

# DB GATEWAY CENTER

2710 GARNET AVENUE  
SAN DIEGO, CA 92109

FOR LEASE

±1,000 – 3,000 SF  
AVAILABLE

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INFINITY

INVESTMENT PROPERTIES

# PROPERTY HIGHLIGHTS

**Contact Agent**  
Lease Rate

**±1,000 - 3,000 SF**  
Suite Size

**1<sup>st</sup> Floor- Suite 204 - 206**  
Floor

**Retail/Office**  
Building Type

**30 Days**  
Availability

**9-13 FT**  
Ceiling Height

**Monument Signage**

**Three (3) + Shower**  
Restroom





## Visibility

Commanding a signalized corner at Garnet and Mission Bay Drive, this suite sees over 61,230 cars per day. The property offers high-intensity pedestrian traffic and rare signage opportunities in a prime San Diego corridor. With 70 onsite parking spaces, it provides exceptional accessibility for both customers and staff.

## On-Site Amenities

The interior features an open floor plan with abundant natural light from large windows and full HVAC. Modern essentials include three private restrooms plus a shower, making it ideal for active professional users. Whether taken as a whole or divided, the space offers a clean, move-in-ready environment for high-volume operations.

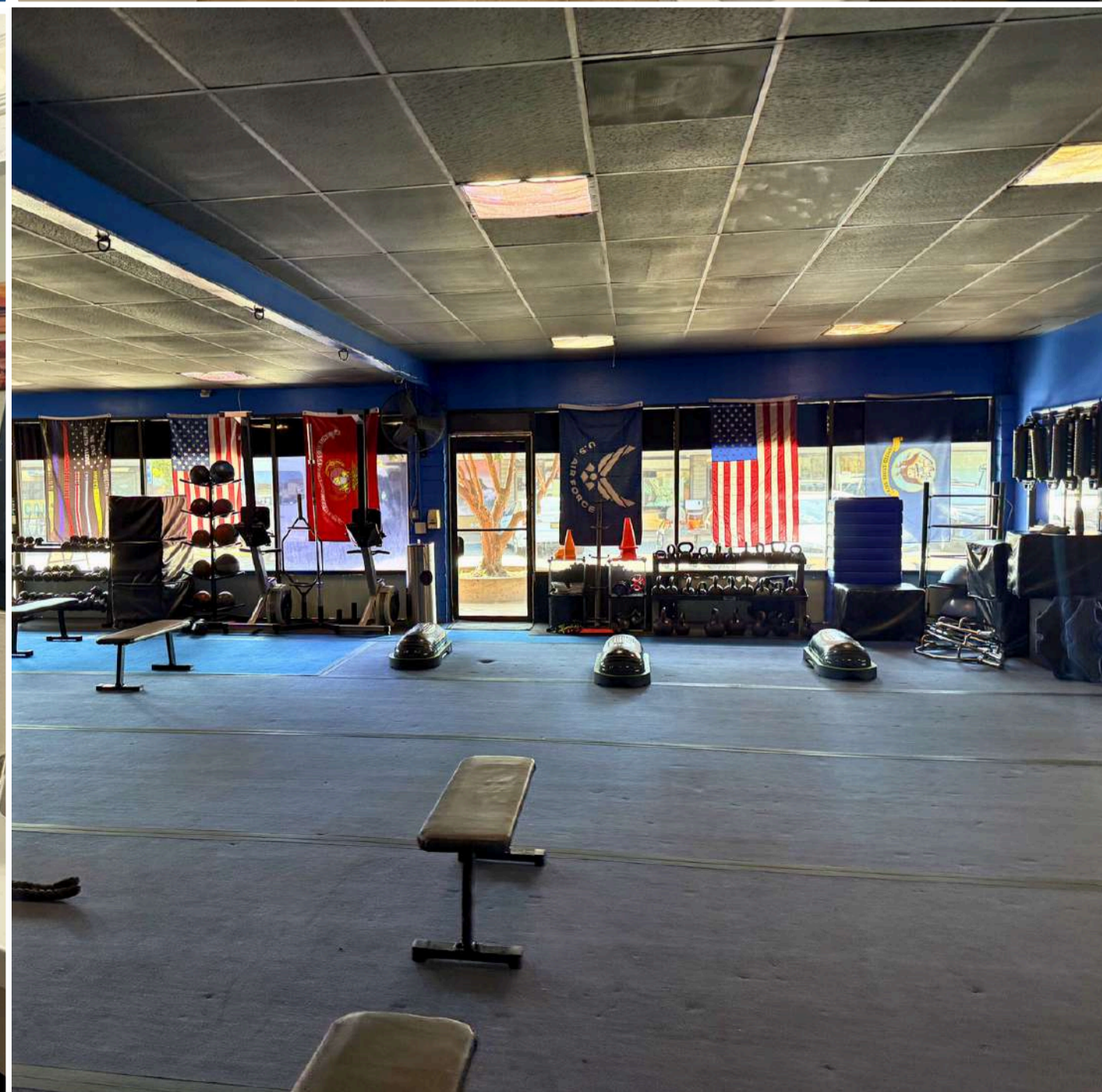
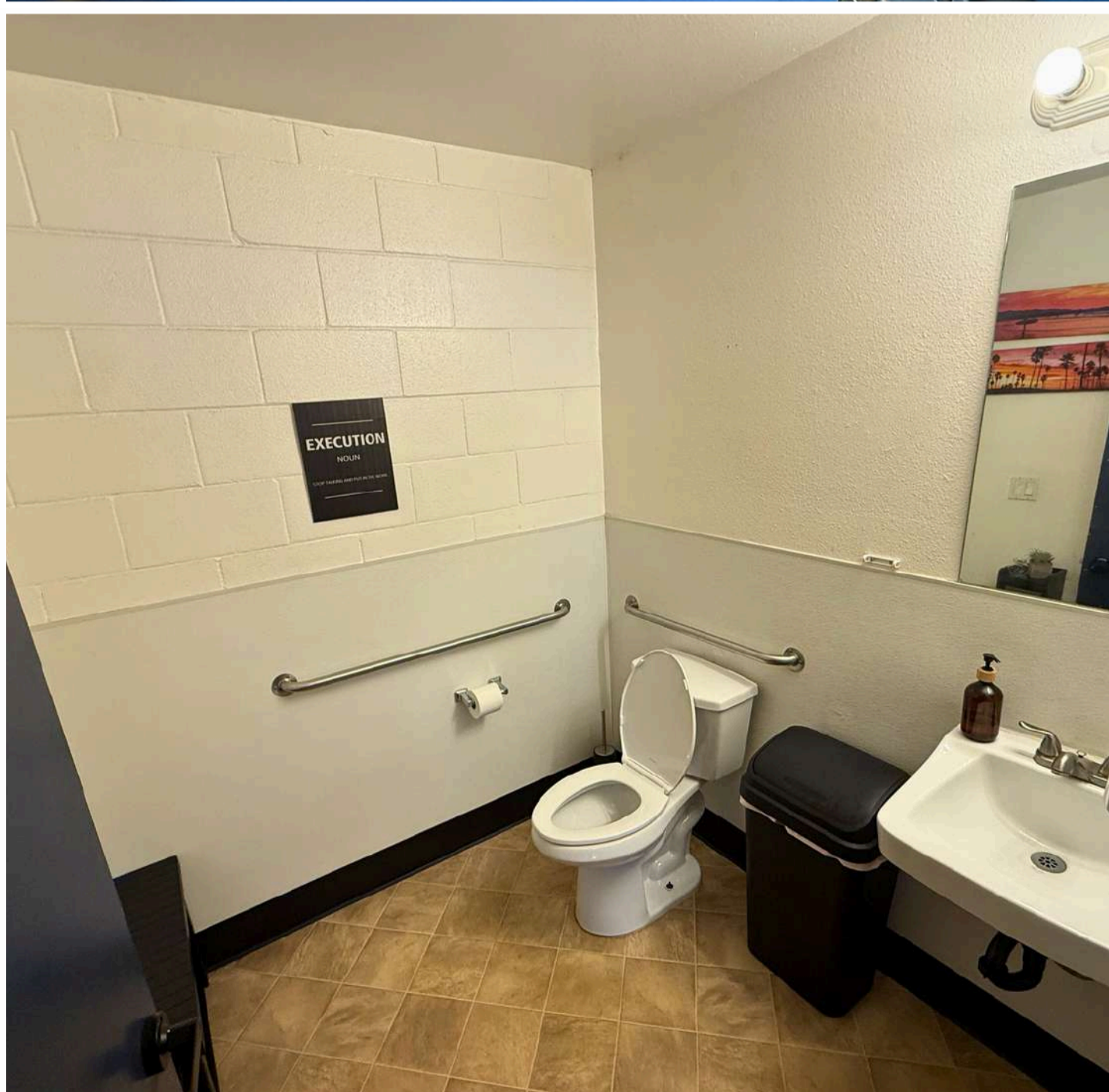
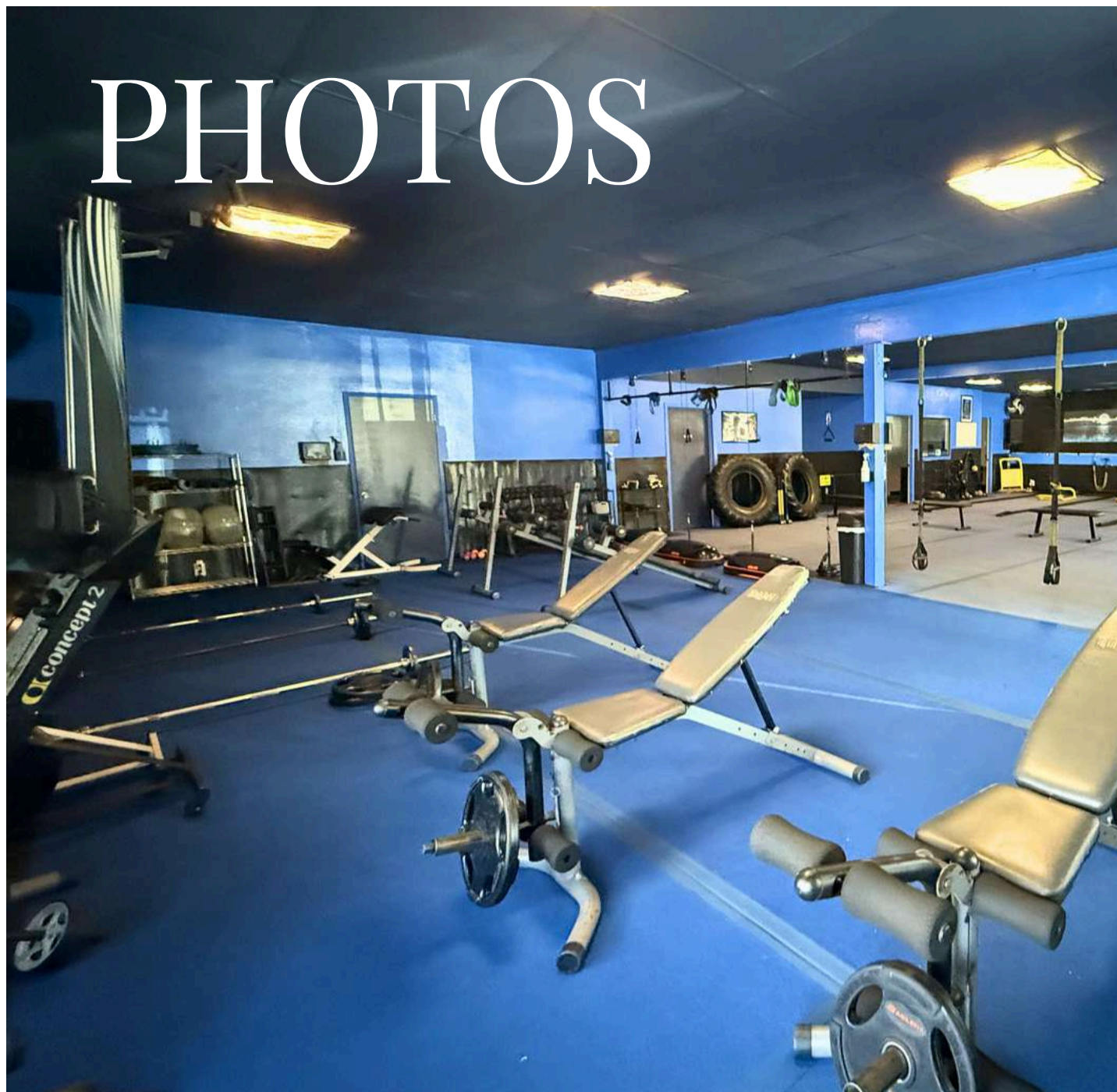
## Opportunity

This  $\pm 3,000$  SF first-floor space is vacant and ready for immediate retail or office use. The suite is highly flexible and divisible into a  $\pm 2,000$  SF and a  $\pm 1,000$  SF unit OR three (3)  $\pm 1,000$  SF Units. Situated on a  $\pm 44,432$  SF lot with CC-3-8 zoning, this site represents a high-density "covered-land play" with significant long-term value.

# FLOORPLAN



# PHOTOS



# PACIFIC BEACH

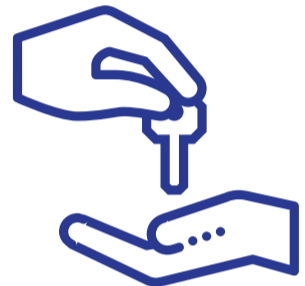
## *A Coastal Haven*

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%.



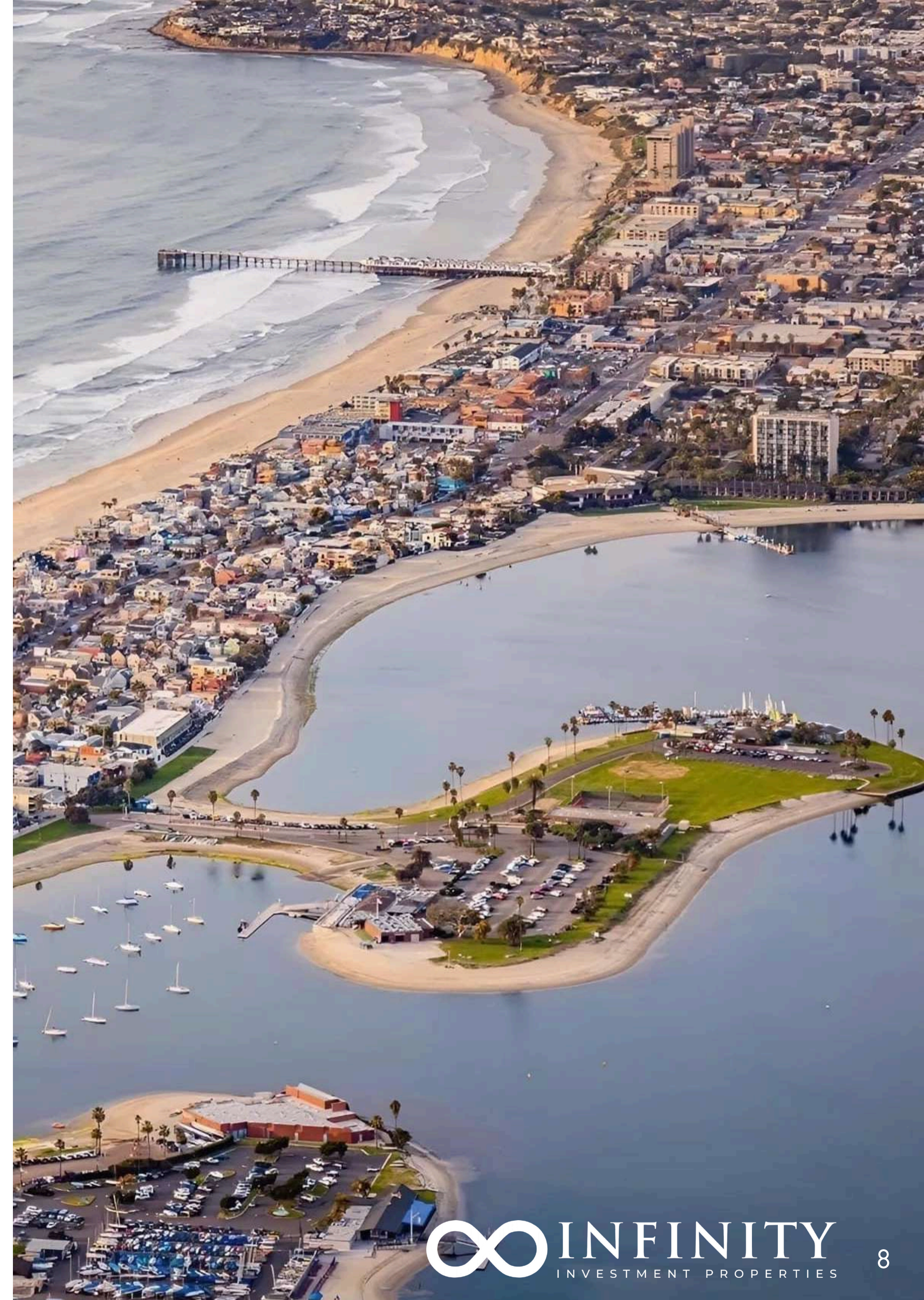
**Occupancy Rates:** Multifamily properties in Pacific Beach maintain high occupancy rates, averaging 97%, a clear signal of the area's desirability and constrained housing supply.



**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.



# DEMOGRAPHICS

1 MILE

POPULATION  
18,976

AVERAGE HH INCOME  
\$125,729

HOUSEHOLDS  
8,511

3 MILE

POPULATION  
130,804

AVERAGE HH INCOME  
\$133,937

HOUSEHOLDS  
56,631



# NEARBY AMENITIES



MISSION BAY DRIVE

GARNET AVENUE

GRAND AVENUE

ROSE CREEK TRAIL

61,230 VPD

2662 Garnet Ave  
Recent Development

60 Total Apartments  
Coming Soon

-  #1
-  #2
-  #3
-  #4
-  #5
-  #6
-  #7
-  #8
-  #9
-  #10
-  #11
-  #12
-  #13
-  #14
-  #15
-  #16



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