

2285

HOTEL CIRCLE S.
SAN DIEGO



OWNER/USER OR REDEVELOPMENT OPPORTUNITY FOR SALE OR LEASE

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Investment Summary

This rare development/owner-user opportunity in Mission Valley encompasses approximately 0.7 acres of prime land with an extensive array of permitted uses, making it highly versatile for various projects. Strategically positioned just off Interstate 8, which sees an impressive average daily traffic count of 208,881 vehicles, the site benefits from unmatched visibility and accessibility, enhancing its appeal for a wide range of commercial, residential, or mixed-use projects in one of San Diego's most dynamic and highly sought-after locations.

ADDRESS

2285 Hotel Circle S
San Diego, CA 92108

LAND SIZE

± 30,492 SF (.7ac) per Title

BUILDING SIZE

± 1,728 SF per Title

ZONING

CO-2-2 ([View Link](#))

SALE & LEASE PRICE

CONTACT AGENT



*Buyer/Tenant Responsibility: The tenant/buyer is solely responsible for all research related to their intended use of the property. The seller/owner, Pacific Coast Commercial, and CCI will not assume any responsibility for this research

Investment Highlights



Prime Mission Valley Location

Centrally located near major attractions, business hubs, and highways, offering high visibility and accessibility.



Strong Population Base

Serves over 530,000 people within a 10-mile radius, representing nearly 16% of San Diego County's population.



Tourism & Business Traffic

Close to top attractions like Old Town, SeaWorld, and miles of pristine San Diego beaches, drawing a strong mix of leisure and business visitors.



Excellent Connectivity

Easy access to I-8, I-5, and I-805 freeways, enhancing its appeal for retail and hospitality investments.



Growing Real Estate Market

Located in a thriving area with potential for appreciation and value growth.



Nearby Amenities



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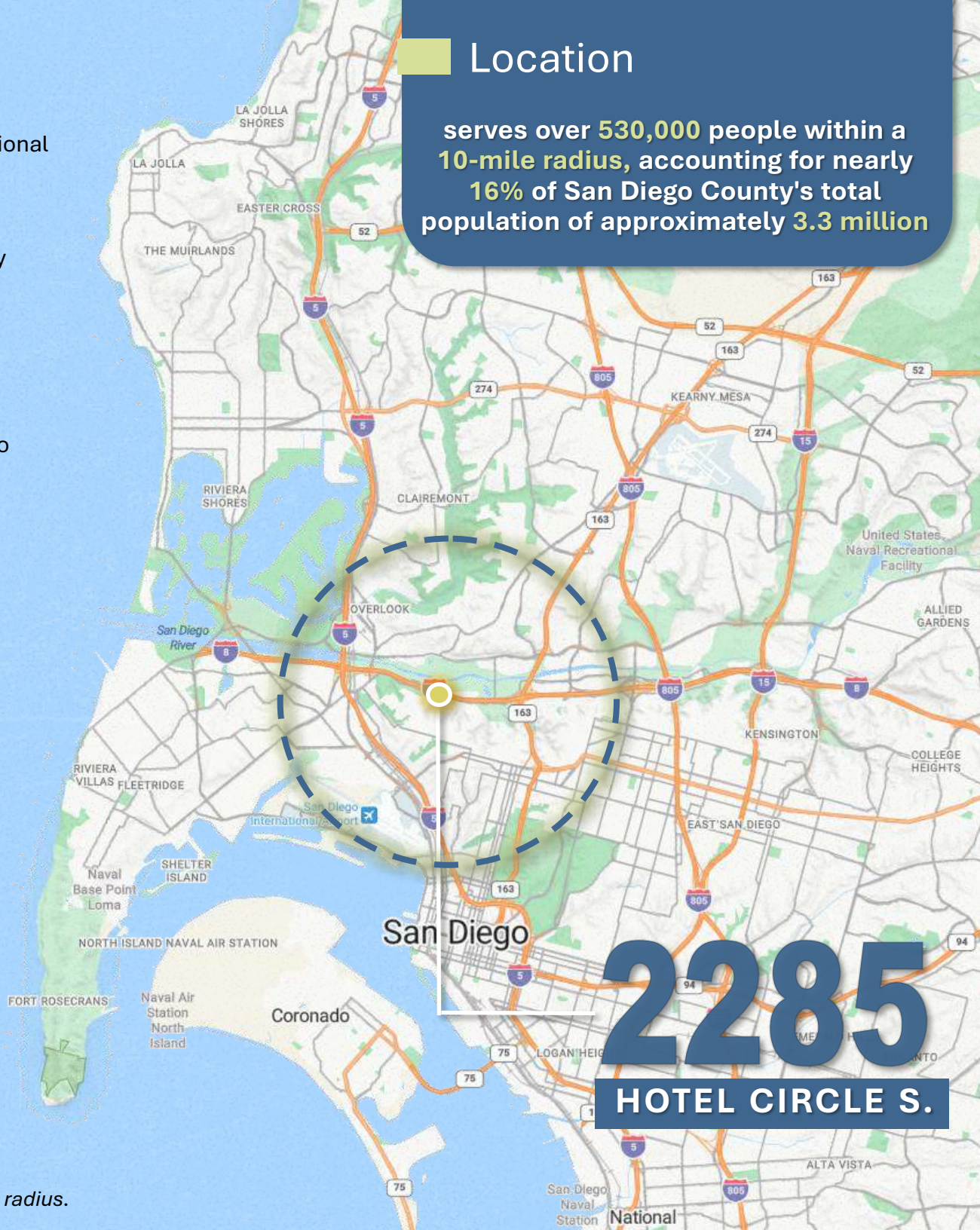
Drive Times

- 5 MINUTES** University of San Diego
- 7 MINUTES** Downtown
- 12 MINUTES** San Diego State Univ.
- 14 MINUTES** UTC

- 10 MINUTES** SD International Airport
- 12 MINUTES** East County
- 14 MINUTES** UCSD
- 18 MINUTES** U.S - Mexico Border

Location

serves over **530,000** people within a **10-mile radius**, accounting for nearly **16%** of San Diego County's total population of approximately **3.3 million**



Demographics



170,010
2024 POPULATION



81,323
HOUSEHOLDS



20,525
AREA BUSINESS



0.05%
2024-2029
HOUSEHOLD GROWTH



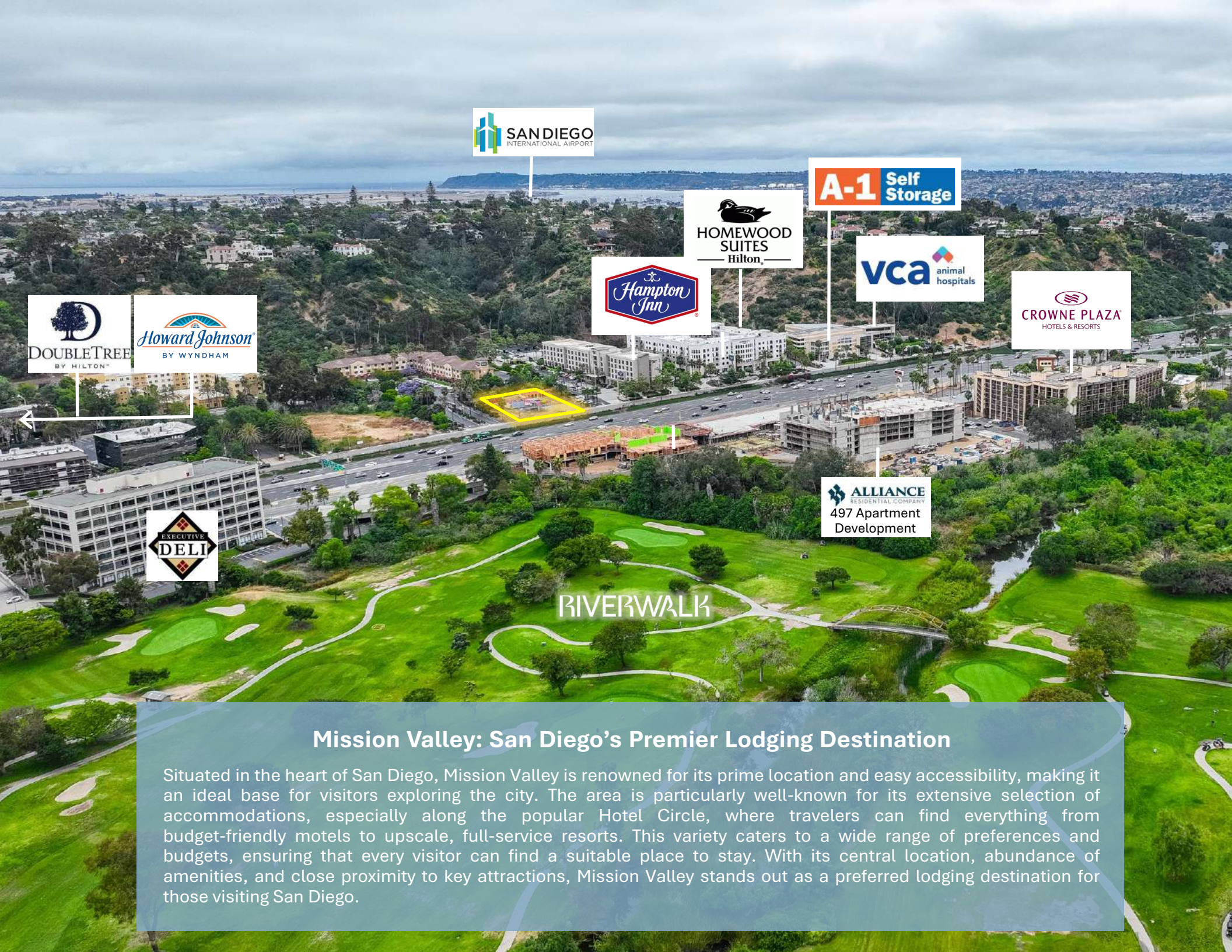
\$90,365
MED. HOUSEHOLD
INCOME



\$2.7 B+
CONSUMER
SPENDING

2285
HOTEL CIRCLE S.

***Demographic data is from CoStar and based on a 3-mile radius.*



RIVERWALK

Mission Valley: San Diego's Premier Lodging Destination

Situated in the heart of San Diego, Mission Valley is renowned for its prime location and easy accessibility, making it an ideal base for visitors exploring the city. The area is particularly well-known for its extensive selection of accommodations, especially along the popular Hotel Circle, where travelers can find everything from budget-friendly motels to upscale, full-service resorts. This variety caters to a wide range of preferences and budgets, ensuring that every visitor can find a suitable place to stay. With its central location, abundance of amenities, and close proximity to key attractions, Mission Valley stands out as a preferred lodging destination for those visiting San Diego.

Nearby Developments



2285

HOTEL CIRCLE S.



**1 NAVWAR REDEVELOPMENT
NAVY + SANDAG**

**2 MIDWAY COMMUNITY
PLAN UPDATE**

**3 SPORTS ARENA
REDEVELOPMENT
MIDWAY RISING**

**4 MORENA CORRIDOR
SPECIFIC PLAN**

**5 RIVERWALK
MISSION VALLEY**

**6 SDSU MISSION VALLEY
UNIVERSITY & COMMUNITY**

70-Acre Airport Serving Transportation Hub Navy Facilities, Commercial Space, & Up to 10,000 Residential Units

Extensive Mobility & Infrastructure Updates. Only 300K of Commercial Development Planned Proposed Density Increase of 10,155 Residential Units

48-Acre SF Development 20 Acres of Public Parks 250,000 SF Commercial Space 4,250 Housing Units

280-Acre Mixed-Use Village Enhancement. Pedestrian, Retail & Residential Oriented Proposed Density Increase of 6,050 Residential Units

200-Acre Development Project 152,000 SF Retail, 1 M SF Office New Transit Station, 97-Acre Parks 4,300 Apartments and Condos

80-Acre Park & 34-Acre River Park 35,000 Seat Stadium 1.6 M SF Research/Innovation 95,000 SF Retail & 400 Hotel Rooms

Notable Mission Valley Developments

RIVER WALK SAN DIEGO

A mixed-use development in Mission Valley, offering a blend of retail, residential, and outdoor recreation along the San Diego River.



4,300 Residential Units 10% on-site affordable housing



97 Acres Open Space (50% site) 80% passive park, 20% active park



150,000 SF Neighborhood-Serving Retail



1,000,000 SF Class-A Office Close to transit and the I-8 to Reduce traffic on surface streets



New Transit Stop



Safety homeless Outreach Team will Partner with Riverwalk to help with homelessness and safety



SDSU WEST - MISSION VALLEY EXTENSION

This mixed-use development, with its emphasis on transit-oriented design and various amenities, will be a valuable addition to the San Diego State University (SDSU) campus and the surrounding area.

4600 residences, including affordable homes



1.6M+ square feet of research, office, technology, laboratory, and innovation space



95,000 square feet of neighborhood-serving commercial/retail, including a grocery and restaurants



35,000 capacity multi-purpose stadium



1 hotel with conference space



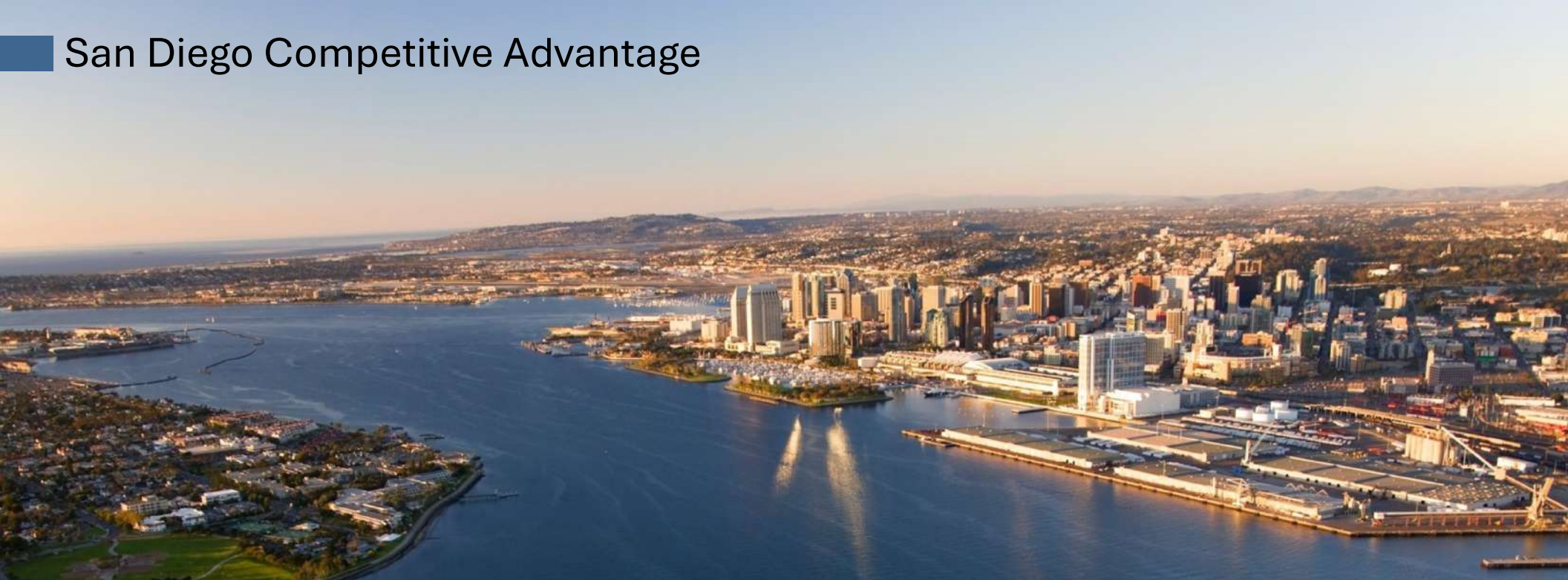
80+ acres of parks, recreation, and open space, including a River Park



4+ miles of pedestrian + bike trails and pathways



San Diego Competitive Advantage



Defense

Home to the world's largest naval fleet, as well as major national defense contractors like General Atomics, Cubic, and NASSCO. The city's deepwater port also includes the West Coast's only major shipbuilding and submarine yards.



Manufacturing

San Diego's manufacturing sector includes shipbuilding and repair, industrial machinery and computers, metals production, and toys and sporting goods.



International Trade

San Diego's proximity to Mexico and global recruitment capabilities give it easy access to international markets.



Tourism

San Diego is a top tourist destination with a warm climate, 50 miles of coastline, and world-famous attractions.



Research and Development

Home to cutting-edge businesses in life sciences, genomics, biotechnology, telecommunications, smart city technology, software, and electronics.

San Diego's economy also includes public and private higher education, health services, and local government. In recent years, the city's economic base has become more diversified to help reduce the risk of impacts from any one sector.

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208,881
VEHICLES PER DAY


8

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information, including zoning and use, should be verified prior to transaction.

