



Prime Pacific Beach Restaurant Opportunity

1,220 SF Available for Lease

1245 Garnet Ave, San Diego, CA 92109

Site overview

Positioned along Garnet Avenue, the primary retail corridor serving Pacific Beach, this street-front retail property benefits from exposure to one of San Diego's most active coastal trade areas. Pacific Beach is a dense, lifestyle-driven neighborhood characterized by a strong daytime and evening population, a large renter base, and consistent consumer traffic generated by nearby residential density, the beach, and an established mix of dining, fitness, and neighborhood-serving retail. The site offers excellent visibility and access within a walkable, amenity-rich environment that supports both destination and convenience-oriented retail uses.



Prime Garnet Avenue frontage with strong vehicular and pedestrian activity along Pacific Beach's main commercial spine



Strong tenant mix nearby featuring Sprouts, Grocery Outlet, Trader Joes, PetSmart, Starbucks, Chipotle and more



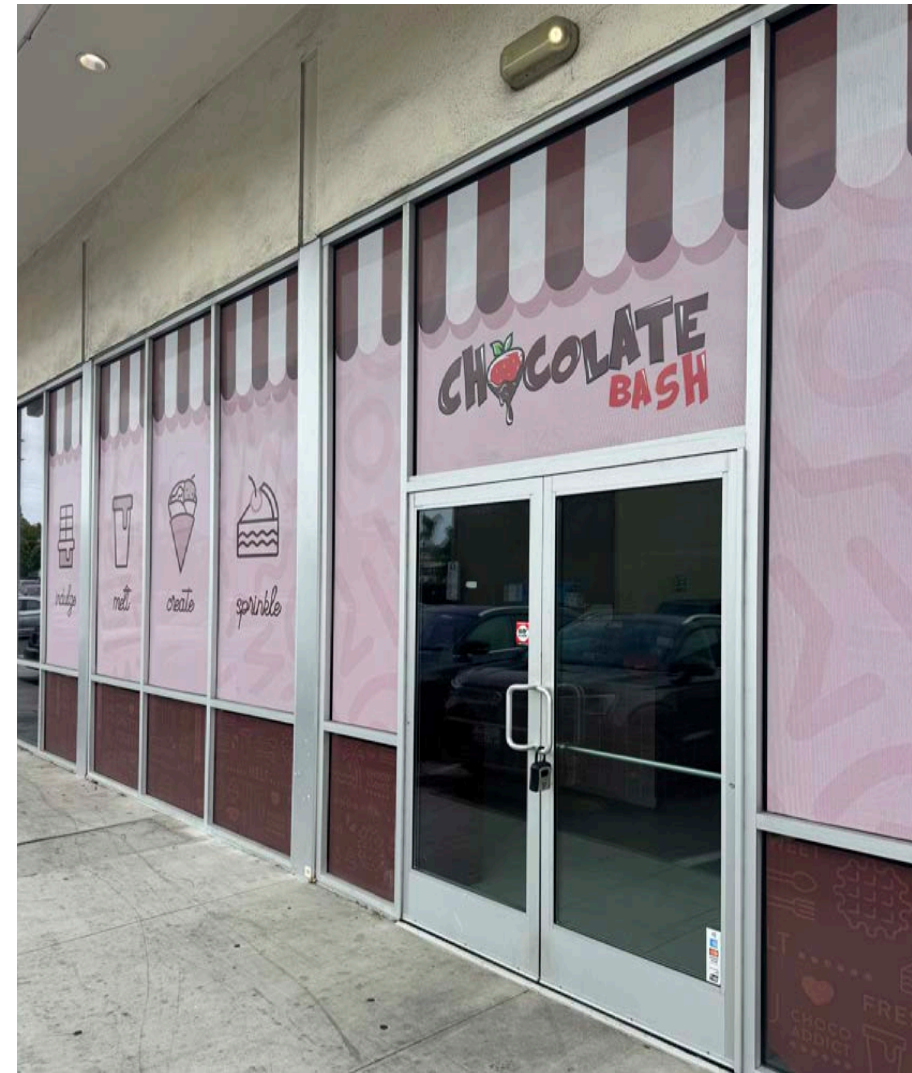
Surrounded by dense coastal housing, providing a built-in customer base of residents and visitors



On-site parking, a notable advantage within the Pacific Beach trade area



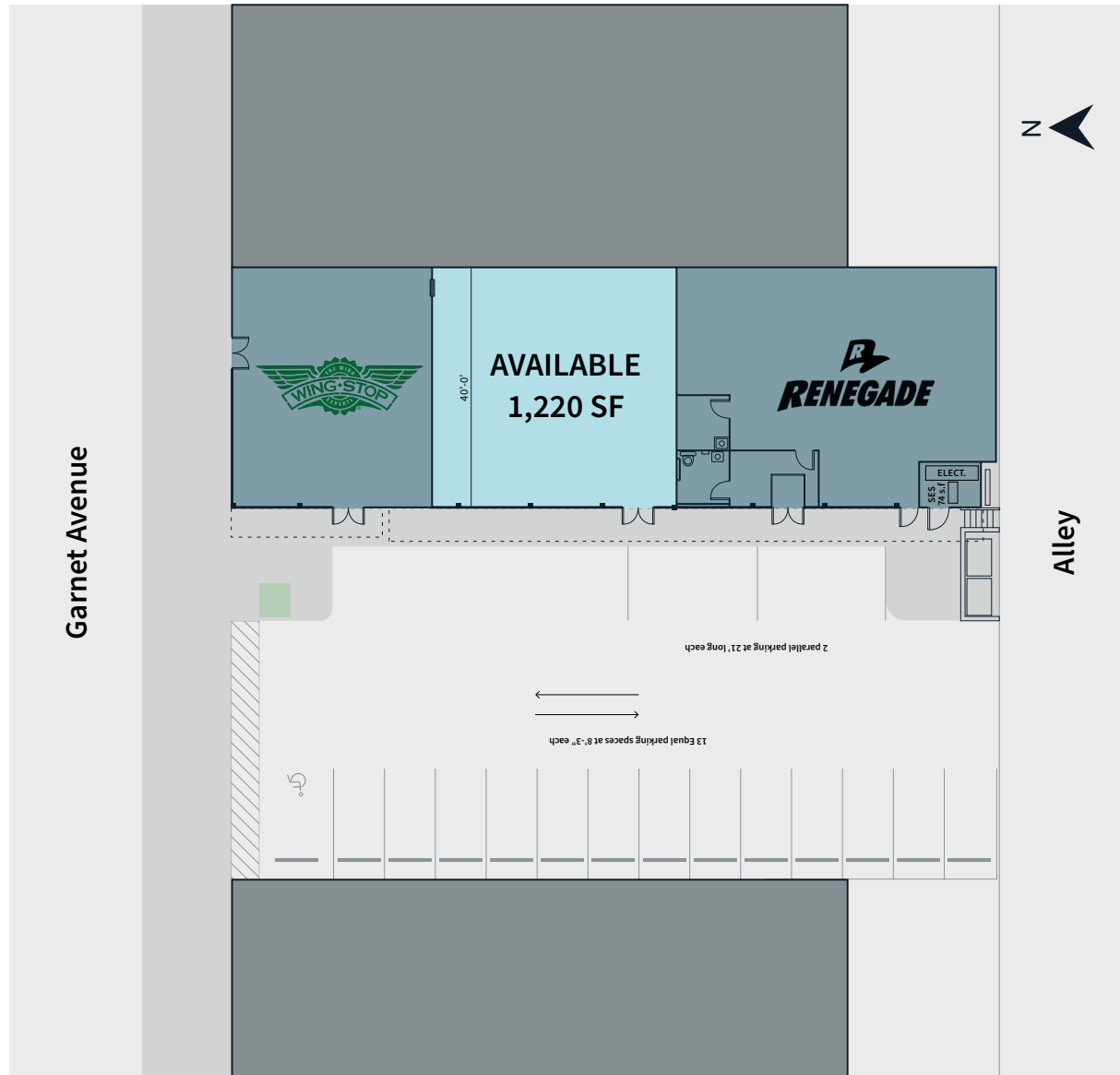
Strong traffic counts: ±16,762 on Garnet Avenue , ±27,986 on Grand Avenue.



Site plan

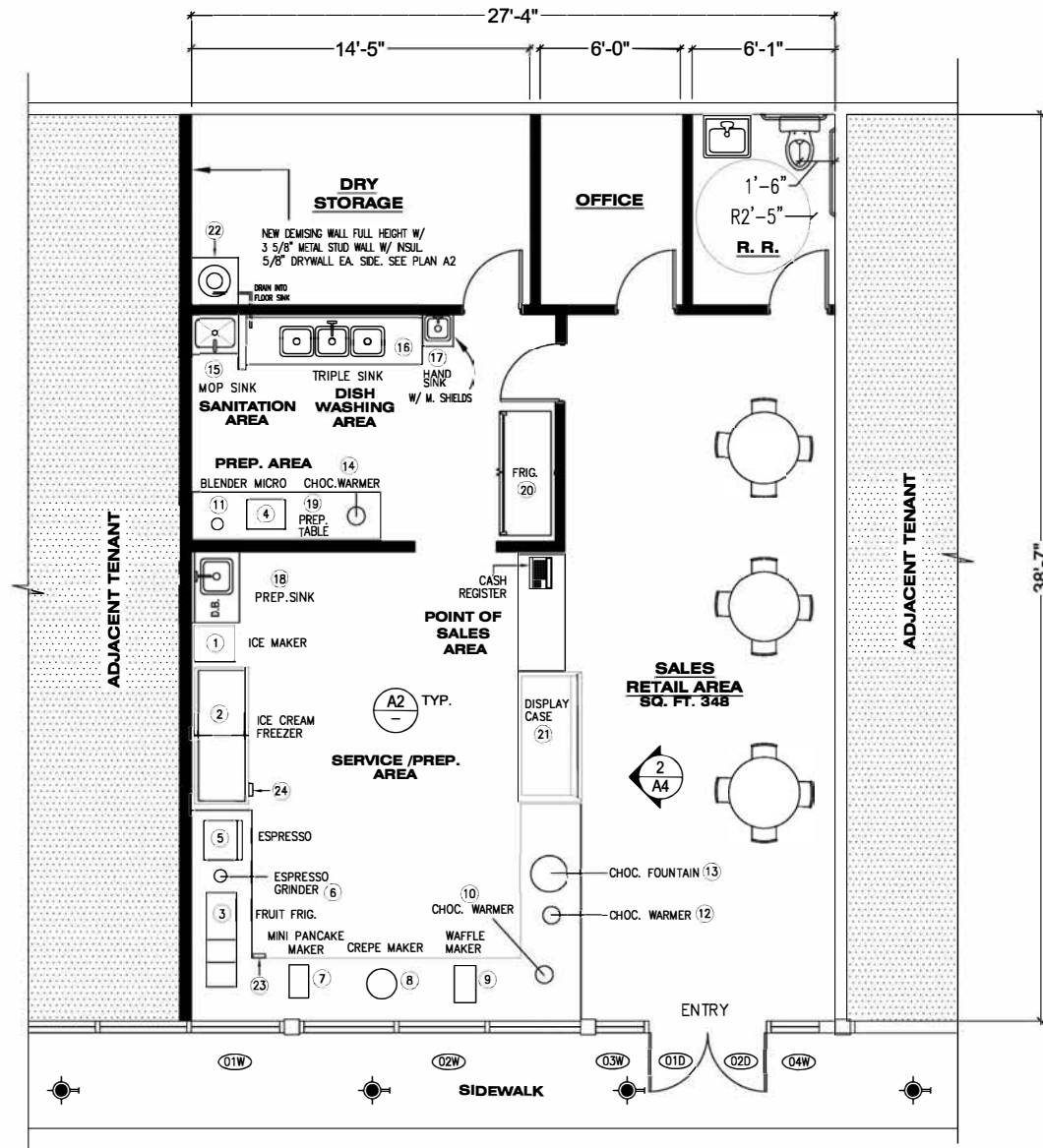


Suite 1 Wingstop
Suite 2 1,220 SF Available
Suite 3 Renegade Fitness

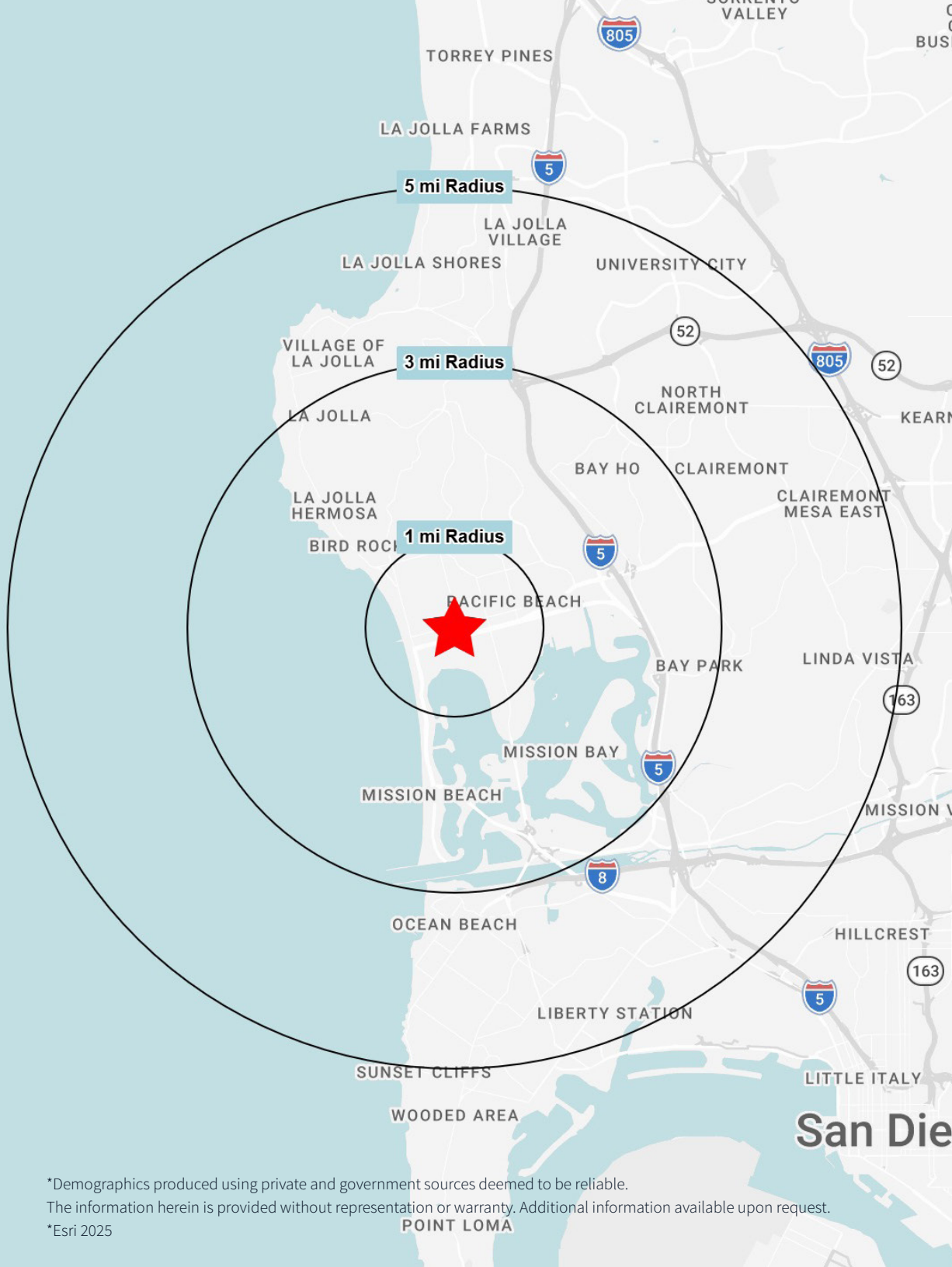


*This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

Floor plan



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Traffic counts

Garnet Ave: $\pm 16,762$

Grand Ave: $\pm 27,986$



Average HHI

1 mile	3 mile	5 mile
\$158,206	\$178,570	\$158,065



Population

1 mile	3 mile	5 mile
30,687	84,423	262,699



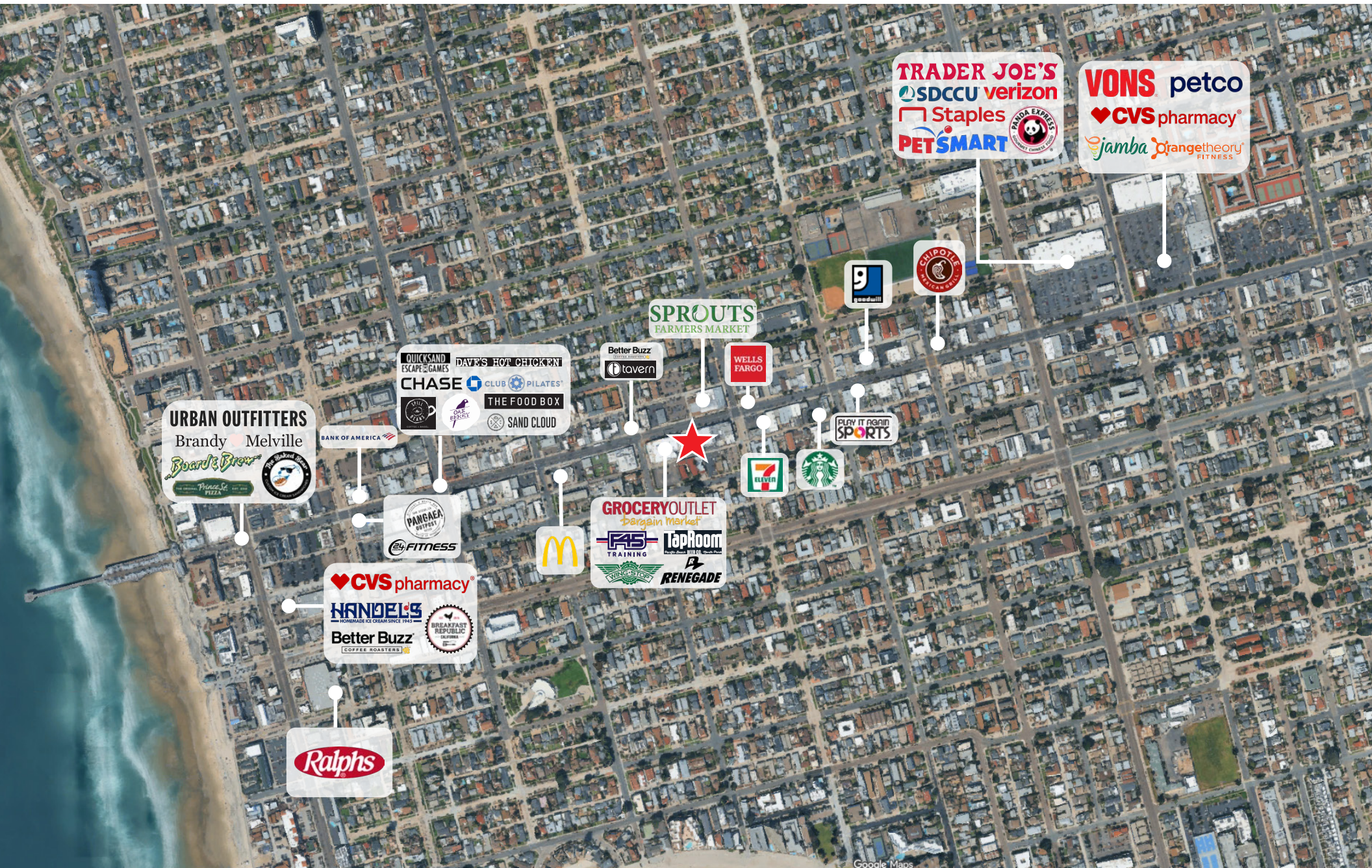
Average Home Value

1 mile	3 mile	5 mile
\$1,375,373	\$1,471,035	\$1,279,371

*Demographics produced using private and government sources deemed to be reliable.
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*Esri 2025

Aerial map

1245 Garnet Ave, San Diego, CA 92109





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