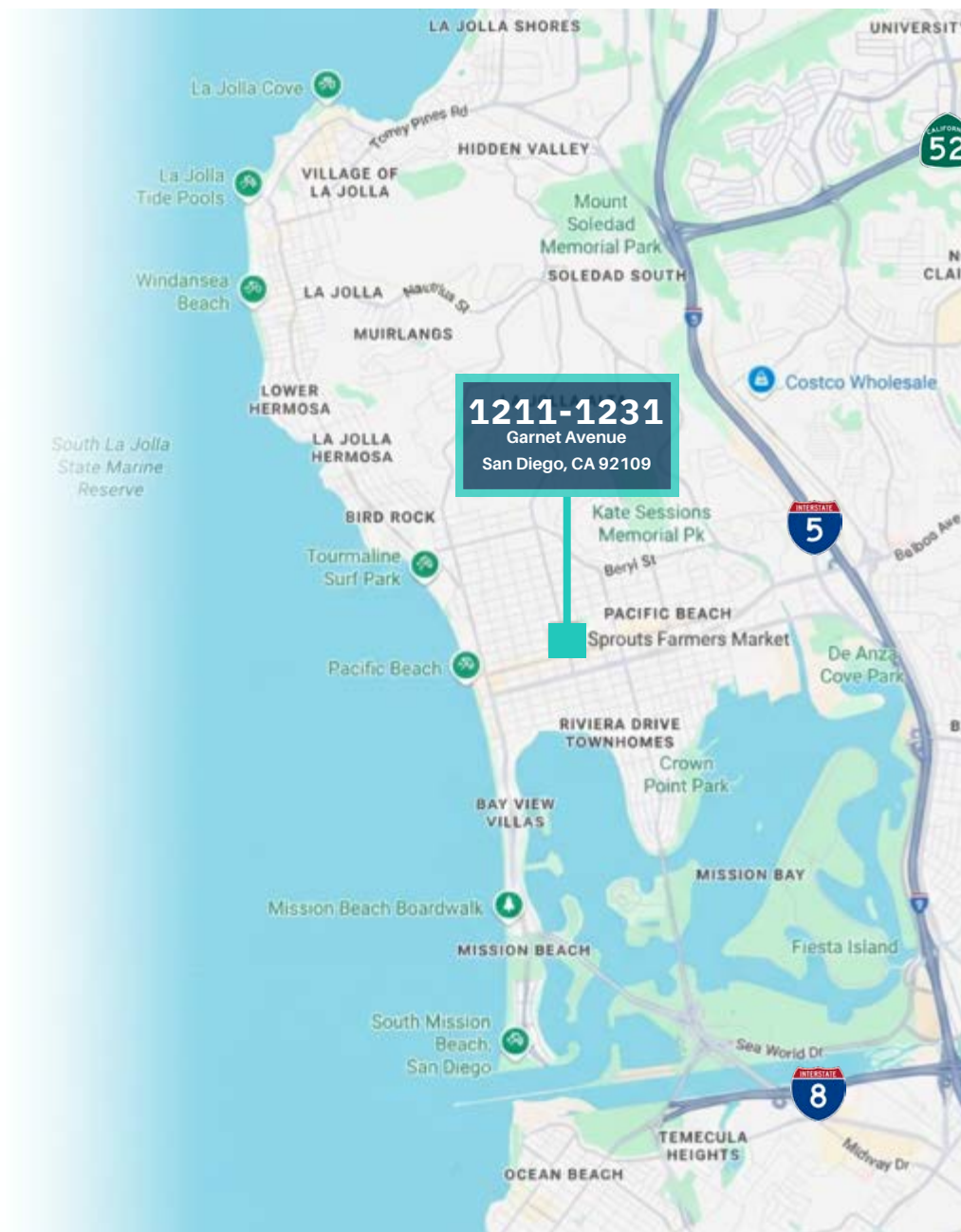
1225 Garnet Avenue

Space plan not to scale; for reference purposes only



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.





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

DAN McCARTHY

Senior Director

DRE Lic. #00928868

OFFICE 619.577.4557

MOBILE 619.261.3687

dmccarthy@intersectioncre.com

ERIC CABALLERO

Associate

DRE Lic. #02140776

MOBILE 858.354.0577

ecaballero@intersectioncre.com

1211-1231

Garnet Avenue San
Diego, CA 92109

The information set forth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representation with respect thereto. The above is submitted to errors, prior sale or lease, change in status or withdrawal without notice. The above is submitted to errors, prior sale or lease, change in status or withdrawal without notice. Marketing photographs may have been digitally enhanced. Original, unaltered images are available at intersectioncre.com/photo-disclosures.

DRE Lic #02208857



©2026 Intersection.

PHONE

619.329.0002

ADDRESS

**110 West A St, Suite 1125
San Diego, CA 92101**

WEBSITE

www.intersectioncre.com