

1200

**GARNET AVENUE
SAN DIEGO, CA 92109**

FOR SALE



LEV MIZAN

Managing Broker

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INFINITY
INVESTMENT PROPERTIES

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Infinity Investment Properties, Inc. is pleased to offer **1200 Garnet Avenue FOR SALE**—an exceptional **Bar/Restaurant** property in the heart of Pacific Beach. Built in 1965 and recently renovated, this ±7,711 SF building sits on a ±6,242 SF lot with prime street frontage at the intersection of Garnet Avenue and Everts Street with **visibility to approximately 21,332 vehicles per day**. Located just five blocks from the Pacific Beach Pier, this property enjoys an prime position in one of San Diego’s most energetic coastal communities. **An excellent opportunity for investors**, the property features two full kitchens, two bars with built-in beer tap systems, roll-up windows for indoor-outdoor flow, and a space designed for seamless bar operations. This is a rare chance to own an **income-generating property** anchored by **Tavern at the Beach, operated by The Verant Group** a beloved Pacific Beach staple since 1997.

LEASE DETAILS:

Net Operating Income	Available upon Request.
Lease Type	Available upon Request.
Annual Increases	Available upon Request.
Lease Expiration	Available upon Request.
1 st Option Term Expiration Date	Available upon Request.
2 nd Option Term Expiration Date	Available upon Request.
ABC Licenses	Type 48, 58, & 77

PROPERTY DESCRIPTION

Contact Agent
Sale Price

± 7,711 SF
Building Size

± 6,242 SF
Lot Size

4
Parking Spaces

1965 /2010
Year Built/ Renovated

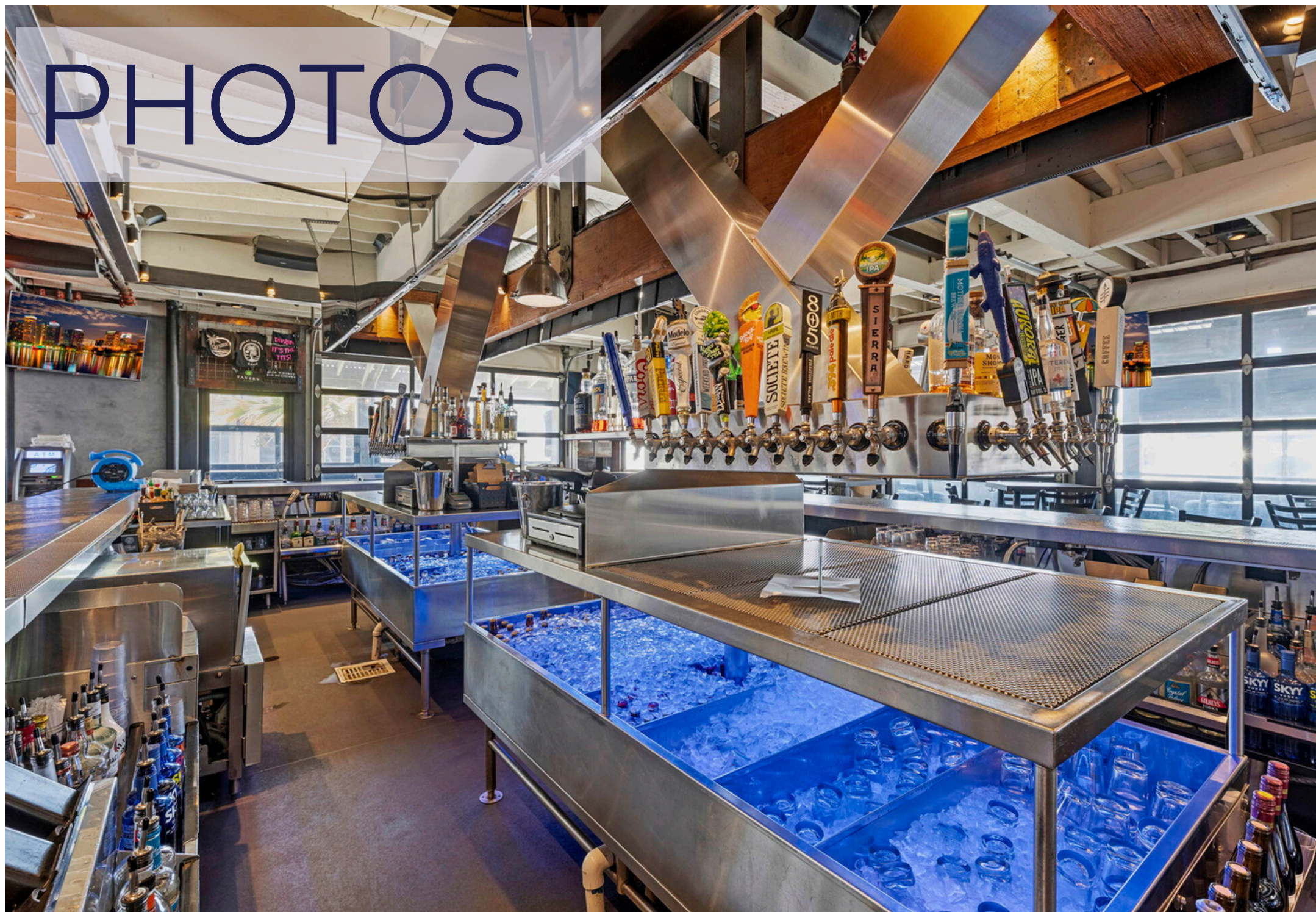
CC-4-2
Zoning Code

423-085-17-00
APN

\$196,547.04
NOI



PHOTOS



PHOTOS



DEMOGRAPHICS

1 MILE

POPULATION
33,218

AVERAGE HH INCOME
\$124,013

HOUSEHOLDS
17,516

3 MILE

POPULATION
89,708

AVREAGE HH INCOME
\$137,801

HOUSEHOLDS
41,850



PACIFIC BEACH

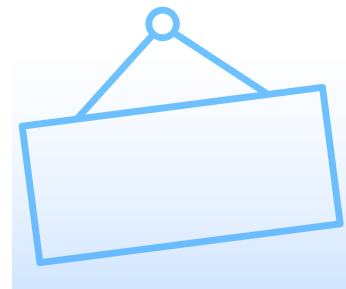
A Coastal Haven

Pacific Beach—often referred to as “PB” by locals—offers a timeless blend of seaside charm and modern vibrancy. Established in the early 1900s as a resort getaway, PB has evolved into a destination known for its bustling boardwalk, iconic beaches, and energetic nightlife. The laid-back, sun-soaked atmosphere appeals to residents and visitors alike, while a flourishing dining scene and year-round outdoor activities keep the community thriving. For investors, PB’s enduring popularity and steady rental demand present an attractive opportunity to be part of one of San Diego’s most iconic coastal neighborhoods.

PB IN FOCUS



Population Growth and Demographics: Pacific Beach has seen consistent population growth, fueled by its scenic coastal location and proximity to San Diego's employment centers. The area draws a diverse mix of residents, including young professionals and families.



Rental Market Trends: The rental market in Pacific Beach is thriving, with average rents increasing by 5% annually and vacancy rates holding steady at 3%.



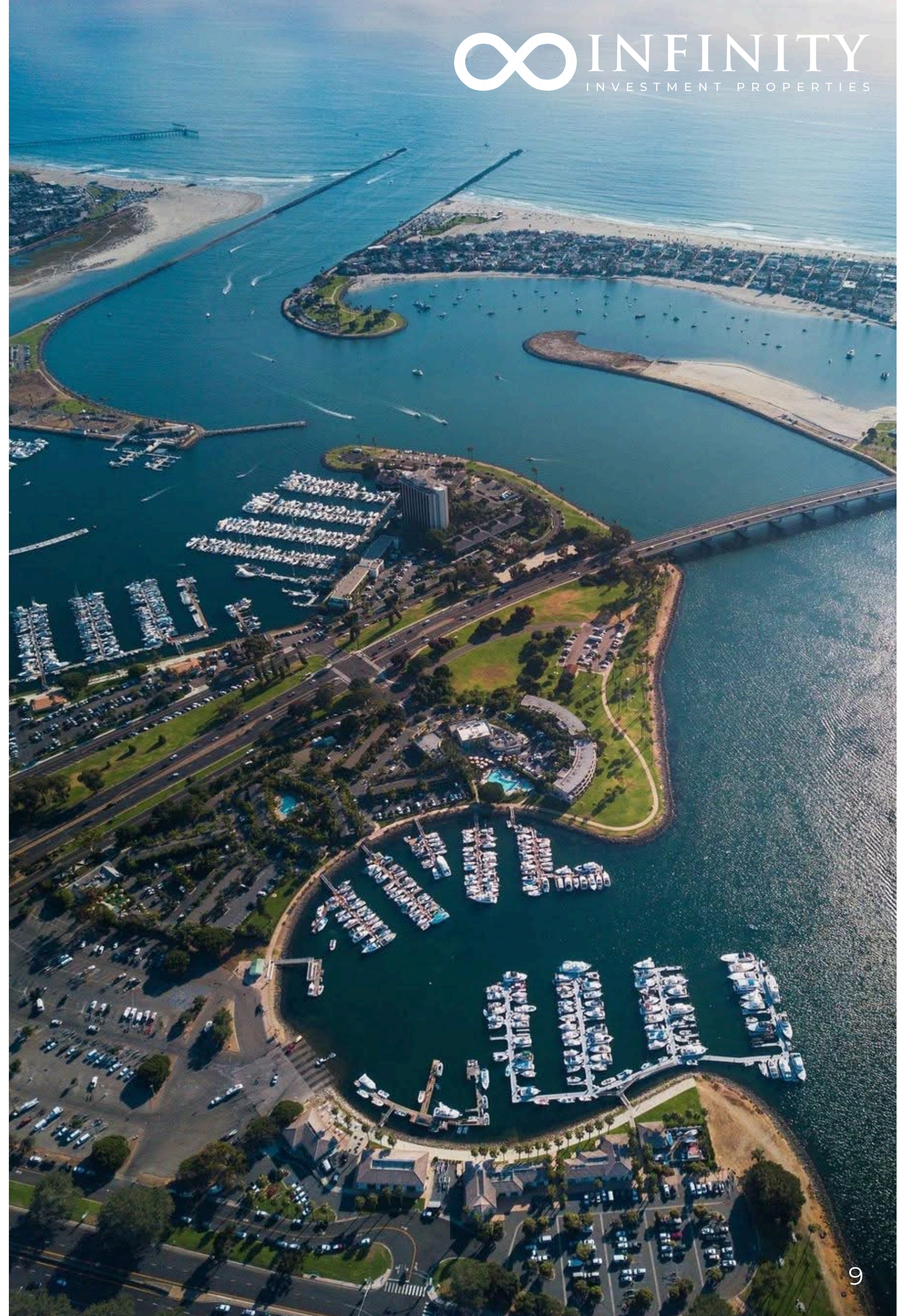
Occupancy Rates: Multifamily properties in Pacific Beach maintain high occupancy rates, averaging 97%, a clear signal of the area's desirability and constrained housing supply.



Economic Indicators: San Diego's robust economy, marked by low unemployment and growth in sectors like technology, healthcare, and tourism, underpins a resilient rental market in Pacific Beach.



Lifestyle and Amenities: Pacific Beach delivers a sought-after lifestyle, with direct beach access, a dynamic dining and entertainment scene, and convenient public transit options.



NEARBY AMENITIES



#1



#2



#3



#4



#5



#6



#7



#8



#9



#10



#11

Coming Soon

1200 Garnet Avenue

Everts St

Garnet Ave

Ralphs

CVS pharmacy

BREAKFAST REPUBLIC CALIFORNIA

HANDEL'S SINCE 1945

DAVE'S HOT ORLEANS

McDonald's

MOONSHINE

WOODSTOCK PIZZA

PACIFIC BERCH

GROCERY OUTLET Bargain Market Coming Soon

SPROUTS FARMERS MARKET

SHERWIN WILLIAMS

BETTER BUZZ coffee

BIG TIRES

CHASE

MAVERICKS BEACH CLUB

URBAN OUTFITTERS

Brandy Melville

UNITED STATES POSTAL SERVICE

#1

#2

#3

#4

#5

#6

#7

#8

#9

#10

#11

#12

#13

#14

#15

#16

#17

#18

#19

#20

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