

PB GATEWAY CENTER ± 1,000 SF RETAIL SPACE FOR LEASE



PROPERTY DESCRIPTION

- ± 1,000 SF Retail Space
- Ample On-Site Parking
- Along Busy Garnet Avenue
- Easy Freeway Access to I-5
- Building & Monument Signage



2710 GARNET AVENUE, SAN DIEGO, CA 92109

Max Reynolds
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619.442.9200

4455 Murphy Canyon Road
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Erik Egelko
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**2710
GARNET AVE**
[Click Here for Map](#)

Mid Coaster Extension
Balboa Avenue Trolley Station
Expected Completion 12/31/2020
[Click Here to View Route Flyover Video](#)



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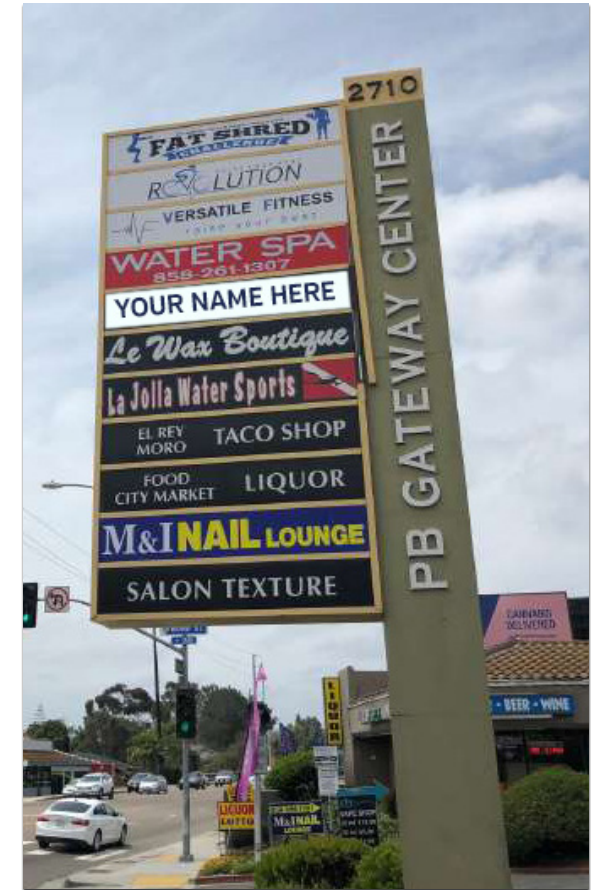
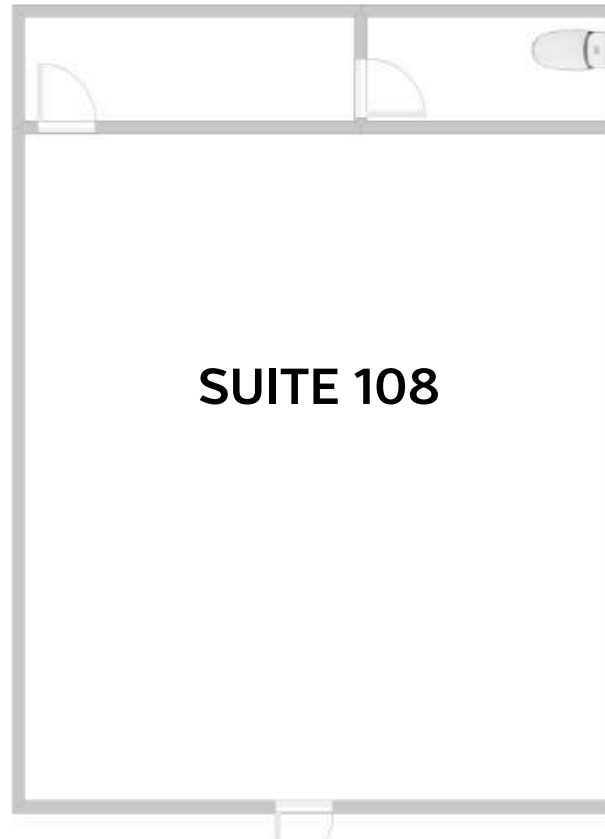
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SUITE 108

- ± 1,000 SF
- Private Restroom
- Open Layout
- 62,418 ADT (per SANDAG)
- \$1.85 SF/Month + NNN

FLOOR PLAN



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Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	17,075	131,115	380,755
2019 Estimate	16,990	128,281	365,119
2010 Census	18,452	127,075	318,318
Growth 2019 - 2024	0.50%	2.21%	4.28%
Growth 2010 - 2019	-7.92%	0.95%	14.70%
2019 Population by Hispanic Origin	3,083	22,347	65,099
2019 Population	16,990	128,281	365,119
White	14,771 86.94%	108,172 84.32%	272,182 74.55%
Black	395 2.32%	2,873 2.24%	15,514 4.25%
Am. Indian & Alaskan	123 0.72%	1,054 0.82%	3,002 0.82%
Asian	945 5.56%	10,170 7.93%	55,812 15.29%
Hawaiian & Pacific Island	63 0.37%	486 0.38%	1,613 0.44%
Other	694 4.08%	5,527 4.31%	16,995 4.65%
U.S. Armed Forces	288	1,115	11,531
Households			
2024 Projection	7,846	56,582	157,346
2019 Estimate	7,837	55,450	151,315
2010 Census	8,681	55,402	134,827
Growth 2019 - 2024	0.11%	2.04%	3.99%
Growth 2010 - 2019	-9.72%	0.09%	12.23%
Owner Occupied	3,015 38.47%	26,671 48.10%	62,748 41.47%
Renter Occupied	4,822 61.53%	28,779 51.90%	88,568 58.53%
2019 Households by HH Income			
Income: <\$25,000	996 12.71%	7,139 12.87%	21,108 13.95%
Income: \$25,000 - \$50,000	1,291 16.48%	9,382 16.92%	25,908 17.12%
Income: \$50,000 - \$75,000	1,715 21.89%	9,564 17.25%	25,547 16.88%
Income: \$75,000 - \$100,000	1,316 16.80%	7,892 14.23%	20,445 13.51%
Income: \$100,000 - \$125,000	691 8.82%	6,041 10.89%	16,970 11.21%
Income: \$125,000 - \$150,000	423 5.40%	4,276 7.71%	10,889 7.20%
Income: \$150,000 - \$200,000	611 7.80%	5,268 9.50%	14,113 9.33%
Income: \$200,000+	792 10.11%	5,888 10.62%	16,336 10.80%
2019 Avg Household Income	\$98,663	\$103,852	\$103,168
2019 Med Household Income	\$73,636	\$80,195	\$78,784



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