

2280 GARNET AVENUE

SAN DIEGO, CA 92109

FOR LEASE

1,450 -
2,950 SF

GROUND FLOOR
OFFICE/RETAIL SPACE
AVAILABLE NOW

53,068 CPD

YOUR NAME HERE

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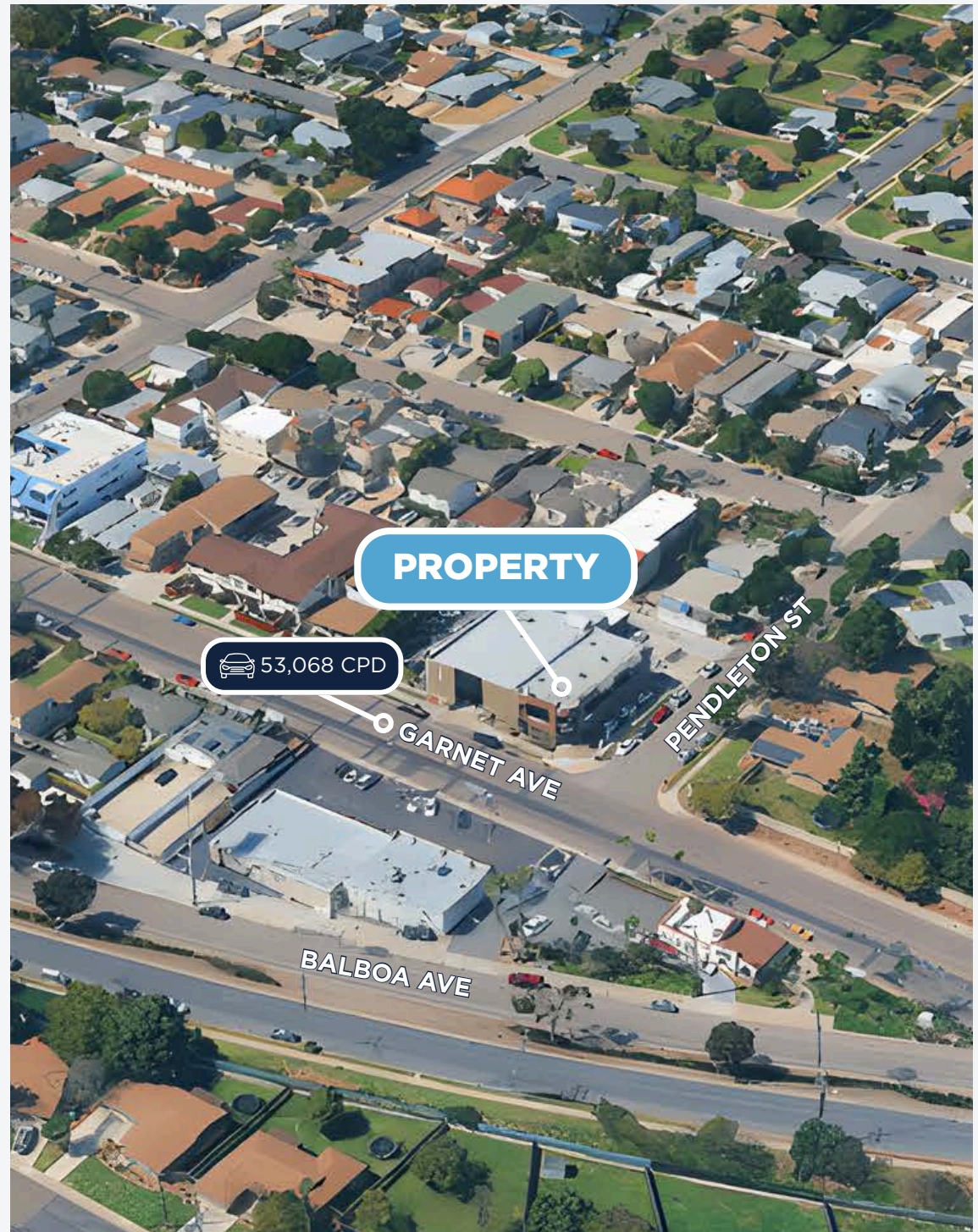
Carrie.Duda@Cast-Cap.com

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CAST
CAPITAL PARTNERS

PROPERTY HIGHLIGHTS

- Recently renovated two-story, 5,840 SF office/retail building
- Modernized in 2012 with updated finishes and systems
- High-exposure corner location at Garnet Avenue & Pendleton Street in Pacific Beach
- Prominent building signage with 165' of Garnet Avenue frontage
- Ample parking, including five (5) on-site spaces and abundant street parking
- C-1 zoning allowing a variety of retail and office uses
- Excellent visibility and access along Garnet Avenue, with ±53,000 cars per day
- Ideal for professional services, boutique retail, or creative office tenants



AVAILABILITY

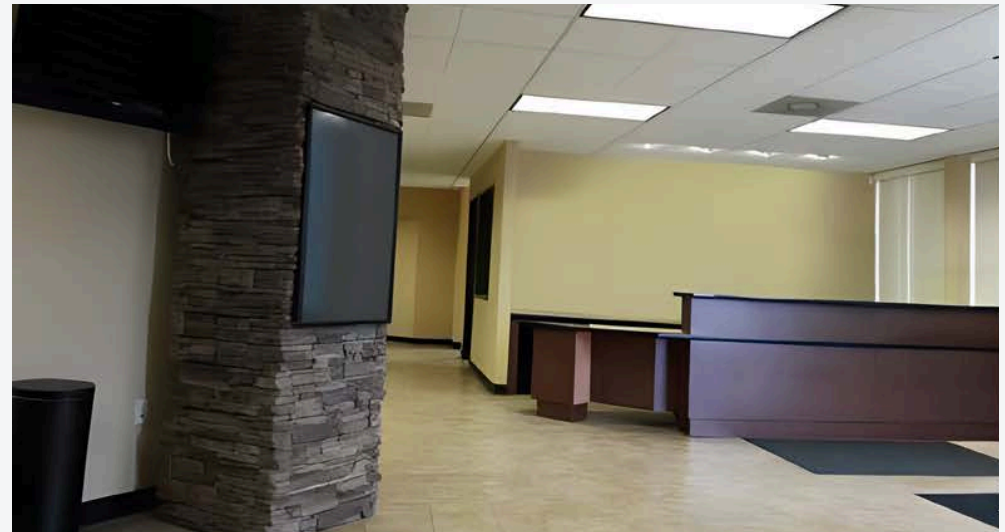
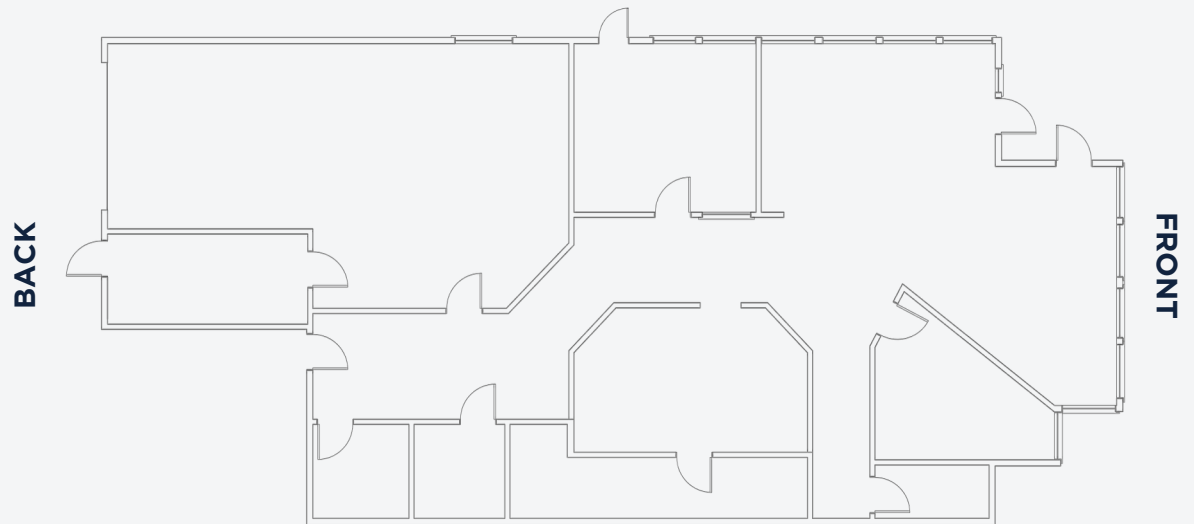
- **Address:** 2280 Garnet Ave, San Diego, CA 92109
- **Floor:** First Floor
- **Property Type:** Office / Retail
- **Available Space:** 2,950 SF (divisible)
 - Front - 1,500 SF
 - Back - 1,450 SF (includes roll-up door)

LEASE RATE

FRONT \$2.39/SF NNN

BACK \$1.99/SF NNN

NNN = \$0.91 PSF



Garnet Avenue is the gateway to the heart of bustling Pacific Beach.

DEMOGRAPHICS

5 MILE RADIUS



345,015
POPULATION



146,110
HOUSEHOLD



81.6%
COLLEGE EDUCATED



\$74,890
MEDIAN HH INCOME



86 VERY BIKEABLE
BIKE SCORE



5 MINUTES BALBOA AVE
TROLLEY STATION



86 SOMEWHAT WALKABLE
WALKING SCORE

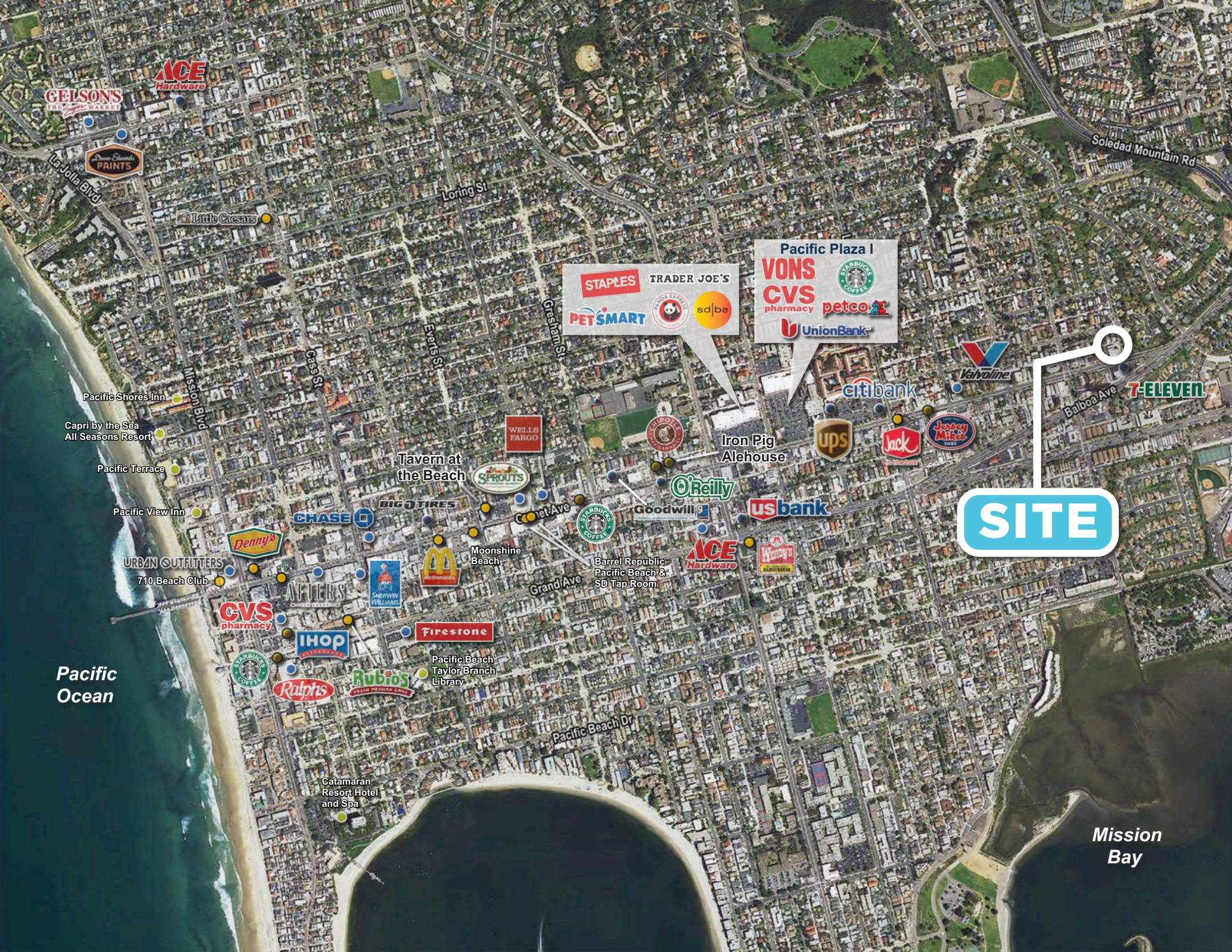


I-5 FREEWAY ACCESS
LESS THAN A MINUTE AWAY

TRAFFIC COUNT

CROSS STREETS	ADT
Garnet Avenue & Mission Bay Drive	62,418
Garnet Avenue & Albuquerque Street	44,735
Interstate 5 & Damon Street	147,000
Balboa Avenue & Santa Fe Street	53,257
Interstate 5 & Balboa Avenue	163,000





GELSON'S

ACE Hardware

PAINTS

Little Caesars

Loring St

Soledad Mountain Rd

Pacific Plaza I
VONS
CVS pharmacy
petco
Starbucks COFFEE
UnionBank

STAPLES
TRADER JOE'S
PETSMART
sd|ba

La Jolla Blvd

Mission Blvd

Cass St

Erwin St

Gresham St

Pacific Shores Inn

Capri by the Sea
All Seasons Resort

Pacific Terrace

Pacific View Inn

URBAN OUTFITTERS

710 Beach Club

Pacific Ocean

Tavern at the Beach

SPROUTS

CHASE

BIG O TIRES

Cost Ave

Moonshine Beach

FIRESTONE

Pacific Beach
Taylor Branch
Library

Ralphs

Rubio's

IHOP

CVS pharmacy

Denny's

WELLS FARGO

McDonald's

Grand Ave

Barrel Republic
Pacific Beach &
SD Tap Room

Catamaran
Resort Hotel
and Spa

Pacific Beach Dr

Iron Pig
Alehouse

O'Reilly

Goodwill

usbank

ACE Hardware

Wendy's

ups

Jack

Jersey Mike's

citibank

Valvoline

Balboa Ave

7-ELEVEN

SITE

Mission Bay

**FOR MORE INFORMATION,
PLEASE CONTACT**

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