

AUTO DETAILING - WINDOW TINTING - VINYL WRAPS

**Pacific Beach
San Diego**



Bashir Tariq 951-269-3000

BashirTariq@msn.com

DRE# 01851484



OFFERING SUMMARY

Location

PB Tinting and PB Tint & Wrap

1556 Grand Ave, Suite A
San Diego CA 92109

Offering Summary

Price **\$54,000**

Includes,
Auto Detail Shop, Window Tint, Vinyl Wraps, Paint Protection
15 days training is included
Seller owned and operated since 2015

Lease Term

Lease Term	2027
Rent	\$3,100

Auto Detail - Window Tint - Vinyl Wrap

One Stop Shop - Auto's - Boat's - RV's



PB Tint & Wraps - Automotive, Boat, RV

- The professionals at San Diego's Auto Enhancers take pride in providing top-notch automotive, boat, RV, commercial, tinting services, as well as vinyl wraps and Paint Protection Film. Their commitment to excellence is evident in our use of only the highest quality products, ensuring that every project we undertake meets and exceeds your expectations. Providing a wide range of services specializing in enhancement, protecting your investments our #1 goal.
- **Services offered:** **One Stop Shop for Cars, Boat's, RV's and all other vehicles**
 (1) Auto Detailing (2) Ceramic Coating, (3) Paint Protection (4) Window Tinting (5) Custom Paint Protection Film (6) Vinyl Wraps
 The Sellers says "Bring It In and We can do it"
- PB Tint & Wraps has been serving the community since 2015 and continuing to provide the finest services and the highest quality long lasting products
- 2 weeks training is included in the purchase price

Auto Detailing
Window Tinting

Ceramic Coating
Paint Protection

Vinyl Wraps
Custom Paint Protection Film



AERIAL OVERVIEW



AERIAL OVERVIEW



AERIAL OVERVIEW



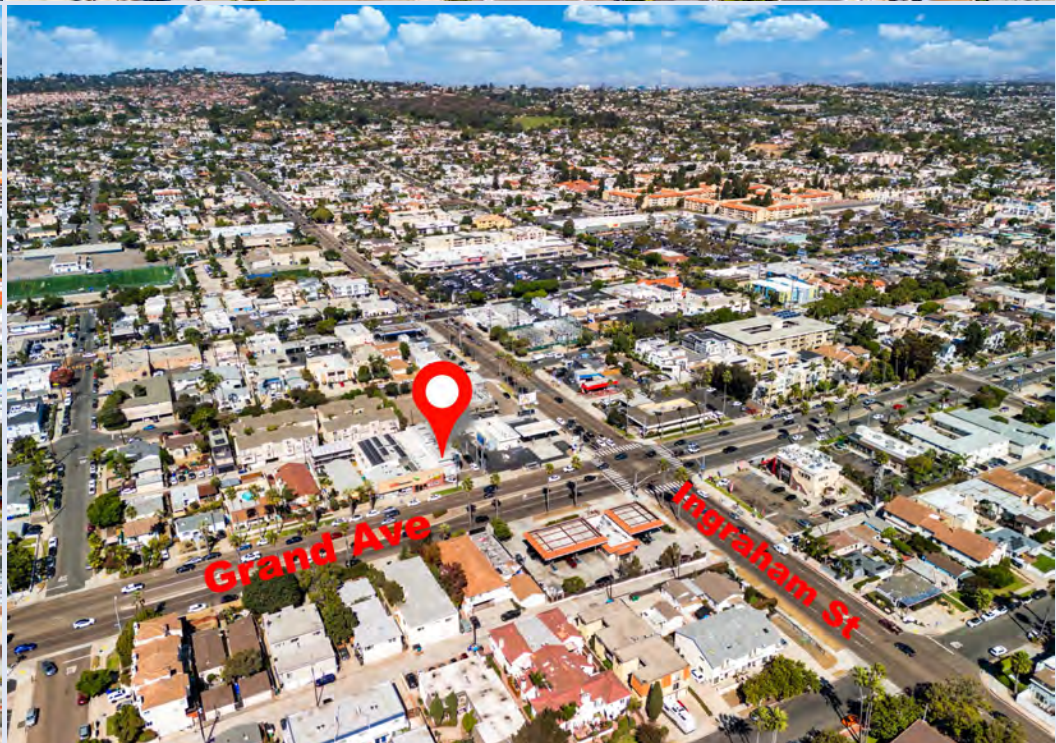
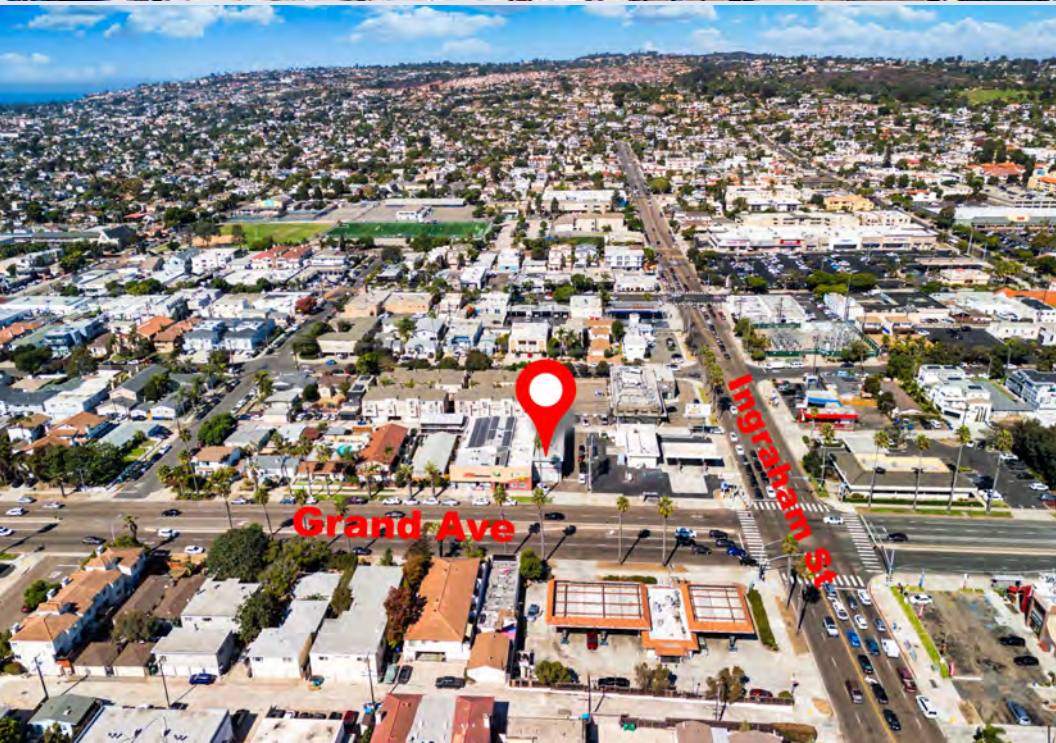
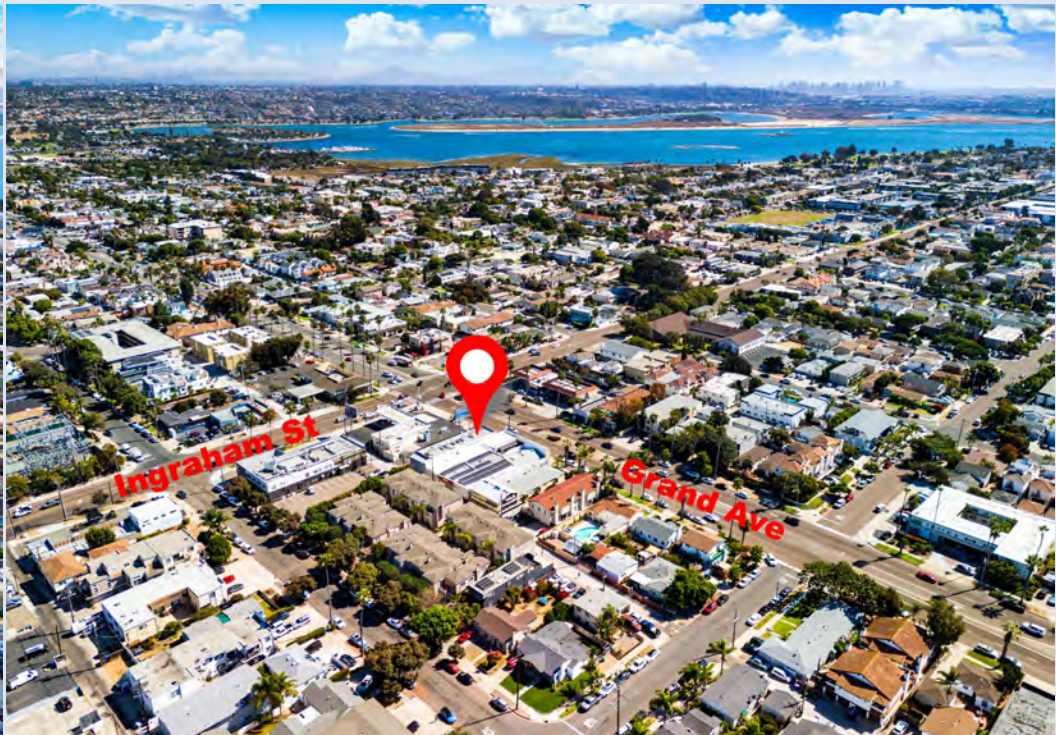
AUTO DETAILING and WINDOW TINTING



AUTO DETAILING and WINDOW TINTING



AERIAL OVERVIEW



DEMOGRAPHICS

		3 miles	5 miles	10 miles
POPULATION				
	2024 Population	98,904	294,836	820,319
	Median Age	38.6	38.3	36.8
	Bachelors' Degree Higher Education	60%	55%	49%
INCOME				
	Average House Income	\$135,012	\$126,542	\$117,189
HOUSING				
	Median Home Value	\$1,049,084	\$944,343	\$868,003
	Median Home Year Built	1970	1971	1975
HOUSEHOLDS				
	2024 Households	41,752	120,315	327,706
	Average Household Size	2.1	2.2	2.2
	Average Household Vehicles	2	2	2
HOUSING OCCUPANCY				
	Owner Occupied Households	45%		
	Renter Occupied Households	55%		
TRAFFIC				
	Grand Ave and Haines St W	25,323	2022	
	Grand Ave and Ingraham St W	30,096	2022	
DAYTIME EMPLOYMENT				
	Employees	39,701	147,884	728,630
	Businesses	5,749	18,471	79,846

SNAPSHOT



294,836

POPULATION 5 mile



\$126,542

INCOME 5 mile



\$944,343

HOME VALUE 5 mile



25,323

TRAFFIC Vehicles Per Day

Information has been secured from several sources. All viewers are advised they must verify with their own advisors, experts, consultants and resources for the accuracy and up to date information. We make no representations or warranties, express or implied as to the accuracy of the information. Viewers bear all risk for any inaccuracies

AREA OVERVIEW

PACIFIC BEACH - SAN DIEGO

Pacific Beach is a neighborhood in San Diego, California, bounded by La Jolla to the north, Mission Beach and Mission Bay to the south, Interstate 5 and Clairemont to the east and the Pacific Ocean to the west.^[1] While formerly largely populated by young people, surfers, and college students, because of rising property and rental costs the population is gradually becoming older and more affluent.^[2] "P.B.," as it is known as by local residents, is home to one of San Diego's more developed nightlife scenes, with a great variety of bars, eateries, and clothing stores located along Garnet Avenue and Mission Boulevard.

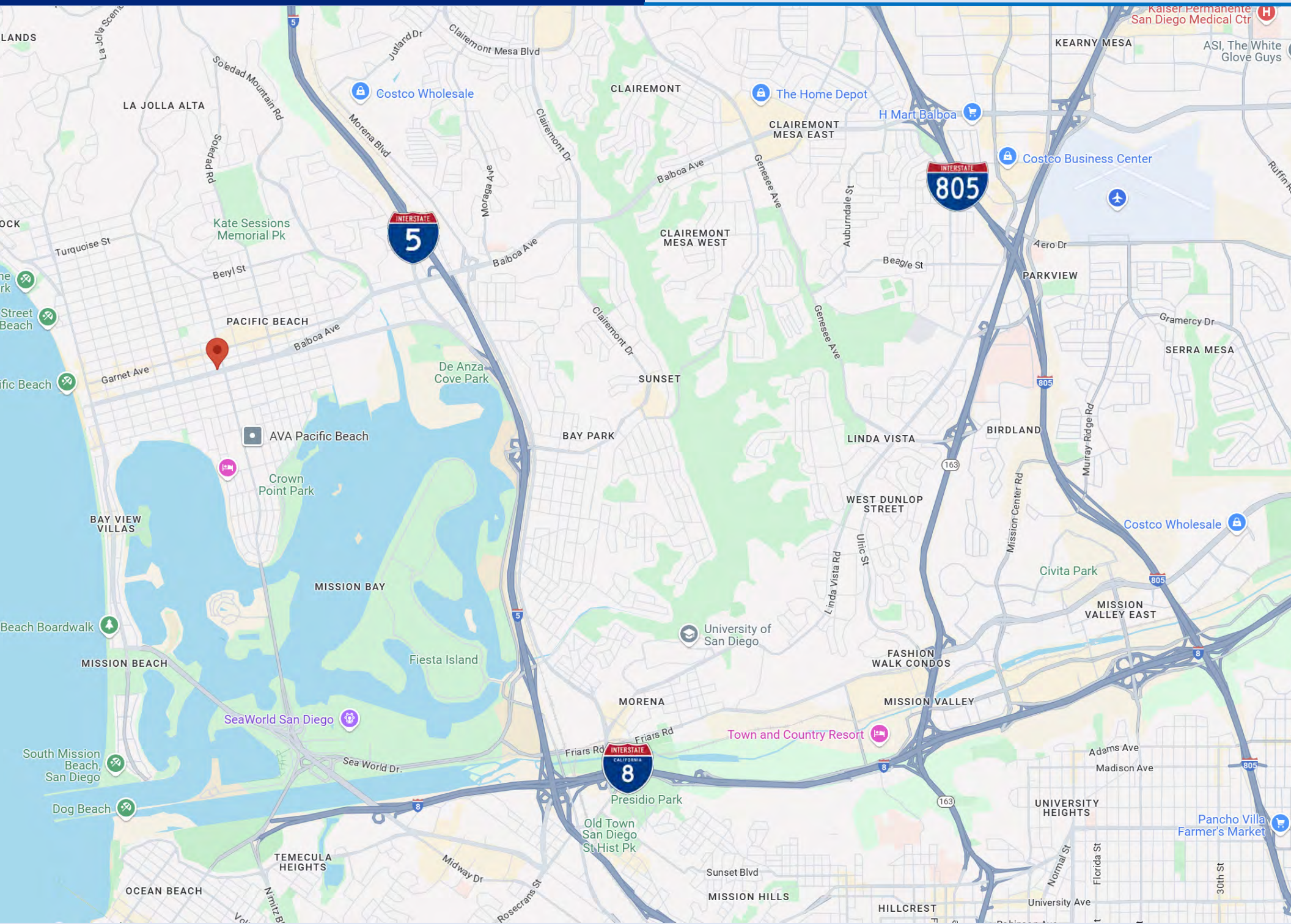
Pacific Beach in San Diego is a young beach town with the attraction of the surf and sand by day and the lure of bars and restaurants by night. Located south of La Jolla and north of **Mission Beach**, this **San Diego beach** has a popular nightlife scene from dancing to drinking craft beers, which attracts a college-aged and young professionals crowd. **San Diego Pacific Beach** hosts a variety of different kinds of clubs and bars from the hip and trendy **JRDN Lounge and Raw Bar** to the low-key dive bar atmosphere found at **Cass Street Bar and Grill**.

In addition to the after hours scene, there are various family-friendly restaurants and plenty of activities for families and those just looking for a quiet getaway. **San Diego Pacific Beach** has beachfront property, from **San Diego hotels** to beach houses, within walking distance of the sand and sea. Keep an eye on the kids playing on the beach from the ocean view decks or treat yourself to a massage at the hotel spa.

San Diego Pacific Beach is also the ideal spot to catch some waves on your surfboard or bodyboard, while children splash around in the water and build sand castles on the beach. **San Diego Pacific Beach** visitors are encouraged to try other water sports popular at the beach such as kayaking, sailing and paddle boarding. As for some physical activity on dry land, **Pacific Beach** has the Ocean Front Walk, which is a boardwalk that stretches parallel to the Pacific Ocean. The boardwalk is lined with shops and restaurants, and it is always filled with beach cruisers, joggers and skateboarders zooming along the strip. Garnet Avenue is another attraction in **Pacific Beach**, which is packed with boutiques providing everything from beach souvenirs to trendy clothing. Also at Garnet Avenue, on Tuesdays from 2pm until 6:30pm, a farmer's market sets up, where visitors can taste smoothie samples and browse local photography. The **San Diego beach** market sells local produce, cuisine and arts and jewelry.



REGINAL MAP



Presented By:



Bashir Tariq

DRE# 01851484 | Corp DRE# 01898399

KW Commercial Director:

Business Sales and Commercial Real Estate

180 N. Riverview Dr, Suite 320, Anaheim Hills CA 92808

Direct: 951-269-3000 | Email: BashirTariq@msn.com

Confidentiality & Disclaimer

Each party is advised to consult their own advisors, consultants, experts to conduct its own independent investigation and due diligence

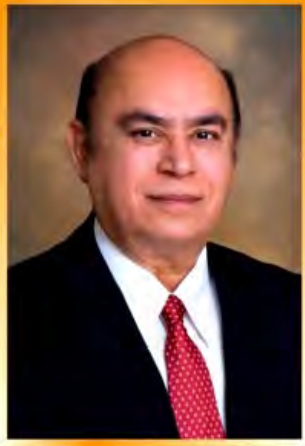
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CalDRE #01851484

BASHIR TARIQ
951-269-3000

BashirTariq@msn.com

**AWARD
WINNING
AGENT**



www.BashirTariq.com

180 N Riverview Dr, Ste 320
Anaheim Hills, CA 92808
Office: (714) 584-2788

KW Commercial Director Business Sales and Commercial Real Estate



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