

FOR SALE

±2,084 SF HISTORICAL BUILDING
2445-2447 SECOND AVENUE, SAN DIEGO

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Voit
REAL ESTATE SERVICES



PROPERTY SUMMARY

2445-2447 2nd Avenue
San Diego, CA 92101

ADDRESS

Bankers Hill

SUBMARKET

±2,084 Square Feet

BUILDING SIZE

Two (2)

FLOORS

1912

YEAR BUILT

2.18/1,000 SF

PARKING RATIO

533-093-03-00

APN

±0.12 Acres (±5,001 Square Feet)

SITE AREA

NP-2, City of S.D.

ZONING

~~\$2,200,000~~ \$1,999,000

SALE PRICE - PRICE REDUCTION

[VIEW ALL PHOTOS OF
THE PROPERTY](#)

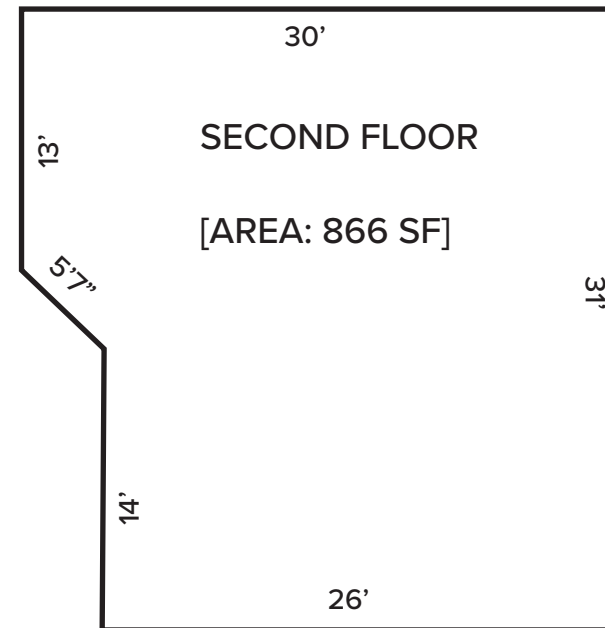
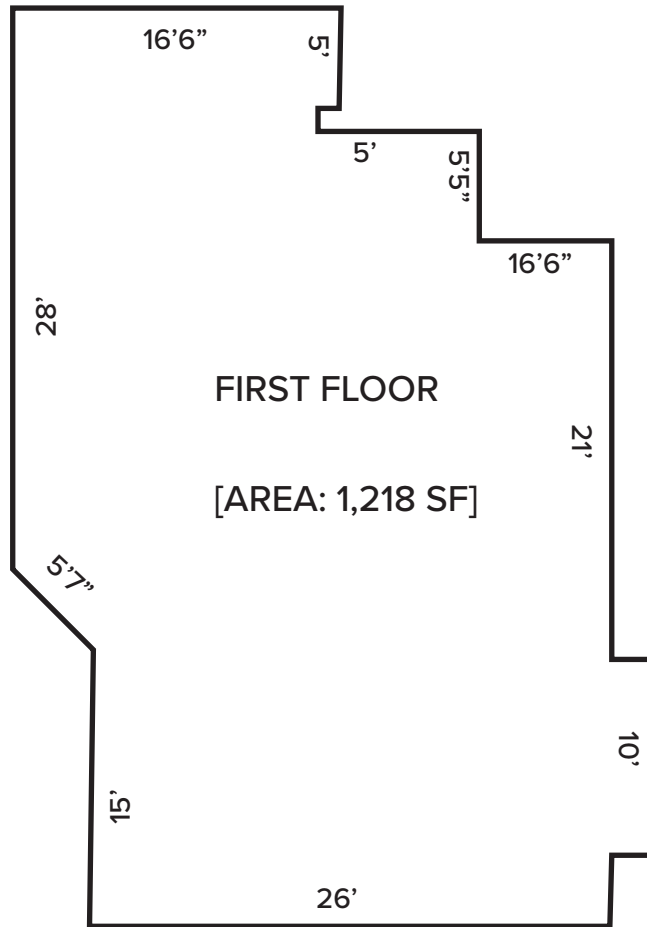




PROPERTY HIGHLIGHTS

- » Commercial / Residential / Redevelopment Opportunity
- » Zoning: Zoned for 5 residential units
- » Opportunity for an ADU in the back of the property
- » Currently the property is a Dental Practice on the first floor
- » 1 Residential Unit: 1 Bedroom, 1 Bath, Kitchen, Washer/Dryer, Deck (Tenant is month to month)
- » 4 Parking spaces + abundant street parking
- » Located in Banker's Hill with close proximity to Downtown & easy access to freeways
- » Can be converted to residential, multifamily or commercial

FLOOR PLAN



SBA FINANCING

				SBA 7a	SBA 504	Conventional
STEP ONE						
Input Property purchase price here:			\$1,999,000	Total project amount:	\$1,999,000	\$1,999,000
Tenant improvements:			\$0	Down payment:	\$199,900	\$499,750
		Total project amount:	\$1,999,000	Union Bank 1st TD amount:	\$999,500	\$1,499,750
				CDC/SBA 2nd TD amount:	\$799,600	
STEP TWO						
Choose a rate and amortization from chart below:						
Input 504/conv. rate/amort:	6.70%	25		Amort - Union Bank 1st TD (yrs):	25	25
Input 7A int rate/amort:	6.70%	25		Amort - SBA 2nd TD (yrs):	na	na
Conventional and 504	Today's	Amortization		Union Bank interest rate:	6.70%	6.70%
<u>Loan terms:</u>	<u>Rates</u>	<u>(years)</u>		CDC rate (based on pmt yrs 1-5):	na	6.61%
5 year fixed	6.70%	25		Union Bank monthly pmt:	\$12,373	\$6,874
10 year fixed	6.70%	25		CDC/SBA monthly pmt (yrs 1-5):	na	\$5,454
20 year fixed	6.70%	20		Total payments:	\$12,373	\$12,328
25 year fixed	6.70%	25				
SBA 7A				Estimated Loan Costs		
<u>Loan terms:</u>	<u>Rates</u>	<u>Amort.</u>		Union Bank and SBA:	\$0	\$0
15 year fixed	6.70%	15		Loan documentation fee:	\$0	\$0
20 year fixed	6.70%	20		Union In fee (incl .5% to SBA):		\$4,998
25 year fixed	6.70%	25		Third Party Fees:	\$0	
				SBA or SBA/CDC loan fee:	\$2,500	\$24,489
				Title Insurance/Escrow:	\$3,850	\$3,500
				Appraisal and review:	\$2,800	\$3,850
				Environmental and review:	\$0	\$2,800
				Est 1st TD refi costs, year 10:	\$9,150	\$0
				Total Fees:	\$9,150	\$39,637
STEP THREE						
See the results in the scenarios to the right.						



ZONING DESIGNATION CC-3-6 [\(VIEW ZONING INFORMATION\)](#)

Purpose of the CC (Commercial--Community) Zones (a) The purpose of the CC zones is to accommodate community-serving commercial services, retail uses, and limited industrial uses of moderate intensity and small to medium scale. The CC zones are intended to provide for a range of development patterns from pedestrian-friendly commercial streets to shopping centers and auto-oriented strip commercial streets. Some of the CC zones may include residential development. Property within the CC zones will be primarily located along collector streets, major streets, and public transportation lines. (b) The CC zones are differentiated based on the uses allowed and regulations as follows:

The following zone allows a mix of pedestrian-oriented, community-serving commercial uses and residential uses:

CC-3-6 is intended to accommodate development with a high intensity, pedestrian orientation and permits a maximum density of 1 dwelling unit for each 1,000 square feet of lot area.



BANKERS HILL OVERVIEW

Bankers Hill is renowned for its exquisite architecture that ranges from historic Victorian-era homes to modern luxury condominiums. The neighborhood boasts an array of stunning architectural styles, including Craftsman, Spanish Colonial Revival, and Mid-century Modern, offering a rich tapestry of design aesthetics. Strolling through the tree-lined streets reveals a feast for the eyes, showcasing the neighborhood's commitment to preserving its architectural heritage.

Nature enthusiasts will find solace in Bankers Hill's proximity to lush green spaces. The neighborhood is bordered by the stunning Balboa Park, known for its sprawling gardens, museums, and walking trails. Residents can enjoy leisurely strolls, picnics, or take advantage of the park's numerous cultural and recreational activities. Additionally, the nearby Presidio Park offers panoramic views of San Diego and a serene retreat from the hustle and bustle of city life.

Bankers Hill benefits from its central location, providing residents with easy access to a wealth of amenities. Within close proximity, you'll find vibrant dining options, upscale boutiques, and cultural institutions. The neighborhood's convenient location ensures that everyday needs are met, whether it's shopping for groceries, indulging in a fine dining experience, or immersing yourself in the city's artistic offerings.





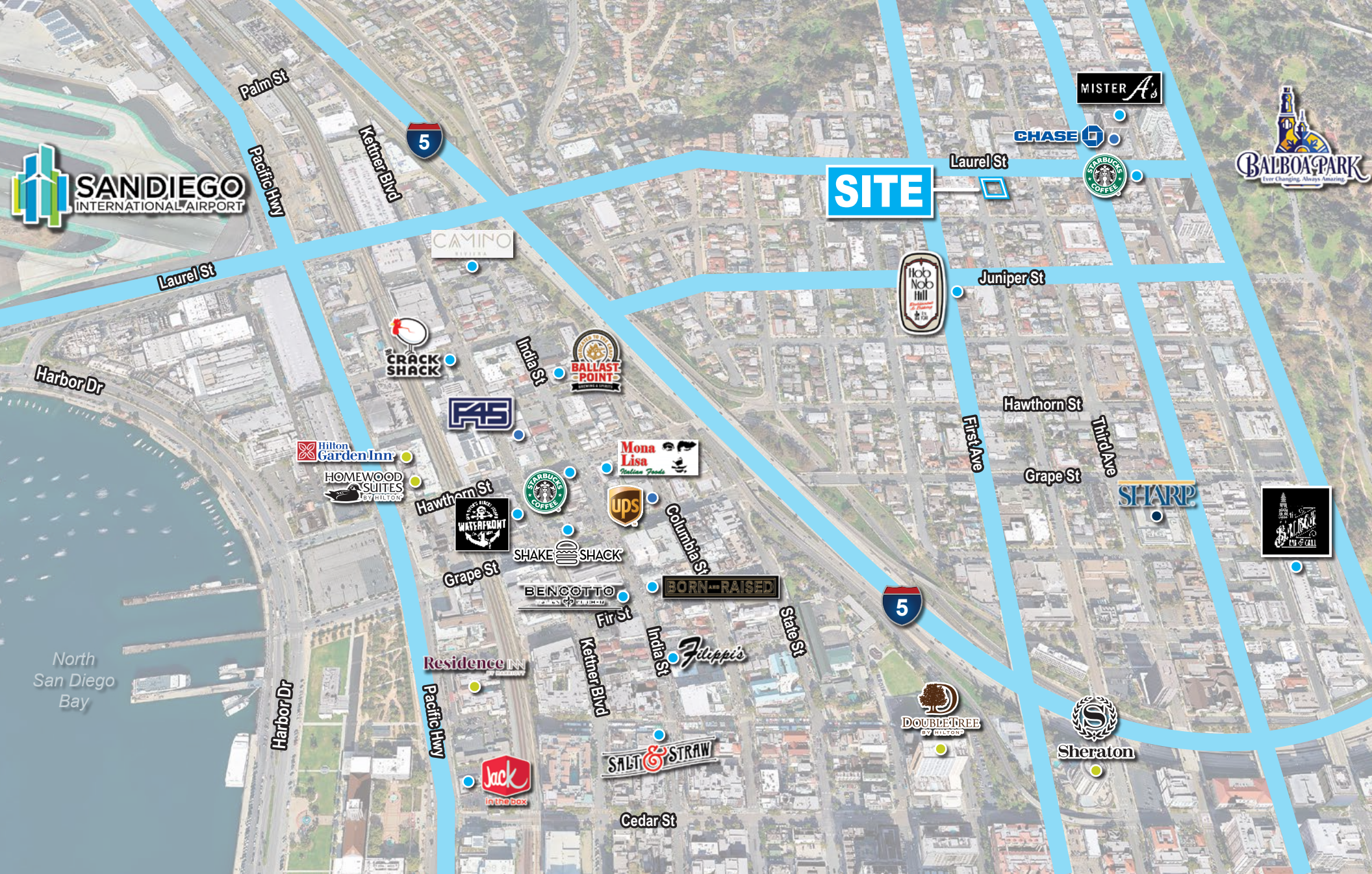


DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	211,741	498,799	1,224,056
2029 Population Projection	212,447	498,140	1,219,936
2024 Households	104,422	206,057	468,347
2029 Household Projection	104,850	205,978	467,066
Median Home Value	\$831,198	\$805,414	\$760,563
Median Year Built	1979	1974	1972
Avg Household Income	\$107,125	\$103,570	\$107,848
Median Household Income	\$81,672	\$77,171	\$82,629

TRAFFIC COUNTS (CARS/DAY)		
Laurel Street	3rd Avenue	12,134
1st Avenue	W Kalmia Street	5,718
4th Avenue	Kalmia Street	7,391
Laurel Street	4th Avenue	9,565
5th Avenue	Laurel Street	8,779
5th Avenue	Maple Street	13,038
Laurel Street	5th Avenue	7,828
Nutmeg Street	3rd Avenue	2,549







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