

2335-37 S Camino Del Rio

San Diego, CA 92108 · Mission Valley

\$2,450,000

OFFERING PRICE

LICENSED 12-BED RCFE · INCOME-PRODUCING CARE FACILITY · MISSION VALLEY, SAN DIEGO



AERIAL / SITE VIEW



EXTERIOR – ACCESSIBLE ENTRY



EXTERIOR – GROUNDS

PROPERTY OVERVIEW

APN 438-140-30-00	YEAR BUILT 1952	BUILDING SIZE 2,946 SF
LOT SIZE 1.07 AC / 46,609 SF	BEDROOMS (ASSESSOR/MLS) 8	LICENSED CAPACITY 12 Beds (RCFE)
BATHROOMS 3	UNITS 2 (Duplex per Assessor)	ZONING CO-2-2 (Commercial Office)

CURRENT USE
Licensed Residential Care Facility for the Elderly (RCFE), Owner-Operated — Yealem LLC

LOCATION

Located along S Camino Del Rio in San Diego’s Mission Valley submarket (ZIP 92108), a centrally positioned corridor along the I-8 / I-15 interchange offering proximity to Fashion Valley, the Mission Valley trolley line, and downtown San Diego.

17.9% POPULATION GROWTH '11-'20 (VS. 6.5% NATIONAL)	\$80,572 MEDIAN HOUSEHOLD INCOME (VS. \$64,994 NATIONAL)
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