

FOR LEASE

PACIFIC PLAZA II

1802-1896 Garnet Avenue, San Diego, CA





PROPERTY HIGHLIGHTS

- Premiere retail center located in the heart of the thriving coastal community of Pacific Beach, adjacent to Pacific Plaza Shopping Center, anchored by Vons Supermarket and CVS Pharmacy
- Heavy daytime population generated by Pacific Beach's main thoroughfare, Garnet Ave
- Dense millennial population in the surrounding neighborhood
- Food court allows for outside seating
- Ample off street parking, rare for the Pacific Beach trade area
- Outstanding visibility on Garnet Avenue

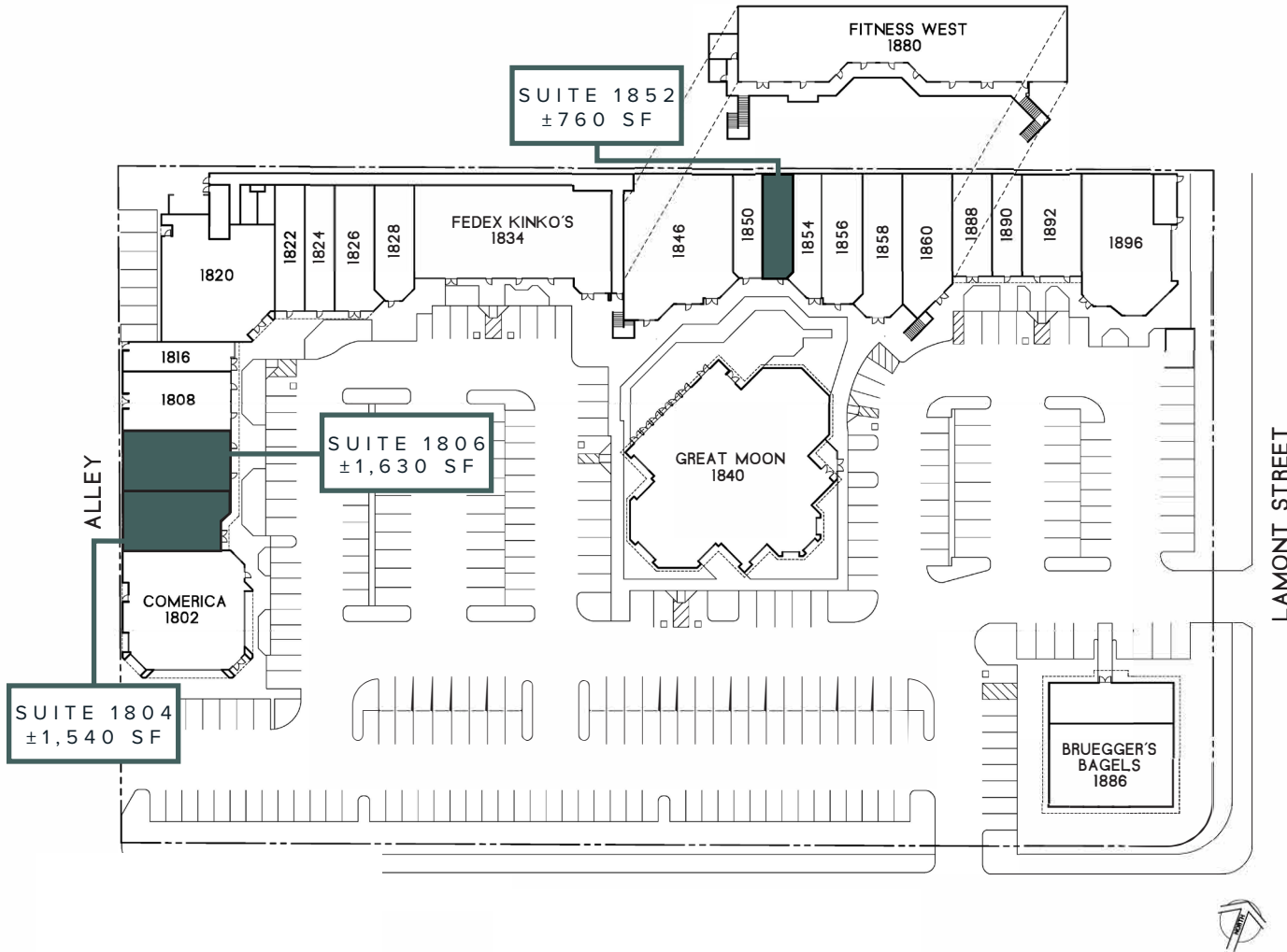
DEMOGRAPHICS

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------------|-----------|-----------|-----------|
| 2023 Population | 29,882 | 102,239 | 301,125 |
| 2028 Population | 29,746 | 102,465 | 304,485 |
| 2023 Average Household Income | \$134,663 | \$158,148 | \$141,903 |
| 2023 Daytime Population | 18,593 | 87,038 | 329,539 |

TRAFFIC COUNTS

| | |
|---------------|--------|
| Garnet Avenue | 24,375 |
| Lamont Street | 7,114 |

SITE PLAN



TENANT ROSTER

| SUITE | TENANT |
|-------------|-------------------------------|
| 1802 | COMERICA BANK |
| 1804 | AVAILABLE |
| 1806 | AVAILABLE |
| 1808 | THE UPS STORE |
| 1816 | CHIROPRACTOR |
| 1820 | PHO TIME |
| 1822 | SUMMER SHEEN |
| 1824 | GNC |
| 1826 | JUICE KABOOSE |
| 1828 | ASIS PHYSICAL THERAPY |
| 1834 | FEDEX OFFICE & PRINT SERVICES |
| 1840 | GREAT MOON |
| 1846 | CAFE ATHENA |
| 1850 | CAFE ATHENA |
| 1852 | AVAILABLE |
| 1854 | STATE FARM |
| 1856 | CAPS |
| 1858 | ROBERTO'S |
| 1860 | PACIFIC PLAZA CLEANERS |
| 1880 | FITNESS WEST |
| 1886 | BRUEGGER'S BAGELS |
| 1888 | GREAT CLIPS FOR HAIR |
| 1890 | LNy OPTOMETRY |
| 1892 | KENNEDY SHOES |
| 1896 | ROCK BOX FITNESS |

DEMOGRAPHICS

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---|--------|---------|---------|
| 2023 Households - Current Year Estimate | 14,859 | 45,811 | 126,837 |
| 2028 Households - Five Year Projection | 14,842 | 46,022 | 128,553 |
| 2010 Households - Census | 15,078 | 46,977 | 126,530 |
| 2020 Households - Census | 14,867 | 45,681 | 126,148 |
| 2020-2023 Compound Annual HH Growth | -0.02% | 0.09% | 0.17% |
| 2023-2028 Annual Household Growth Rate | -0.02% | 0.09% | 0.27% |

HOUSEHOLDS

| | | | |
|---|--------|--------|---------|
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| 2023-2028 Annual Household Growth Rate | -0.02% | 0.09% | 0.27% |
| 2023 Average Household Size | 1.99 | 2.20 | 2.27 |

HOUSEHOLD INCOME

| | | | |
|-------------------------------|-----------|-----------|-----------|
| 2023 Average Household Income | \$134,663 | \$158,148 | \$141,903 |
| 2028 Average Household Income | \$152,077 | \$178,434 | \$161,147 |
| 2023 Median Household Income | \$97,458 | \$109,383 | \$101,222 |
| 2028 Median Household Income | \$107,780 | \$121,475 | \$111,980 |
| 2023 Per Capita Income | \$66,991 | \$71,032 | \$60,367 |
| 2028 Per Capita Income | \$75,874 | \$80,303 | \$68,652 |

HOUSING UNITS

| | | | |
|------------------------------------|--------|--------|---------|
| 2023 Housing Units | 16,289 | 51,306 | 140,225 |
| 2023 Vacant Housing Units | 1,430 | 5,495 | 13,388 |
| 2023 Occupied Housing Units | 14,859 | 45,811 | 126,837 |
| 2023 Owner Occupied Housing Units | 4,208 | 23,018 | 58,573 |
| 2023 Renter Occupied Housing Units | 10,651 | 22,793 | 68,264 |



PACIFIC PLAZA II

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