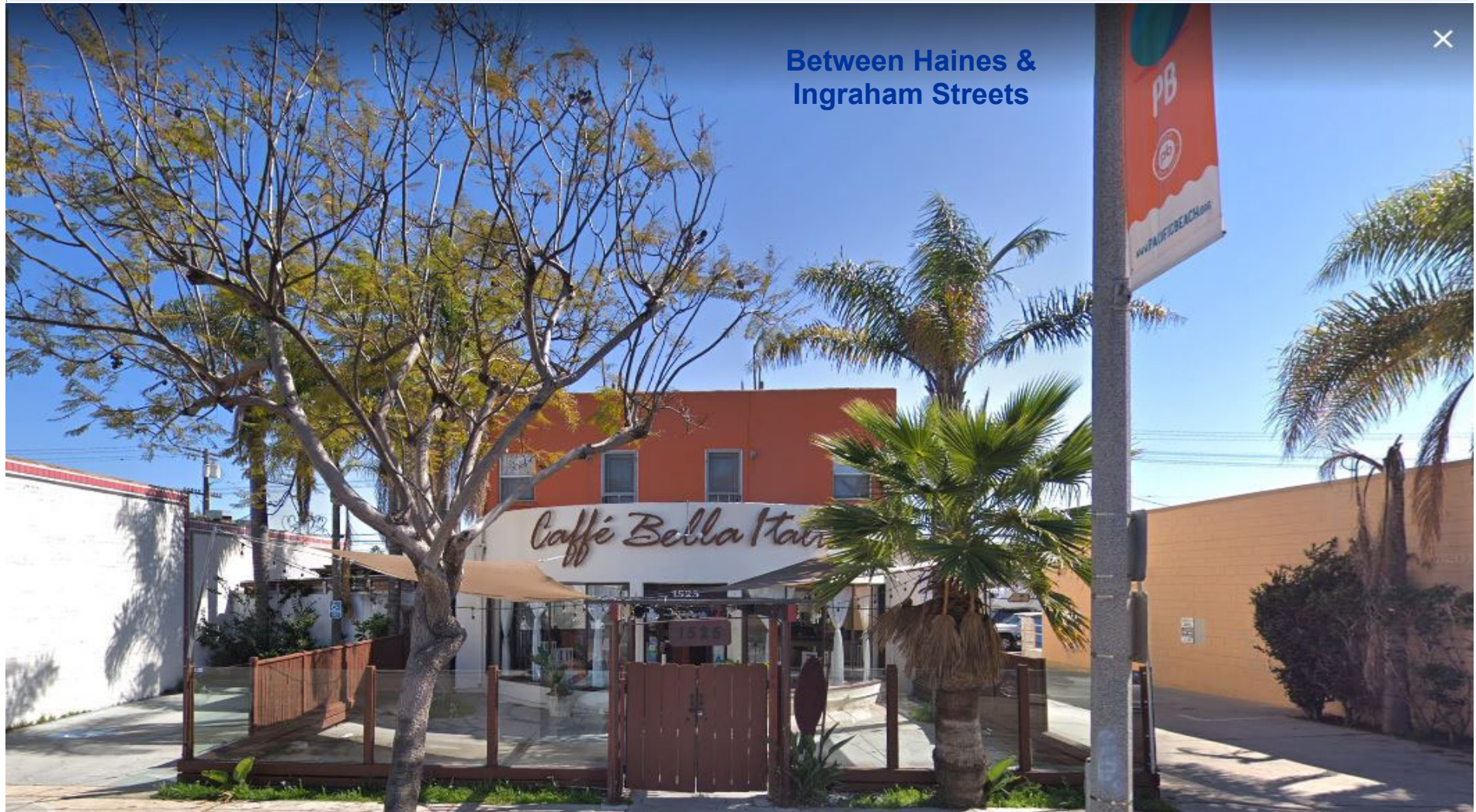


# Restaurant Space for Lease

Fully Fixtured 2,600 Sq. Ft.

\$3.25 psf NNN (\$.52)

**Pacific Beach**  
**1525 Garnet Avenue**  
**San Diego, CA 92109**



Between Haines &  
Ingraham Streets

**GREG WAGNER** | gwagner@cgpinc.com  
858.729.9306 | Lic. No. 01120775

 **CAPITAL GROWTH**  
**PROPERTIES, INC.**

**JILL MORTON** | jmorton@cgpinc.com  
858.729.9308 | Lic. No. 00868254

*Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*





**PRIME PACIFIC BEACH  
LEASING OPPORTUNITY**

- > Free Standing Building with Parking
- > Average daily traffic counts are 19,830 (Garnet @ Haines)
- > Large Outdoor Patio on Garnet Avenue
- > Exceptional pedestrian & vehicular traffic
- > Dense Population
- > Close proximity to Mission Bay & the Pacific Ocean



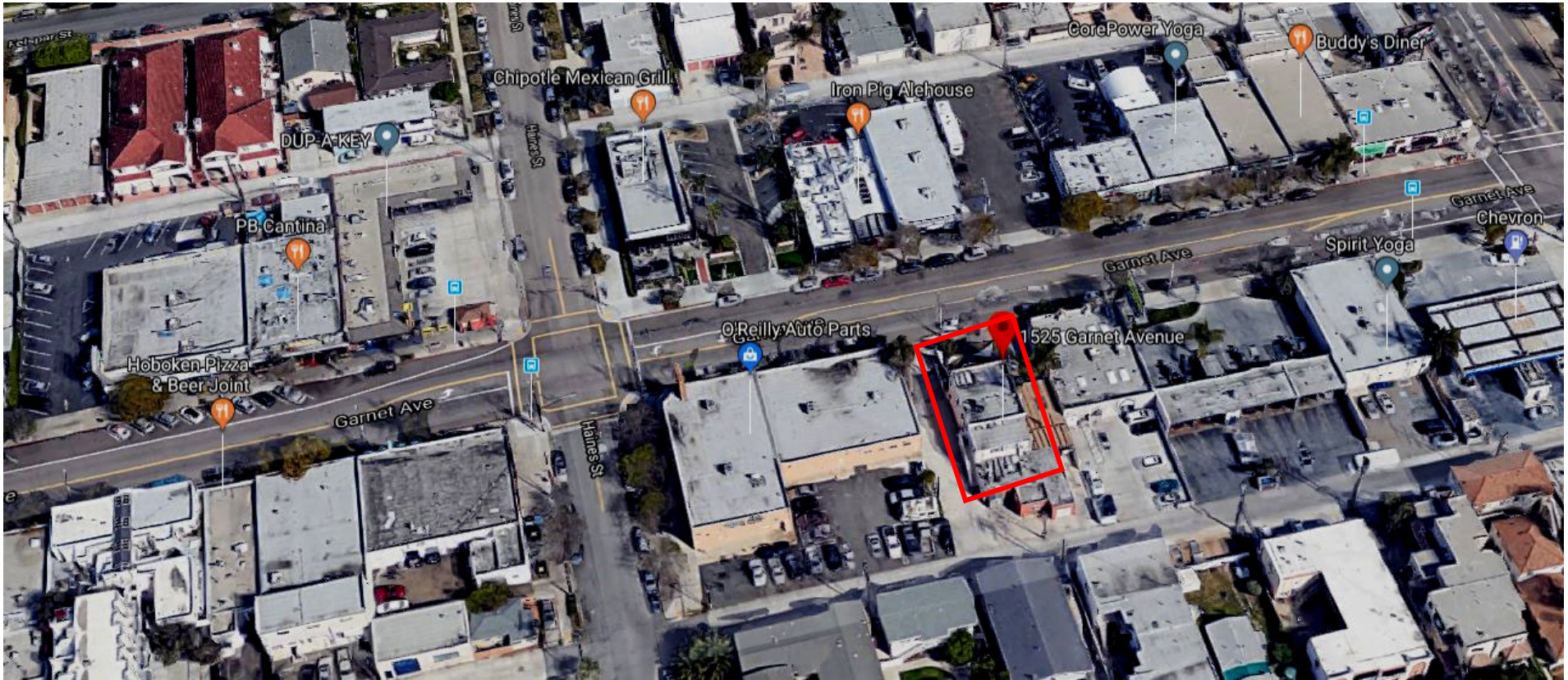
**EQUIPMENT  
INCLUDES:**

- > Walk-in Cooler
- > Hood System
- > Clay Pizza Oven
- > Wine Refridgerator
- > Fryer
- > Flat Grill
- > 3 Compartment sink

| DEMOGRAPHICS                             | 1 Mile        | 3 Miles  | 5 Miles  |
|--|---------------|----------|----------|
| Population 2018                          | 35,472        | 100,927  | 302,008  |
| Estimated Population 2023                | 37,070        | 105,311  | 315,023  |
| 2018 Median Household Income             | \$73,595      | \$83,060 | \$79,416 |
| Population Growth 2018-2023              | 4.50%         | 4.34%    | 4.31%    |
| 2018 Average household consumer spending | \$26,370      | \$30,431 | \$29,826 |
| <b>Traffic count Garnet @ Ingraham</b>   | <b>25,407</b> |          |          |







Walk Score  
**95**

### Walker's Paradise

Daily errands do not require a car.

Transit Score  
**42**

### Some Transit

A few nearby public transportation options.

Bike Score  
**64**

### Bikeable



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