

# 1750 6TH AVE.

BANKERS HILL, CA 92101

# FOR SALE

OWNER / USER  
DEVELOPMENT OPPORTUNITY



**PRICE REDUCTION**  
FOR SALE: \$1,295,000

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# PROPERTY INFORMATION



## TENANT INFORMATION

**Single Tenant (Owner/User)  
Construction Company**

**The tenant will vacate upon the completed purchase of the property.**

**Market Rate for Space: \$2.45 Per Square Foot**

**Various Uses: Office, Quasi-retail**

*\*\*Please do not disturb the tenants\*\**

## General Information:

Total Lot SF: 5,171 | Total Bldg SF: 2,150 | Parking: Off-Street

Price per SF (Land): \$250 | Zoning: CC-3-4

APN#: 533-303-04-00 | Tenancy: Single Tenant

## Highest & Best Use

The current configuration is a single-tenant owner-user office building. The highest and best use is **Multi-family development**. Buyer to independently verify maximum number of units, parking, and zoning restrictions. Contact brokers for more information.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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# LOCAL COMPARABLES



Address: 3115 4th Ave.      Price: \$2,150,000  
Land (SF): 4,792      Building (SF): 2,650  
\$/SF Land: \$449      \$/SF Building: \$811



Address: 2140 4th Ave.      Price: \$1,500,000  
Land (SF): 4,792      Building (SF): 2,150  
\$/SF Land: \$313      \$/SF Building: \$698

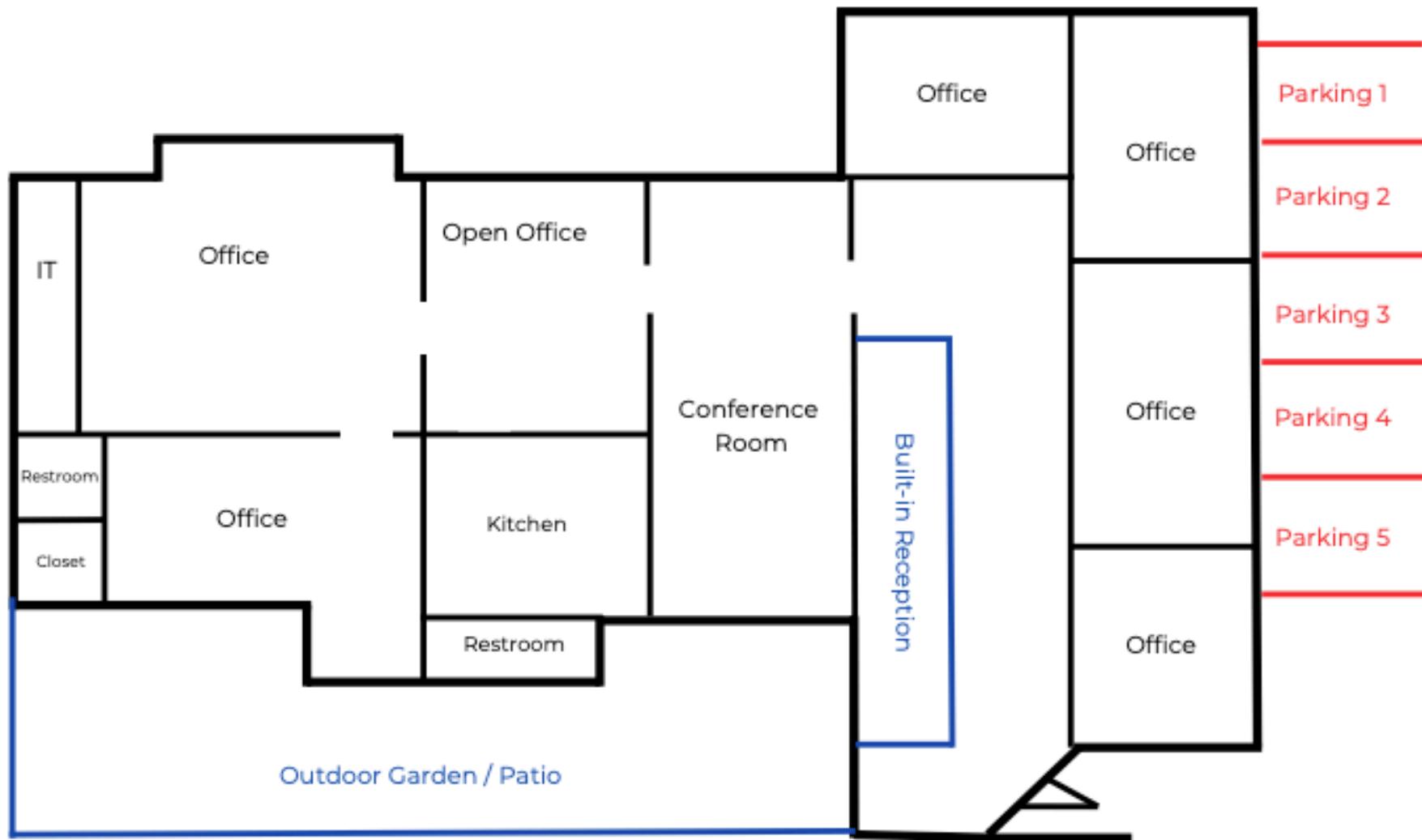


Address: 3130 4th Ave.      Price: \$3,375,000  
Land (SF): 14,375      Building (SF): 2,029  
\$/SF Land: \$235      \$/SF Building: \$1,670



Address: 3411 3rd Ave.      Price: \$1,610,000  
Land (SF): 5,700      Building (SF): 1,523  
\$/SF Land: \$282      \$/SF Building: \$1,057

# FLOORPLAN



\*Floorplan is hand-sketched, do not quote\*

# DEMOGRAPHICS



| Radius                                    | 3 Mile         | 5 Mile         | 10 Mile        |
|---|----------------|----------------|----------------|
| <b>Population</b>                         |                |                |                |
| 2028 Projection                           |                |                |                |
| 2028 Projection                           | 209,910        | 494,344        | 1,200,513      |
| 2023 Estimate                             | 210,527        | 499,695        | 1,218,226      |
| 2010 Census                               | 188,676        | 469,147        | 1,168,200      |
| Growth 2023 - 2028                        | -0.29%         | -1.07%         | -1.45%         |
| Growth 2010 - 2023                        | 11.58%         | 6.51%          | 4.28%          |
| <b>2023 Population by Hispanic Origin</b> |                | 209,508        | 471,878        |
| <b>2023 Population</b>                    |                | 499,695        | 1,218,226      |
| White                                     | 164,850 78.30% | 366,214 73.29% | 881,281 72.34% |
| Black                                     | 18,133 8.61%   | 49,452 9.90%   | 106,419 8.74%  |
| Am. Indian & Alaskan                      | 2,966 1.41%    | 7,369 1.47%    | 16,334 1.34%   |
| Asian                                     | 14,129 6.71%   | 51,834 10.37%  | 145,378 11.93% |
| Hawaiian & Pacific Island                 | 913 0.43%      | 2,802 0.56%    | 8,593 0.71%    |
| Other                                     | 9,536 4.53%    | 22,025 4.41%   | 60,222 4.94%   |
| U.S. Armed Forces                         | 9,201          | 22,372         | 36,534         |
| <b>Households</b>                         |                |                |                |
| 2028 Projection                           | 96,579         | 193,096        | 449,889        |
| 2023 Estimate                             | 96,700         | 194,886        | 456,301        |
| 2010 Census                               | 85,474         | 180,701        | 435,249        |
| Growth 2023 - 2028                        | -0.13%         | -0.92%         | -1.41%         |
| Growth 2010 - 2023                        | 13.13%         | 7.85%          | 4.84%          |
| Owner Occupied                            | 27,295 28.23%  | 63,450 32.56%  | 193,896 42.49% |
| Renter Occupied                           | 69,405 71.77%  | 131,436 67.44% | 262,405 57.51% |
| <b>2023 Households by HH Income</b>       |                | 194,885        | 456,301        |
| Income: <\$25,000                         | 17,013 17.59%  | 33,953 17.42%  | 68,447 15.00%  |
| Income: \$25,000 - \$50,000               | 15,476 16.00%  | 36,282 18.62%  | 78,601 17.23%  |
| Income: \$50,000 - \$75,000               | 15,483 16.01%  | 31,844 16.34%  | 73,685 16.15%  |
| Income: \$75,000 - \$100,000              | 11,956 12.36%  | 24,095 12.36%  | 60,299 13.21%  |
| Income: \$100,000 - \$125,000             | 10,045 10.39%  | 20,593 10.57%  | 50,039 10.97%  |
| Income: \$125,000 - \$150,000             | 7,134 7.38%    | 13,530 6.94%   | 36,306 7.96%   |
| Income: \$150,000 - \$200,000             | 7,545 7.80%    | 14,445 7.41%   | 39,152 8.58%   |
| Income: \$200,000+                        | 12,047 12.46%  | 20,143 10.34%  | 49,772 10.91%  |
| <b>2023 Avg Household Income</b>          |                | \$103,249      | \$102,278      |
| <b>2023 Med Household Income</b>          |                | \$75,789       | \$78,075       |

## CONTACT:

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# LOCATION



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