

# 1735 NATIONAL AVE

FOR SALE | LIGHT INDUSTRIAL SPACE | REDEVELOPMENT POTENTIAL

EXISTING  
COMMERCIAL KITCHEN  
ON SITE



EXCLUSIVELY LISTED BY

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INLAND PACIFIC





**1735**  
NATIONAL AVE

**ADJACENT PROPERTY  
ALSO FOR SALE**



# PROPERTY HIGHLIGHTS



**1735 National Ave, San Diego, CA 92113**



**Power: Ample**



**± 11,000 SF**



**Commercial Kitchen**



**Sale Price: \$ 3,750,000 (\$340 PSF)**



**Sprinklered: Yes**



**Height: 24'**



**Located in the Barrio Logan District of Downtown San Diego, alongside San Diego Harbor, and within walking distance to the PETCO Park Stadium and the San Diego Trolley (Blue Line). Current Tenant is a 2nd Generation Restaurant/Bar. Adjacent Property also For Sale. Redevelopment potential. Contact Broker for Business Sale Details.**



**Zoning: RM-3-7**



**Parking: .72/1,000**



**Proximity to I-5, 75, and I-8 Freeways**



**Proximity to Trolley Station**

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.











## RM-3-7 ZONING MATRIX

### Permitted Uses\*

Multiple Dwelling Units

Rooming House

Shopkeeper Units

Residential Care Facilities: 6 or fewer persons

Transitional Housing: 6 or fewer persons

Commercial Services: Business support, instructional studios, personal services

Offices: Business & professional, medical, dental & health practitioner

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Retail Sales: **Food & beverages**, groceries, pharmaceuticals, convenience sales, wearing apparel & accessories

\*Max Density = One (1) dwelling unit per 1,000 square feet of lot area



NATIONAL AVE  
PROPERTIES

CESAR E CHAVEZ PY

S 28TH ST

## SAN DIEGO COMMERCIAL



1,686,851 SF  
TOTAL INVENTORY



19,820 SF  
YTD NET ABSORPTION



2,478 SF  
YTD LEASING ACTIVITY



0 SF  
UNDER CONSTRUCTION



2.0%  
DIRECT VACANCY RATE



\$1.60  
DIRECT ASKING RATE

## BARRIO LOGAN

The 133-acre Barrio Logan  
Redevelopment Project Area is  
located in a diverse community, at  
the foot of the San Diego/Coronado  
Bay Bridge. Immediately adjacent  
to a burgeoning downtown area, it  
provides attractive opportunities  
to capitalize on a variety of  
commercial, public or residential  
developments.

BARRIO LOGAN

WABASH BL

HARBOR DR

5

VESTA ST

DELTA ST

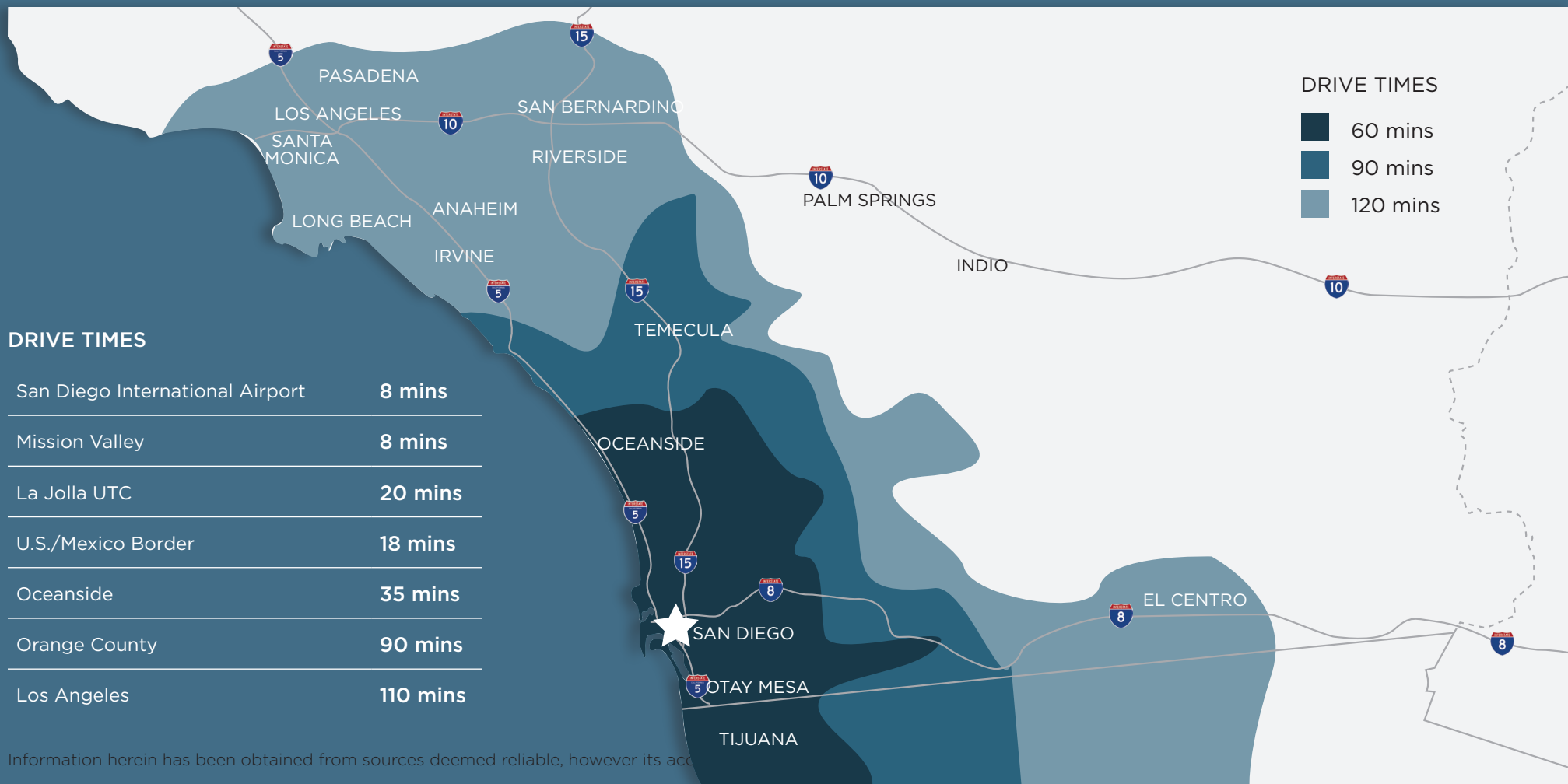
NATIONAL CITY



# SAN DIEGO OVERVIEW

San Diego County's beautiful year-round weather combined with a dynamic economy makes the region one of the most desirable places to live and work in the United States. San Diego's quality of life and burgeoning economy attract residents, businesses and visitors from around the world.

Over the last two decades, the San Diego region has developed its own progressive identity as a premier tourist destination and a leader in defense development, biotechnology, sustainable energy, wireless and telecommunications technologies, and electronics manufacturing.



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# AMENITIES MAP

## Entertainment

- Chicano Park Museum & Cultural Cntr
- PETCO Park Stadium
- San Diego Children's Discovery Museum
- Barrio Logan College Institute Cultural Cntr
- San Diego Convention Cntr
- The Rady Shell at Jacobs Park
- Lyceum Theatre
- Cesar Chavez Park & Pier
- Bread & Salt Art Gallery
- Tenth Avenue Arts Cntr
- Logan Heights Community Art Gallery
- Beyond Babel Immersive Theatre

## Restaurants

- MishMash Burgers
- Por Vida Cafe
- Ryan Bros Coffee
- Cafe Moto
- Cafe Virtuoso
- Chikita Cafe
- Las Cuatro Milpas
- Barrio Dogg
- El Carrito Restaurant
- ¡Salud!
- Mariscos El Pulpo
- Border X Brewing
- McDonald's
- Panda Express
- Starbucks
- Subway
- Jack in the Box
- Wendy's
- Taco Bell

## Lodging

- Residence Inn by Marriott
- Ramada by Wyndham
- Hotel Indigo San Diego
- Hilton San Diego
- Solamar San Diego
- Hard Rock Hotel San Diego

## Transportation Hubs

- Barrio Logan Trolley Station
- 12th & Imperial Transit Center

## Banks

- Navy Federal Credit Union
- Bitcoin ATM
- Bank of America

## Markets

- Mercado Barrio Logan
- Northgate Market
- BJV Produce

## Services

- USPS Logan Heights Post Office
- AIM Mail Center
- Angelo's Towing
- EVgo Charging Station
- Tesla Supercharger

## Schools & Libraries

- Perkins Elementary School
- San Diego City College
- Logan Elementary School
- Barrio Logan College Institute
- San Diego Central Library
- Logan Heights Library

## Cultural Institutions

- Our Lady of Guadalupe Church
- Ohr Shalom Synagogue
- Serra Centre of Our Lady of Angels
- Barrio Logan College Institute
- Masonic Lodge #10

## Industrial Businesses

- Standard Drywall
- CEMCO Steel Framing & Metal Lath
- New Leaf Biofuel
- Orbis Plastic Solutions
- Diamond Environmental Services
- Pacific Steel Group
- Mitchell International



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