

Second Generation Restaurant In the Heart of Pacific Beach

RARE OPPORTUNITY WITH PARKING | JOIN F45 AND GROCERY OUTLET (COMING SOON!)

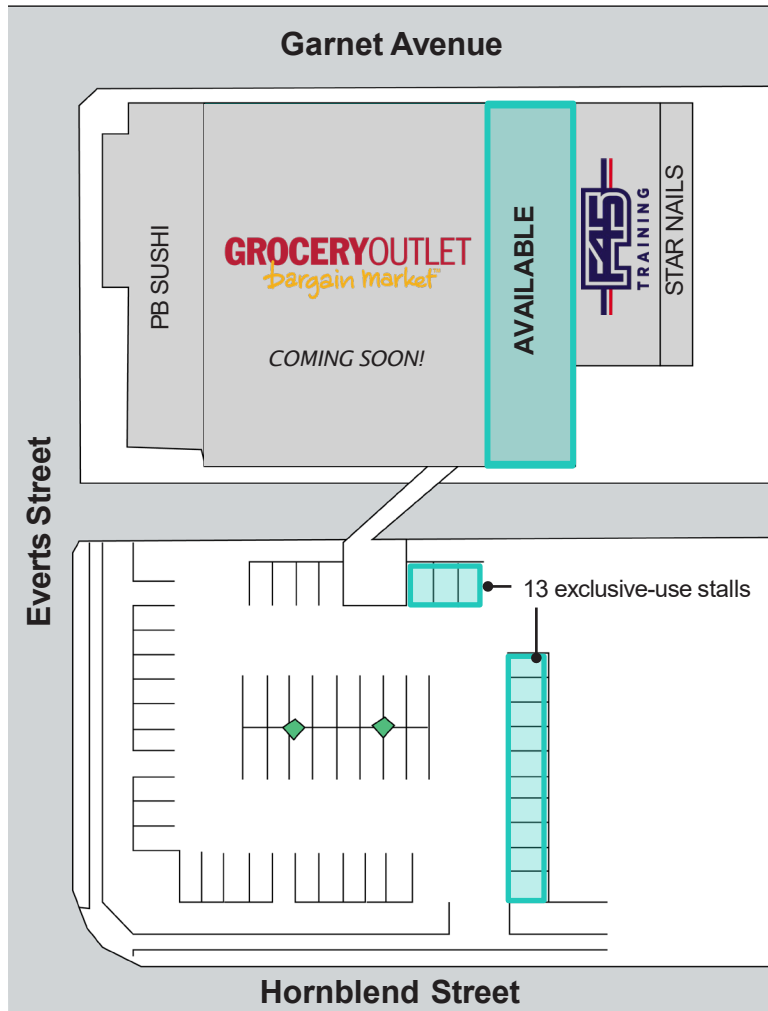


Dan McCarthy
619-261-3687
dmccarthy@intersectioncre.com

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

20,247 SF

PARKING

13 Exclusive-use stalls

LEASE TYPE

NNN (\$0.67/SF)

LEASE RATE

Negotiable

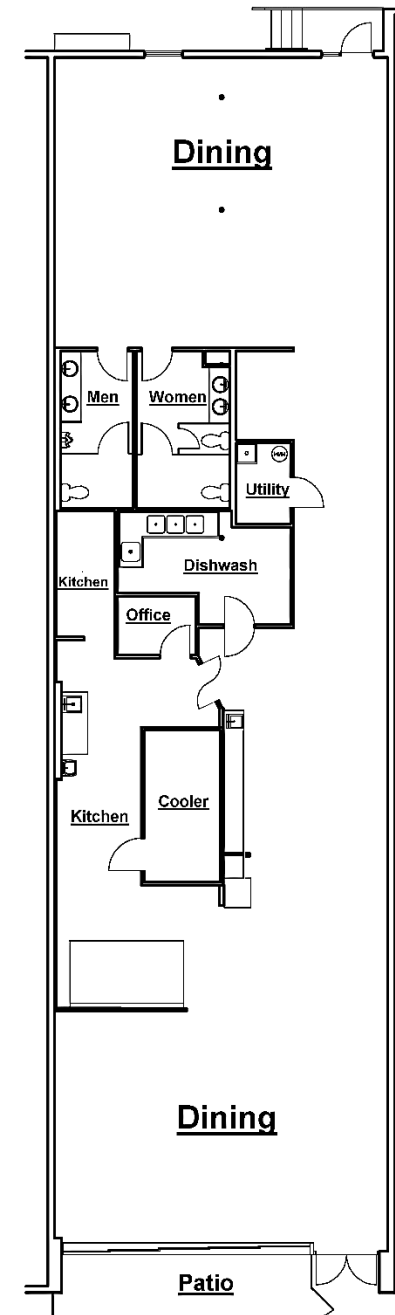
AVAILABILITY

ADDRESS	SIZE - SF	TYPE	TENANT	AVAILABLE
1211	12,500	Retail	Grocery Outlet	Coming Soon
1221	3,977	Restaurant	Available	60-days
1225	2,680	Retail	F45 Training Facility	Leased
1231	1,090	Retail	Star Nails	Leased

SPACE PLAN FEATURES

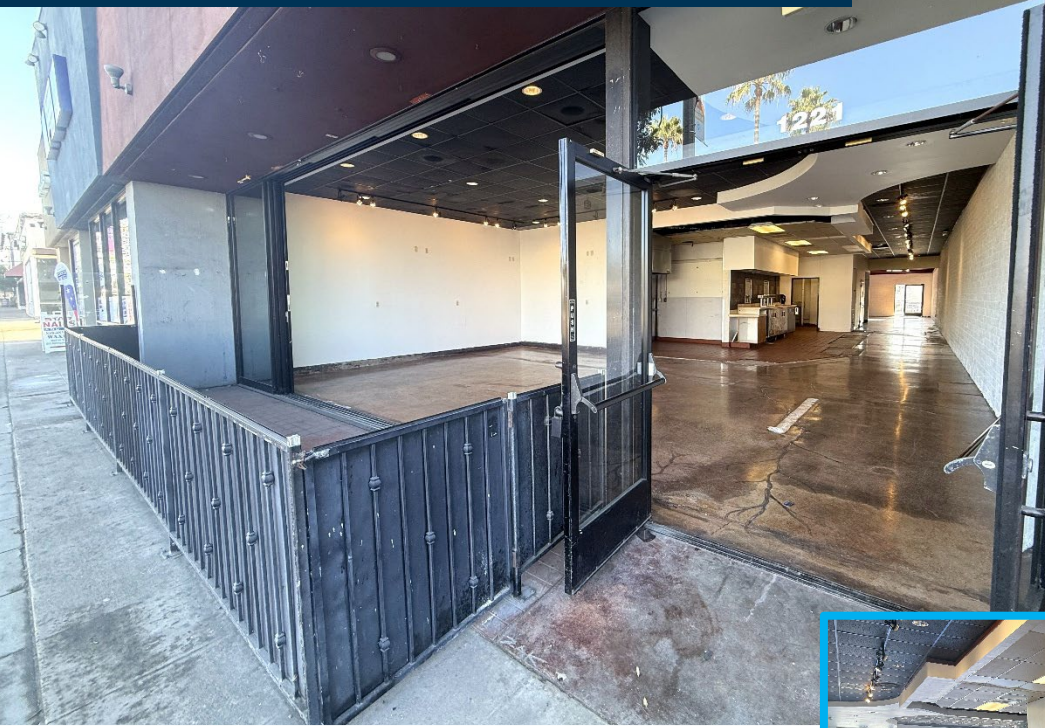
- ±3,977 SF second-generation restaurant space
- Kitchen infrastructure with in-place hood, grease trap, walk-in cooler, cold line, prep area, expo area, and handwashing stations
- Dedicated dishwashing area with rinsing station and 3-compartment sink
- Front and rear dining areas
- ±154 SF front patio with Garnet Avenue frontage
- Bar area
- Two restrooms
- Office
- Utility closet
- Dual access: Front entry on Garnet Avenue and rear entry via Everts and Hornblend Streets
- 13 Exclusive-use parking stalls
- Prominent signage opportunity on Garnet Avenue, with additional rear signage in alley

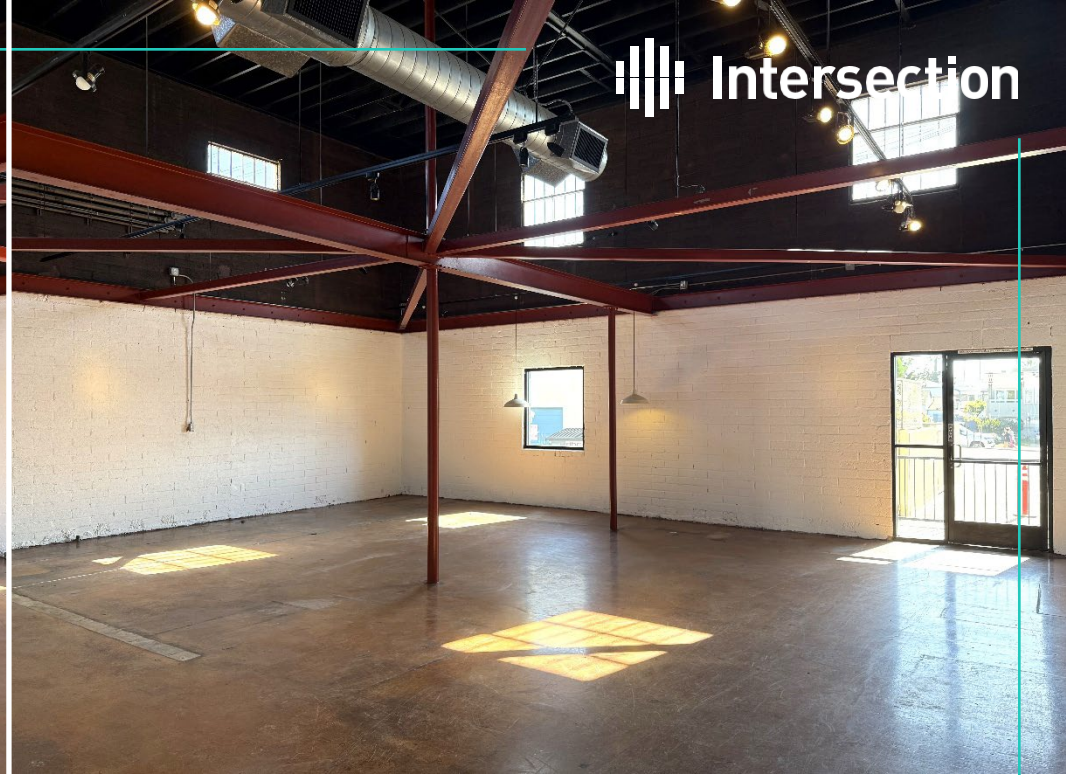
Lease Rate: *Negotiable based on term and qualifications*



Garnet Avenue

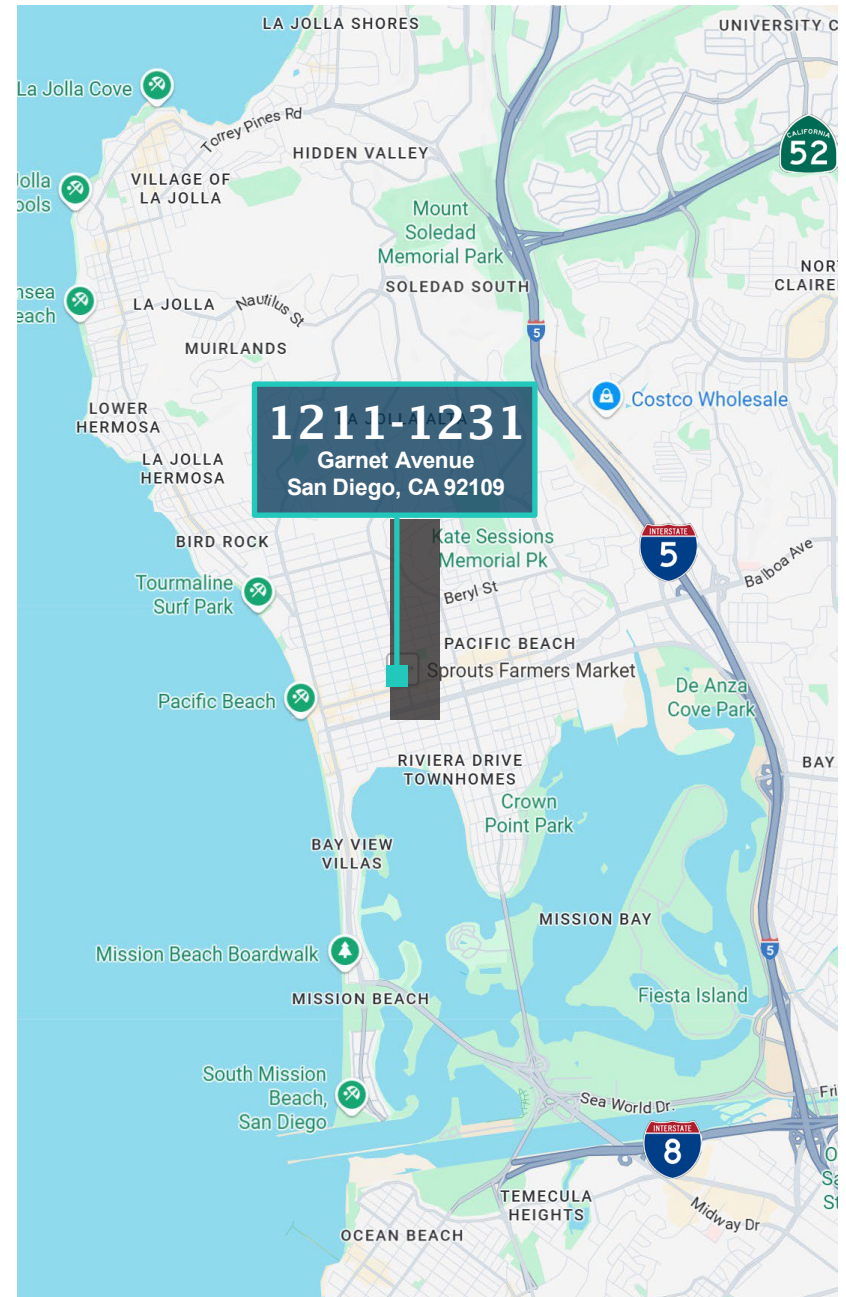
Space plan not to scale; for reference purposes only





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.





1211-1231
Garnet Avenue
San Diego, CA 92109



Thomas Avenue

Grand Avenue

Hornblend Street

Garnet Avenue

Falspar Street

Emerald Street

Fanuel Street

Fanuel Street

DEMOGRAPHIC OVERVIEW

	1 mile	3 miles	5 miles
HOUSING			
Total Population (2024)	33,985	90,397	273,226
Projected Population (2029)	34,430	91,339	273,687
Annual Growth (2020-2024)	2.7%	2.3%	1.0%
Annual Growth (2024-2029)	0.3%	0.2%	-
Median Age	35.1	38.6	38.4
HOUSING			
Total Households	17,904	41,662	116,178
Projected Households	18,138	42,130	116,409
Average Household Size	1.8	2.1	2.2
INCOME			
Median Household Income	\$99,638	\$108,281	\$101,448
AVERAGE Household Income	\$123,587	\$137,444	\$128,055
DAYTIME DEMOS			
Total Daytime Population	13,899	37,902	130,709
Businesses	2,046	5,119	16,824
RACE & ETHNICITY			
White	26,075	66,768	174,906
Black or African American	421	1,184	6,681
American Indian& Alaska Native Population	133	380	1,480
Asian Population	1,373	4,679	29,716
Pacific Islander Population	101	215	867
Two or More Races	5,883	17,170	59,575
Hispanic Population	4,627	14,000	52,022
CONSUMER SPENDING			
Total Specified Consumer Spending	\$623,579,249	\$1,617,572,636	\$4,391,109,035
Average Household	\$34,829	\$38,826	\$37,796
Per Capita	\$18,349	\$17,894	\$16,071

DAN McCARTHY

Senior Director

DRE Lic. #00928868

OFFICE 619.577.4557

MOBILE 619.261.3687

dmccarthy@intersectioncre.com

ERIC CABALLERO

Associate

DRE Lic. #02118253

MOBILE 858.337.0135

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.

DRE Lic #02208857