

2350 = 60

SAN DIEGO AVENUE  
SAN DIEGO, CA 92110

FOR SALE



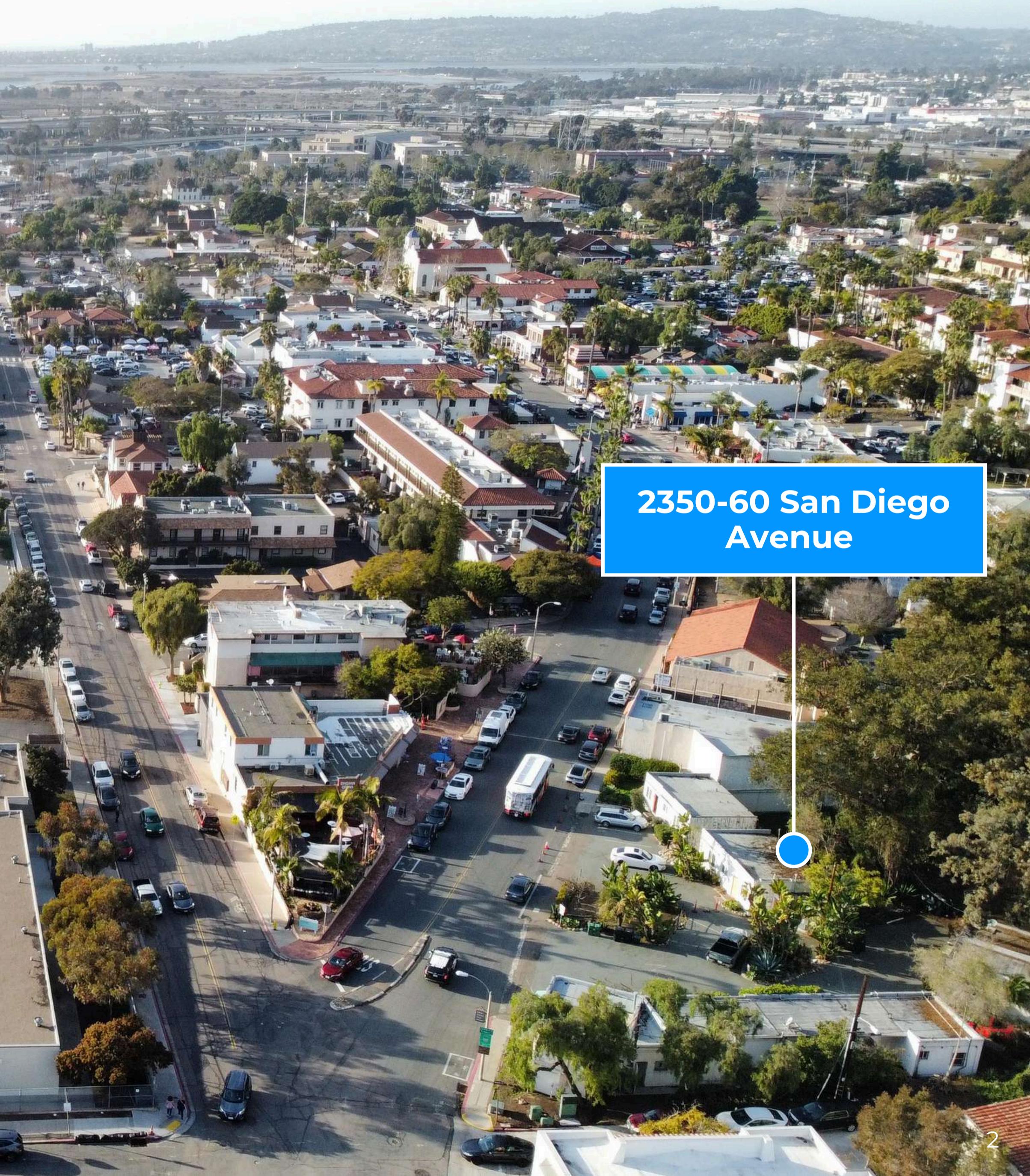
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 INFINITY  
INVESTMENT PROPERTIES

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# INVESTMENT HIGHLIGHTS

**\$5,000,000**  
Sale Price

**± 3,659**  
Building Size

**± 25,326 SF**  
Land Area

**OTC-2-1**  
Zoning Code

**10**  
# of Units

**100%**  
Occupancy

**1927**  
Year Built

# THE OPPORTUNITY

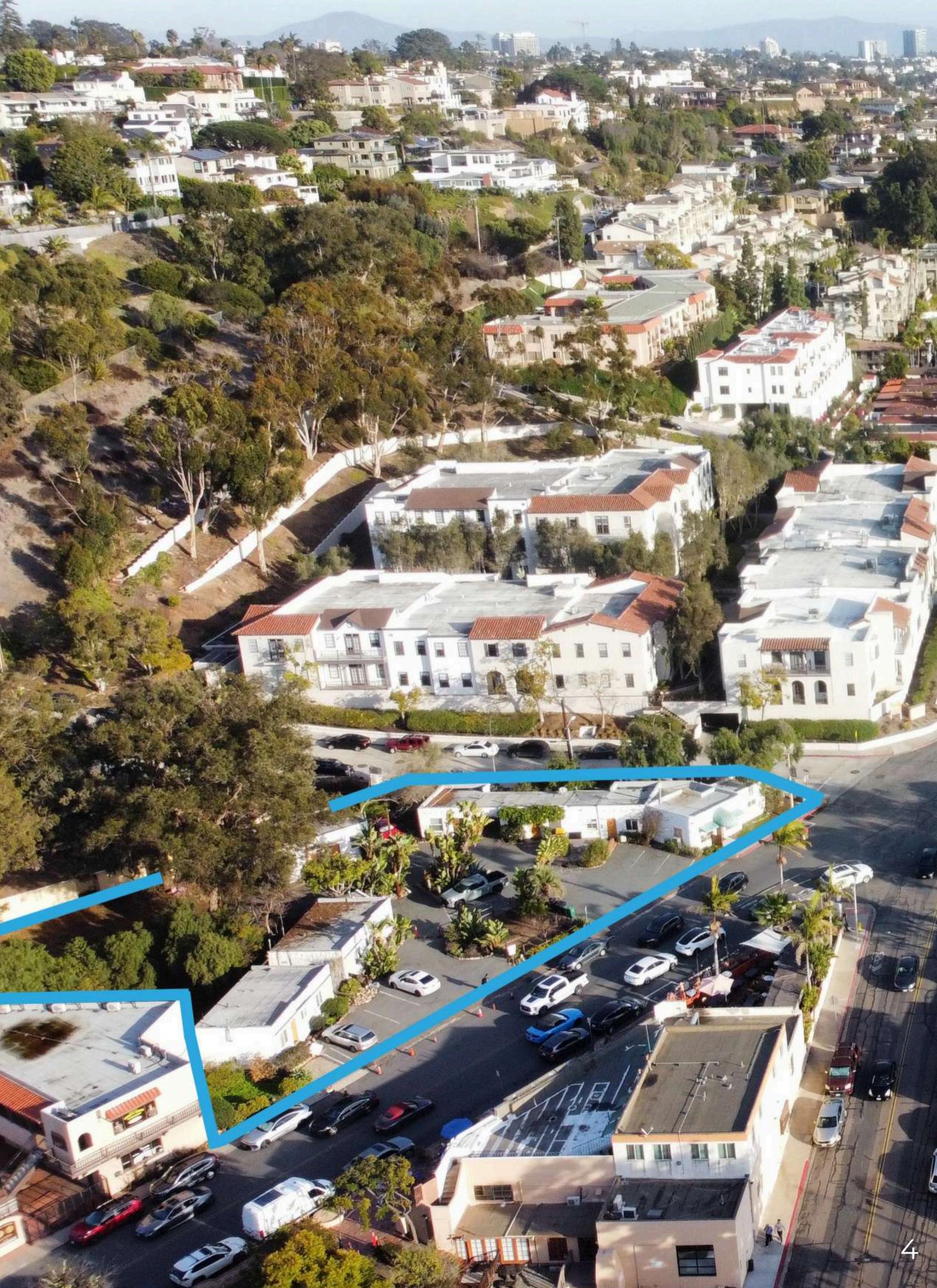
**2350-2360 San Diego Ave** presents a compelling investment opportunity in Old Town. This mixed-use property consists of **10 units—9 multifamily units** (7 studios and 2 one-bedroom, one-bath apartments) plus a retail tenant—with **all leases** currently on a **month-to-month basis**, providing operational flexibility. The property spans 3,659 square feet of building space on two parcels, situated on a **25,326-square-foot lot**. With its historical significance and location on San Diego Ave, the property offers potential for redevelopment into **renovated multifamily units, a boutique hotel, short-term rentals, or other uses**.

## KEY FEATURES

OTC-2-1 Zoning

Located in the heart of Old Town

One of a kind location



# KEY INFORMATION

**2350-2360 San Diego Ave** presents a rare opportunity to restore its historic use as a **hotel/motel** or renovate/add to the existing **apartments**. The property can be redeveloped into a boutique hotel with first-floor retail, aligning with its current zoning. With **exceptional transit** options reducing the need for extensive parking.

For more information or to review the **current rent roll**, please contact the agent.

## Notes:

- Seller Financing is Available
- Does not have a TOT license
- Please Do Not Disturb the current tenants
- All current apartments have kitchens
- All tenants month to month

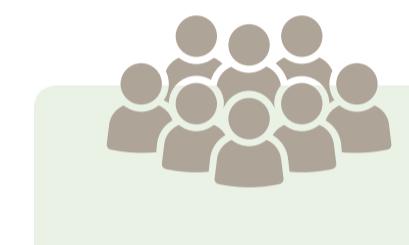




# QUICK FACTS



Old Town is known as the birthplace of California, boasting preserved heritage sites and landmarks that attract visitors and locals alike.



With millions of annual visitors drawn to its historic attractions, diverse dining, and boutique shopping, the area provides consistent foot traffic and customer flow.



With over 30 restaurants and cafes, the area boasts a diverse dining experience appealing to locals and tourists alike.



Situated close to major transportation corridors and downtown San Diego, Old Town offers excellent connectivity and high visibility,

# DEMOGRAPHICS

## 1 MILE

POPULATION  
10,318

AVERAGE HH INCOME  
\$130,948

HOUSEHOLDS  
4,555

## 3 MILE

POPULATION  
154,664

AVERAGE HH INCOME  
\$115,057

HOUSEHOLDS  
72,777



# NEARBY AMENITIES



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