

RARE COASTAL OPPORTUNITY

1858 CABLE ST

SAN DIEGO, CA 92107



RYAN KING

858-395-7208

Ryan.King@Cast-Cap.com

CA License #01885401

PATRICK WALKER

858-752-1938

Patrick.Walker@Cast-Cap.com

CA License #01317007

JOSH SIMMS

619-500-7473

Josh.Simms@Cast-Cap.com

CA License #02080261

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CAPITAL PARTNERS



PROPERTY HIGHLIGHTS

PROPERTY: 1858 Cable Street, San Diego, CA, 92107

BUILDING SF: 5,664 SF

LAND SF: 28,302 SF (2 Parcels)

FEATURES

- **Premier Ocean Beach Location** – Irreplaceable coastal corner just two blocks from the iconic Ocean Beach Pier and steps from Newport Avenue’s primary retail corridor.
- **Rare ±28,302 SF Corner Lot (0.65 AC)** – Exceptional scale and visibility in one of San Diego’s most supply-constrained coastal submarkets.
- **Flexible CC-4-2 Zoning** – Allows for a variety of high-value uses including multifamily, mixed-use, condominiums, townhomes, or repositioned retail.
- **Strong Owner-User or Redevelopment Opportunity** – Existing ±5,664 SF building provides immediate usability with long-term redevelopment upside.
- **High-Barrier Coastal Submarket** – Limited available land, affluent demographics, and strong surrounding national and local tenancy support long-term value appreciation.
- **Compelling Basis Relative to Coastal Land Sales** – Offered at an attractive price per land square foot compared to recent coastal comparable transactions.

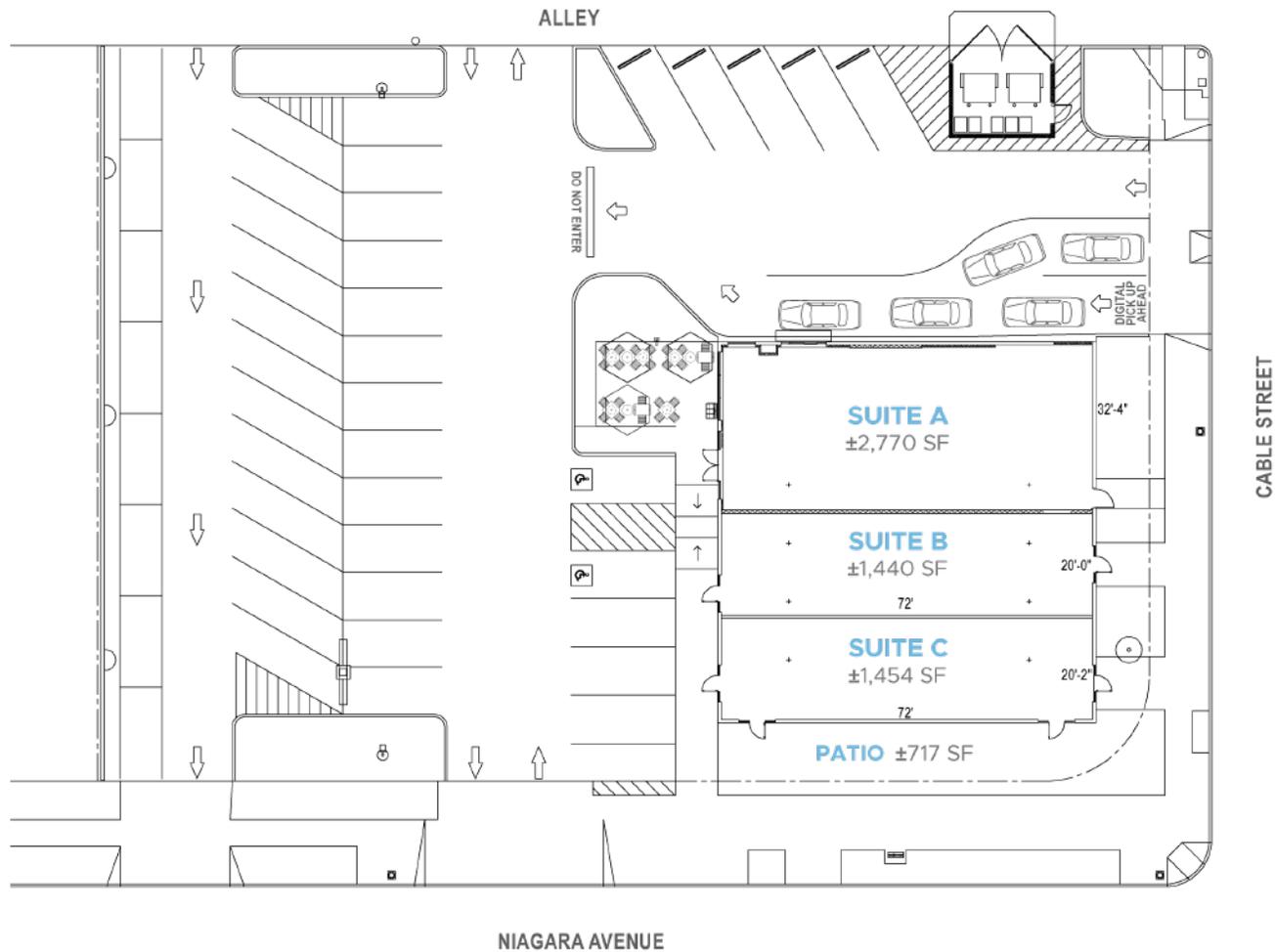
SALES PRICE:
\$6,750,000

EXCEPTIONAL COASTAL LOCATION



POTENTIAL RETAIL RENDERINGS





PROPOSED PLAN WITH DRIVE-THRU

ENTIRE BUILDING: **±5,664 SF**

- **A: ±2,770 SF**
- **B: ±1,440 SF**
- **C: ±1,454 SF** (with ±717 SF patio)

Note: Spaces are contiguous



NIAGARA AVENUE

CABLE STREET

COASTAL COMPARABLES



#	PROPERTY ADDRESS	LAND SIZE	TOTAL PRICE	\$/SF (LAND)
1	324 S Tremont St, Oceanside, CA 92054	15,582 SF	\$3,550,000	\$227
2	1967 San Elijo Ave. Cardiff By The Sea, CA 92007	16,702 SF	\$4,110,000	\$246
3	6738 La Jolla Blvd La Jolla, CA 92037	24,283 SF	\$8,650,000	\$356
4	1404 Sunset Cliffs Blvd San Diego, CA 92107	9,936 SF	\$2,850,000	\$286
5	1600 Ludington Ln La Jolla, CA 92037	14,331 SF	\$4,000,000	\$279
6	621-639 Westbourne St La Jolla, CA 92037	21,432 SF	\$6,100,000	\$284
7	2251 San Juan Rd San Diego, CA 92103	13,242 SF	\$3,485,000	\$263
8	1602 S Coast Hwy Oceanside, CA 92054	39,639 SF	\$10,250,000	\$258
9	1251 Felspar St San Diego, CA 92109	12,632 SF	\$3,650,000	\$288
10	2801 Roosevelt St Carlsbad, CA 92008	10,019 SF	\$3,321,734	\$325
11	1004 Devonshire Dr San Diego, CA 92107	16,727 SF	\$5,165,000	\$308

Average: \$285/SF

DEMOGRAPHICS

	POPULATION & HOUSEHOLDS	1 MILE	3 MILES	5 MILES
	POPULATION	18,693	63,195	167,802
	# OF HOUSES	9,233	28,022	74,789
	HOUSEHOLD INCOME	\$111,943	\$120,343	\$121,625
	HOME VALUE	\$1,020,327	\$1,010,873	\$908,910

TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME
NEWPORT AVENUE	CABLE STREET	7,538
CABLE STREET	ALLEY	4,055
NARRAGANSETT AVENUE	CABLE STREET	2,943
CABLE STREET	NIAGARA AVENUE	5,389

51%

**BACHELOR'S
DEGREE OR
HIGHER**

1954

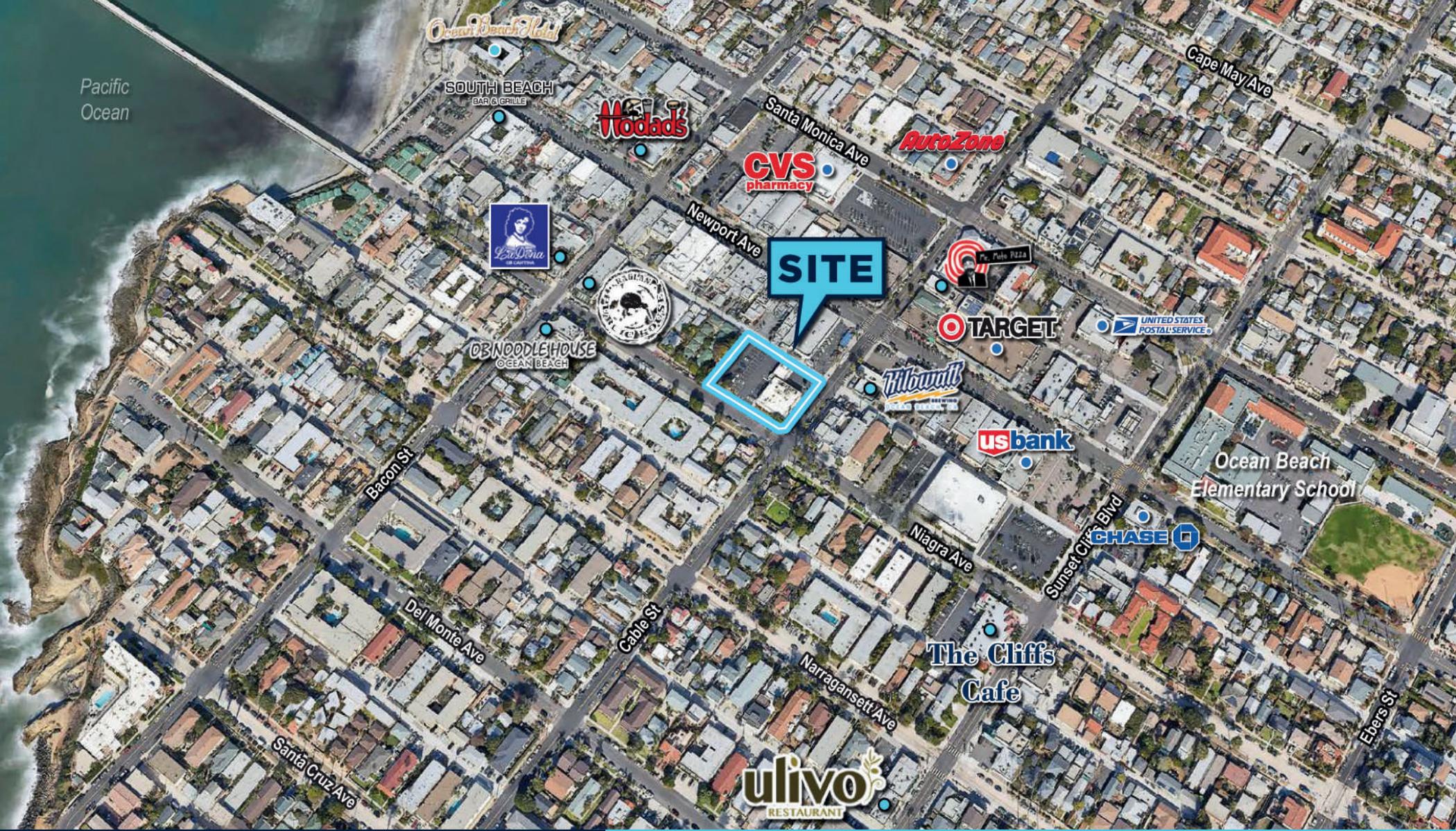
**MEDIAN
YEAR HOME
BUILT**

2.0

**AVERAGE
HOUSEHOLD
SIZE**

39.7

**MEDIAN
AGE**



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5090 Shoreham Place Suite 100
 San Diego, CA 92122
 information@cast-cap.com
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