

# Pacific Beach Retail Center

1670 GARNET AVE, PACIFIC BEACH, CA

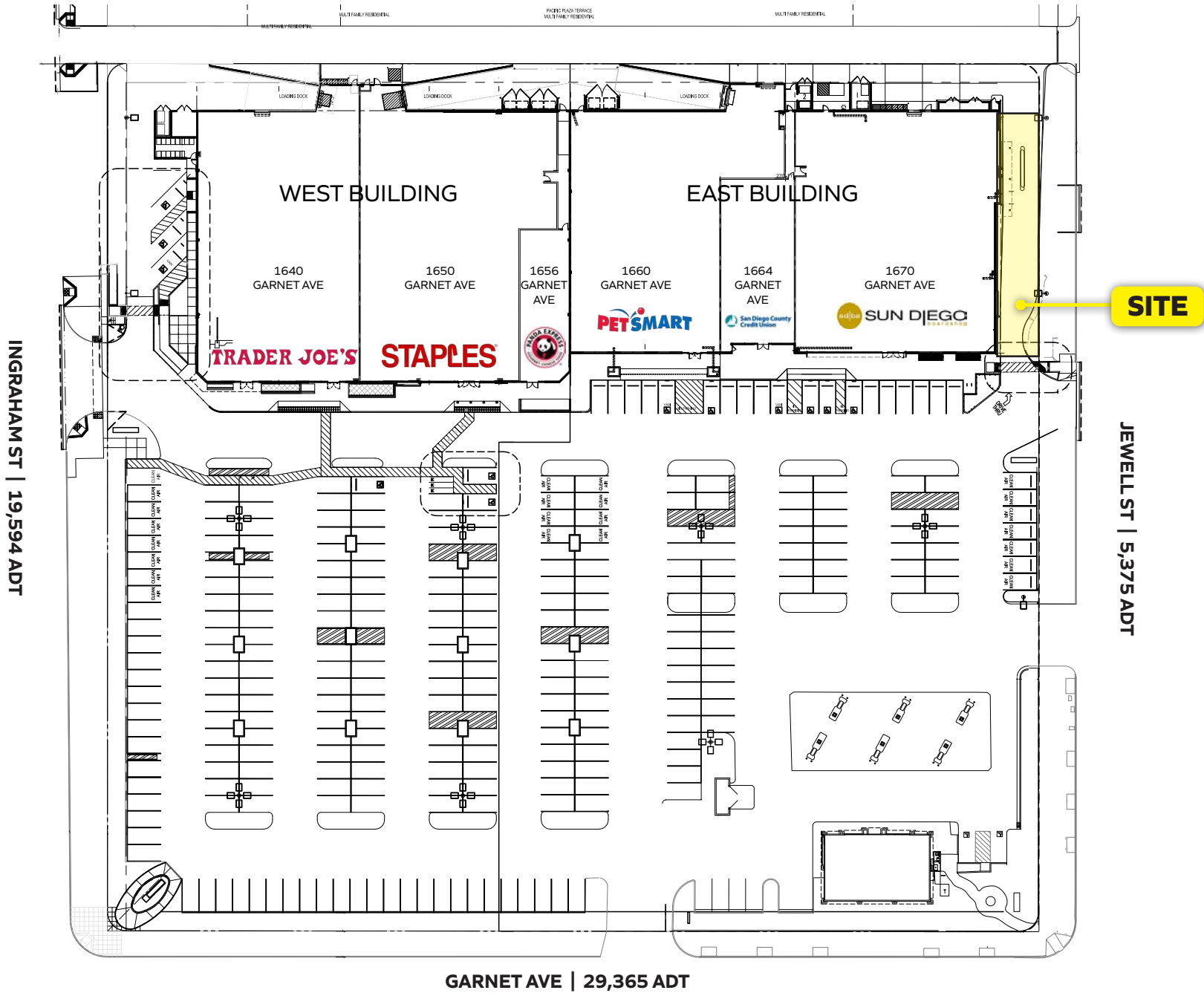
PRIME RETAIL SPACE TO BE BUILT - 2,490 SF | ANCHORED BY TRADER JOE'S, PETSMART, STAPLES & SUN DIEGO



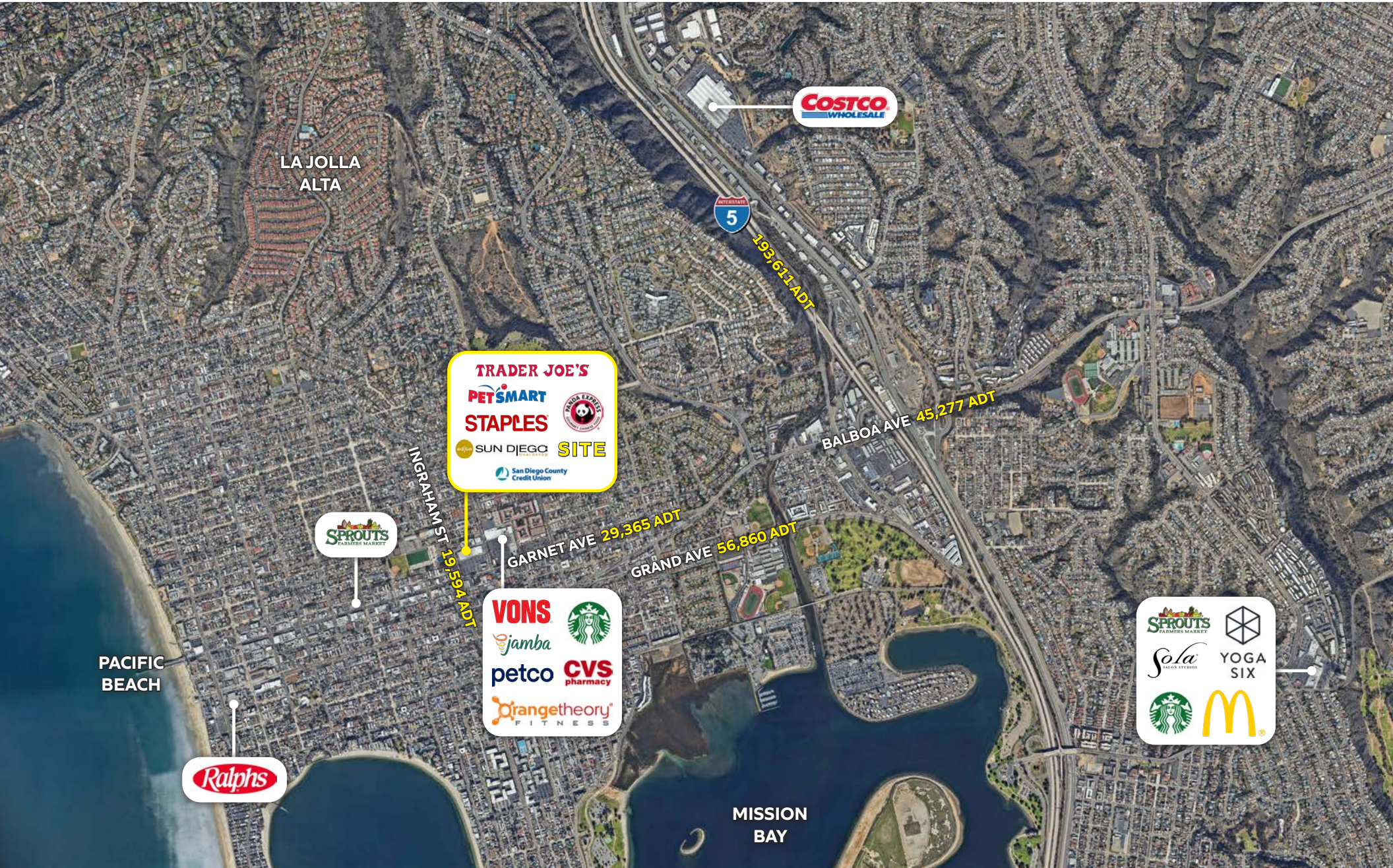
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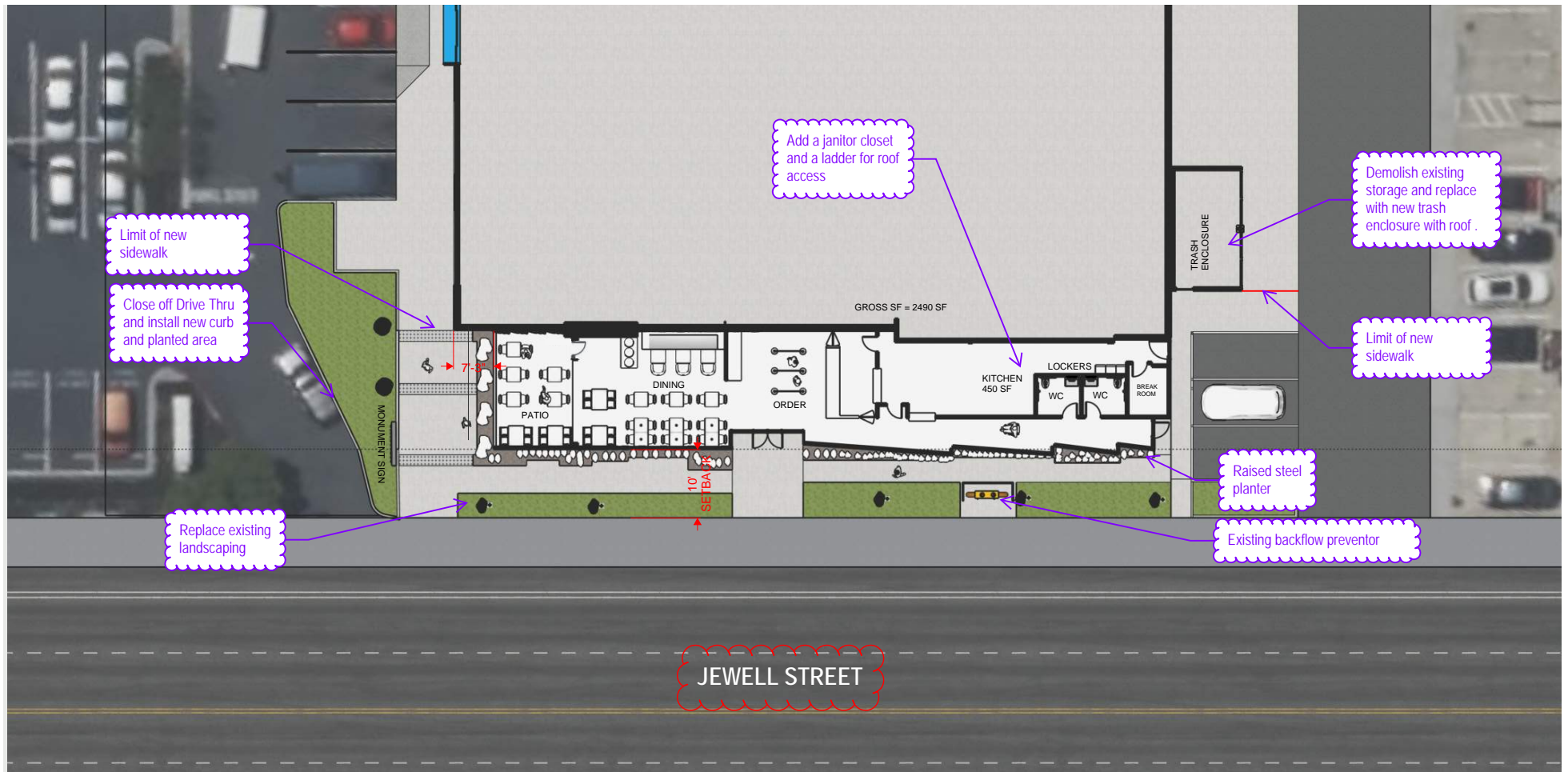


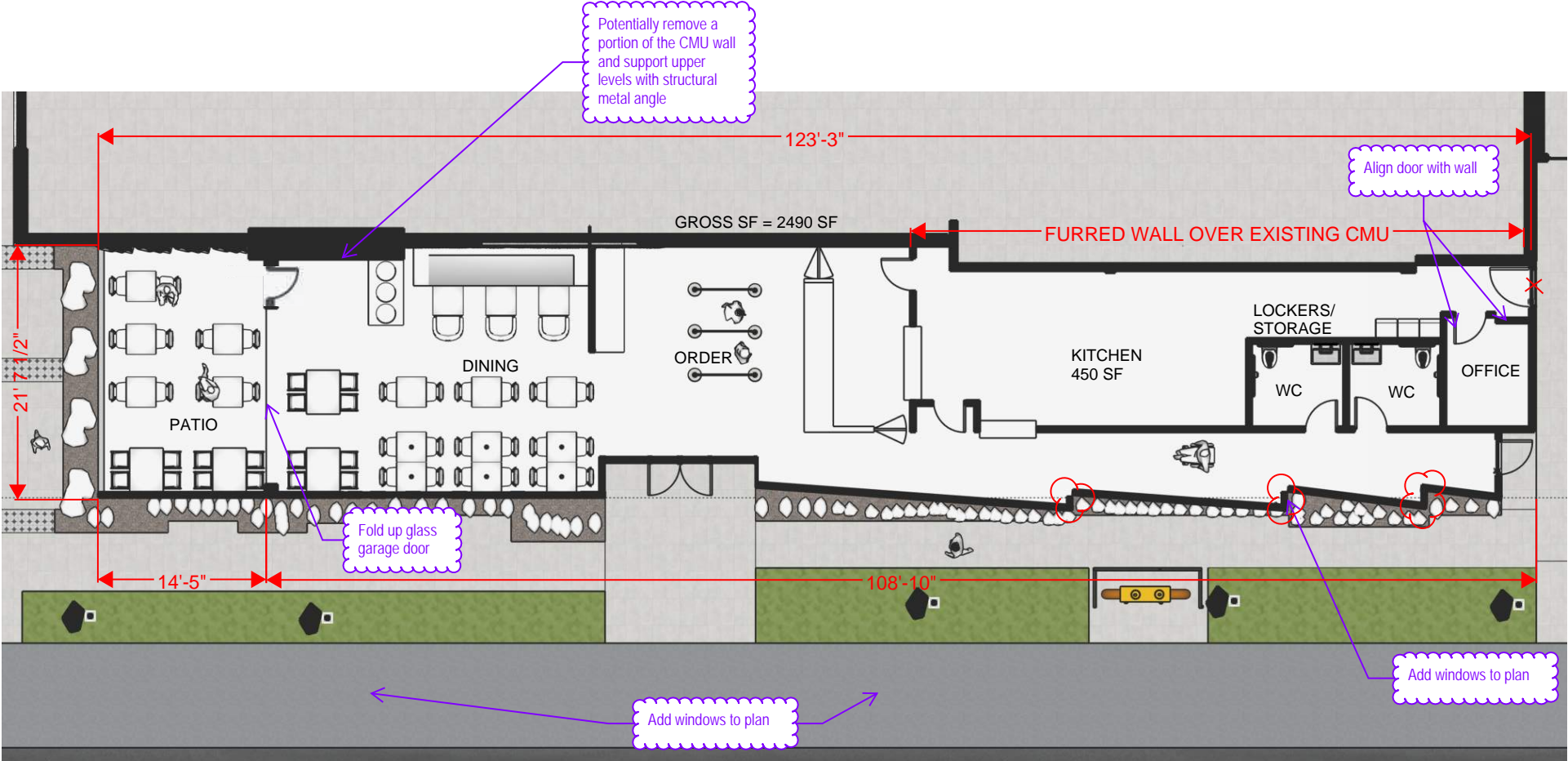
**PACIFIC BEACH RETAIL CENTER**

- + Available Soon: 2,490 SF prime end cap restaurant space
- + Newly remodeled center with large parking field
- + Best intersection in Pacific Beach with high visibility and high traffic counts
- + Good street visibility
- + Strong retail sales



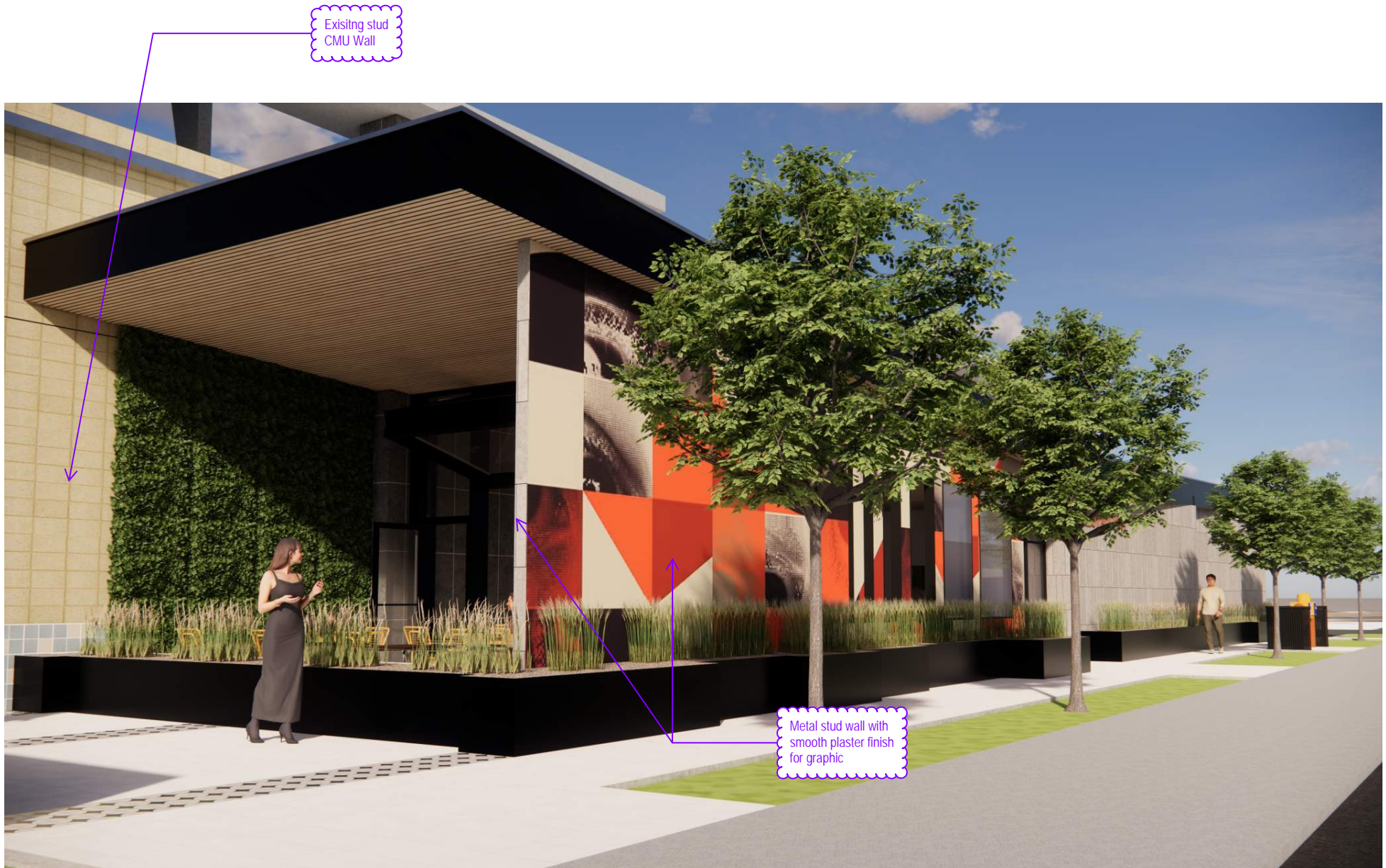
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Acoustical wood ceiling

Fold up glass garage door

Metal stud wall with smooth plaster finish for graphic



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ESTIMATED 2024 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

1670 Garnet Ave, San Diego, California, 92109 2

Rings: 1, 3, 5 mile radii

POPULATION

	1 mile	3 miles	5 miles
Total Population	30,690	97,236	291,295
Projected Population (2029)	30,468	97,236	295,453

HOUSING

	1 mile	3 miles	5 miles
Total Households	15,836	44,228	124,255
Projected Total Households (2029)	16,010	45,001	128,317

INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$109,664	\$119,338	\$109,254
Average Household Income	\$149,599	\$172,123	\$153,983
Per Capita Income	\$76,403	\$78,506	\$66,185
Median Disposable Income	\$88,493	\$99,939	\$89,301
Average Disposable Income	\$101,572	\$113,657	\$104,560

DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	21,270	85,028	307,519
Daytime Population Workers	13,231	46,501	180,718
Daytime Population Residents	8,039	38,527	126,801

RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	22,928 <b>74.71%</b>	70,301 <b>72.30%</b>	180,332 <b>61.91%</b>
Black or African American	491 <b>1.60%</b>	1,386 <b>1.43%</b>	7,915 <b>2.72%</b>
American Indian & Alaska Native Population	175 <b>0.57%</b>	553 <b>0.57%</b>	1,967 <b>0.68%</b>
Asian Population	1,387 <b>4.52%</b>	5,928 <b>6.10%</b>	38,113 <b>13.08%</b>
Pacific Islander Population	102 <b>0.33%</b>	240 <b>0.25%</b>	919 <b>0.32%</b>
Other Race Population	1,632 <b>5.32%</b>	5,770 <b>5.93%</b>	22,682 <b>7.79%</b>
Population of Two or More Races	3,976 <b>12.95%</b>	13,058 <b>13.43%</b>	39,367 <b>13.51%</b>
Hispanic Population	4,765 <b>15.53%</b>	16,438 <b>16.91%</b>	57,010 <b>19.57%</b>
Non-Hispanic Population	25,925 <b>84.47%</b>	80,798 <b>83.09%</b>	234,285 <b>80.43%</b>

EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	11,693 <b>45.98%</b>	31,961 <b>41.61%</b>	78,650 <b>36.13%</b>
Graduate/Professional Degree	5,990 <b>23.55%</b>	20,230 <b>26.33%</b>	58,068 <b>26.68%</b>

AGE

	1 mile	3 miles	5 miles
Median Age	33.5	38.4	37.3