

FOR LEASE | 2ND GEN RESTAURANT



2470 SAN DIEGO AVE  
SAN DIEGO, CALIFORNIA 92110

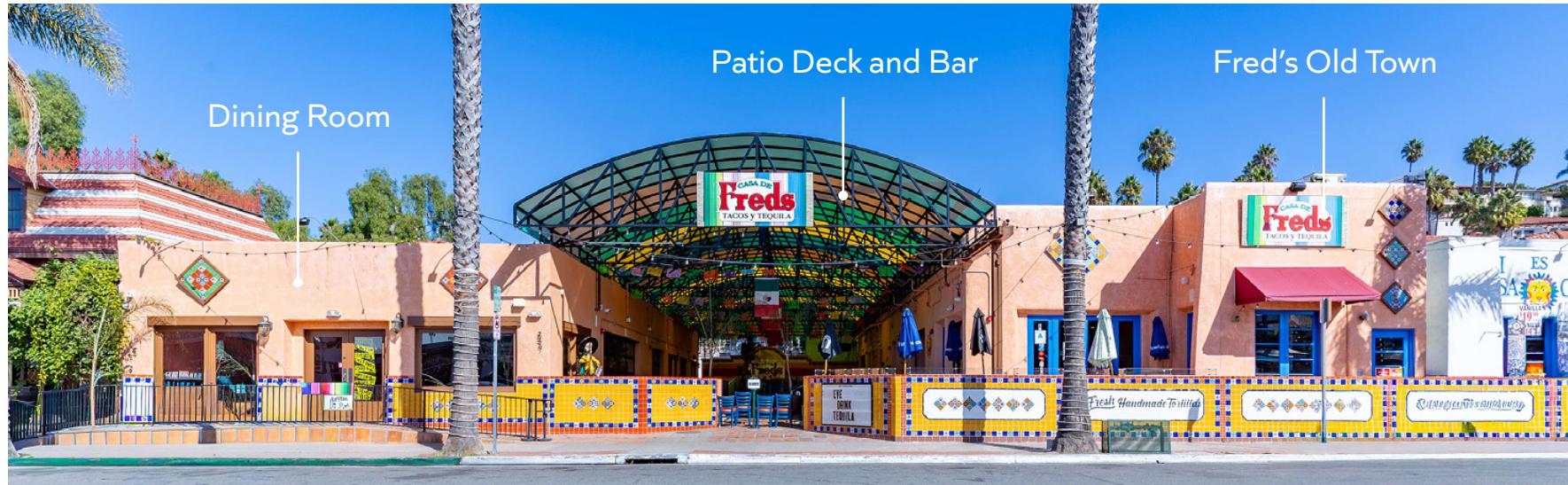
# IN THE HEART OF OLD TOWN

**Old Town, San Diego** is a high-traffic heritage district and one of the region's strongest experiential retail destinations, drawing steady year-round visitation from both locals and tourists. Known as the birthplace of California, Old Town combines authentic cultural appeal with a dynamic mix of shops, markets, galleries, tasting rooms, and specialty retailers that cater to experience-driven consumers.

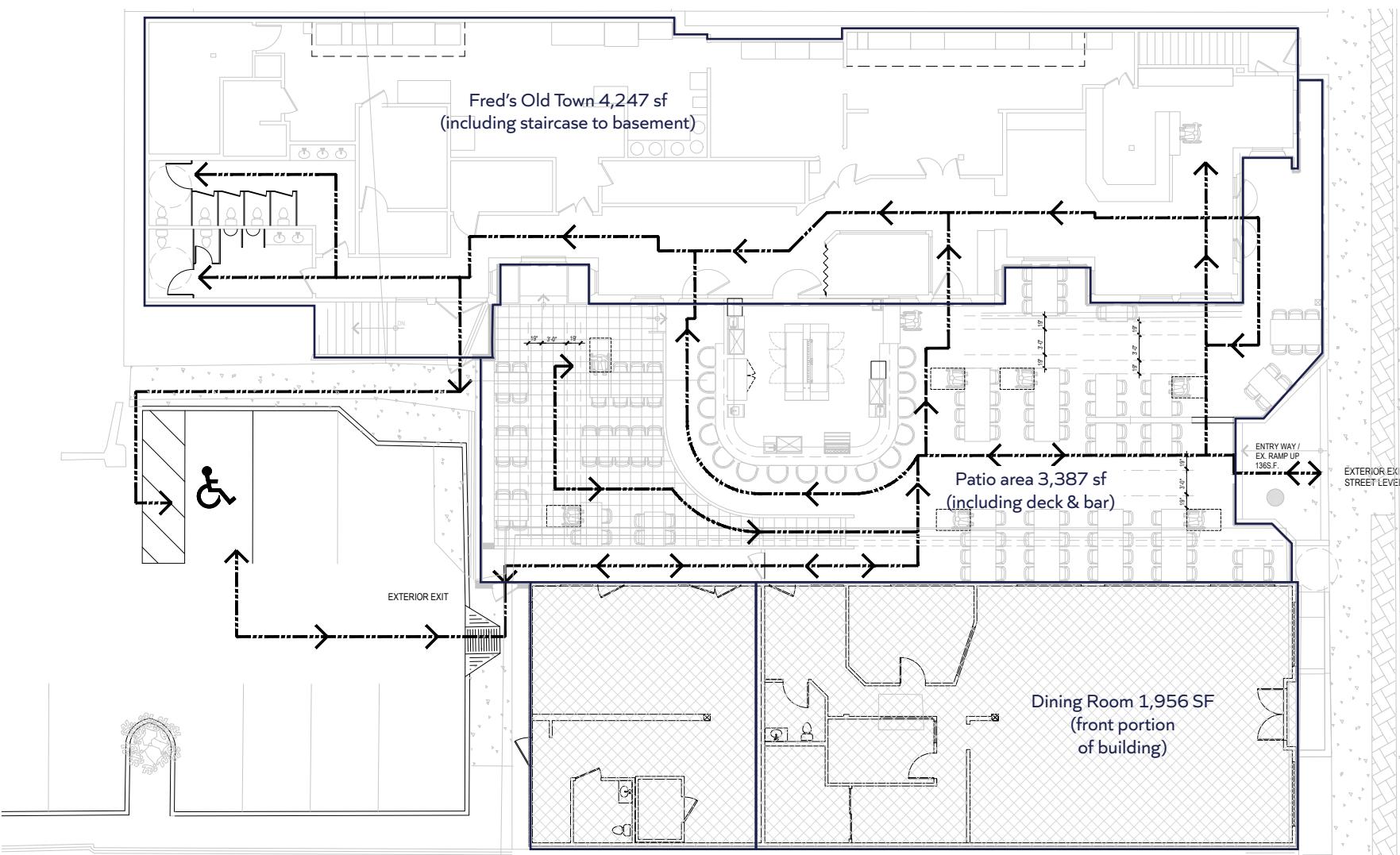
The district benefits from strong foot traffic generated by Old Town State Historic Park, top-performing Mexican restaurants, and nearby hospitality assets, including boutique hotels and guided tour operators. Retailers thrive here by leveraging Old Town's immersive atmosphere, walkable layout, and built-in tourism base, allowing concepts centered around artisan goods, curated home décor, fashion accessories, gourmet foods, and lifestyle brands to connect with shoppers seeking distinctive, story-rich products and hands-on experiences.

With its unique blend of historical charm and retail energy, Old Town continues to position itself as a premier destination for differentiated, place-making retail in coastal San Diego.





SITE PLAN



## THE OPPORTUNITY

- Unique 2nd gen restaurant
- Situated in the heart of Old Town San Diego near multiple high-performing restaurants
- Old Town SD caters to both locals and tourists
- Property offers rare outside parking and underwent recent remodel
- Kitchen infrastructure included
- 3-4 million visitors per year visit Old Town San Diego
- 22 parking spaces
- Size is approximately 9,590 sf
  - Plus 4,161 sf basement with second kitchen
  - Front dining room of ±1,956 Sf can be leased out separately

This site plan is not a representation, warranty or guarantee as to size, location, or identity of any tenant, and the improvements are subject to such changes, additions, and deletions as the architect, landlord, or any governmental agency may direct.

MISSION HILLS

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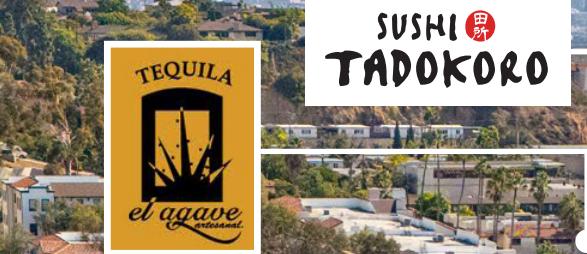
DOWNTOWN

SAN DIEGO BAY

AIRPORT

(PROPOSED REDEV)  
NAVMAR  
70 ACRES

SITE



SAN DIEGO AVE 4,700 CPD

OLD TOWN AERIAL

# OLD TOWN AERIAL



## IN THE NEIGHBORHOOD



### GUADALAJARA MEXICAN RESTAURANT



### OLD TOWN MEXICAN CAFE



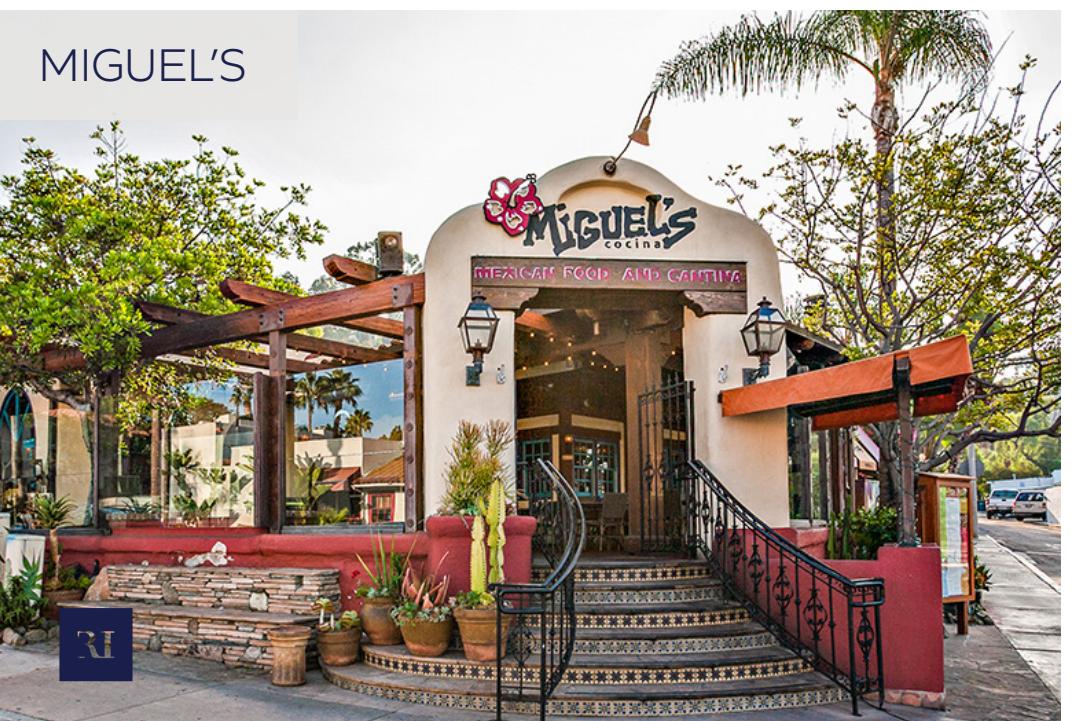
### SUSHI TADOKORO



### CAFE COYOTE



### MIGUEL'S



### HARNEY SUSHI



### OLD TOWN URBAN MARKET



# PROPERTY PHOTOS

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Exterior

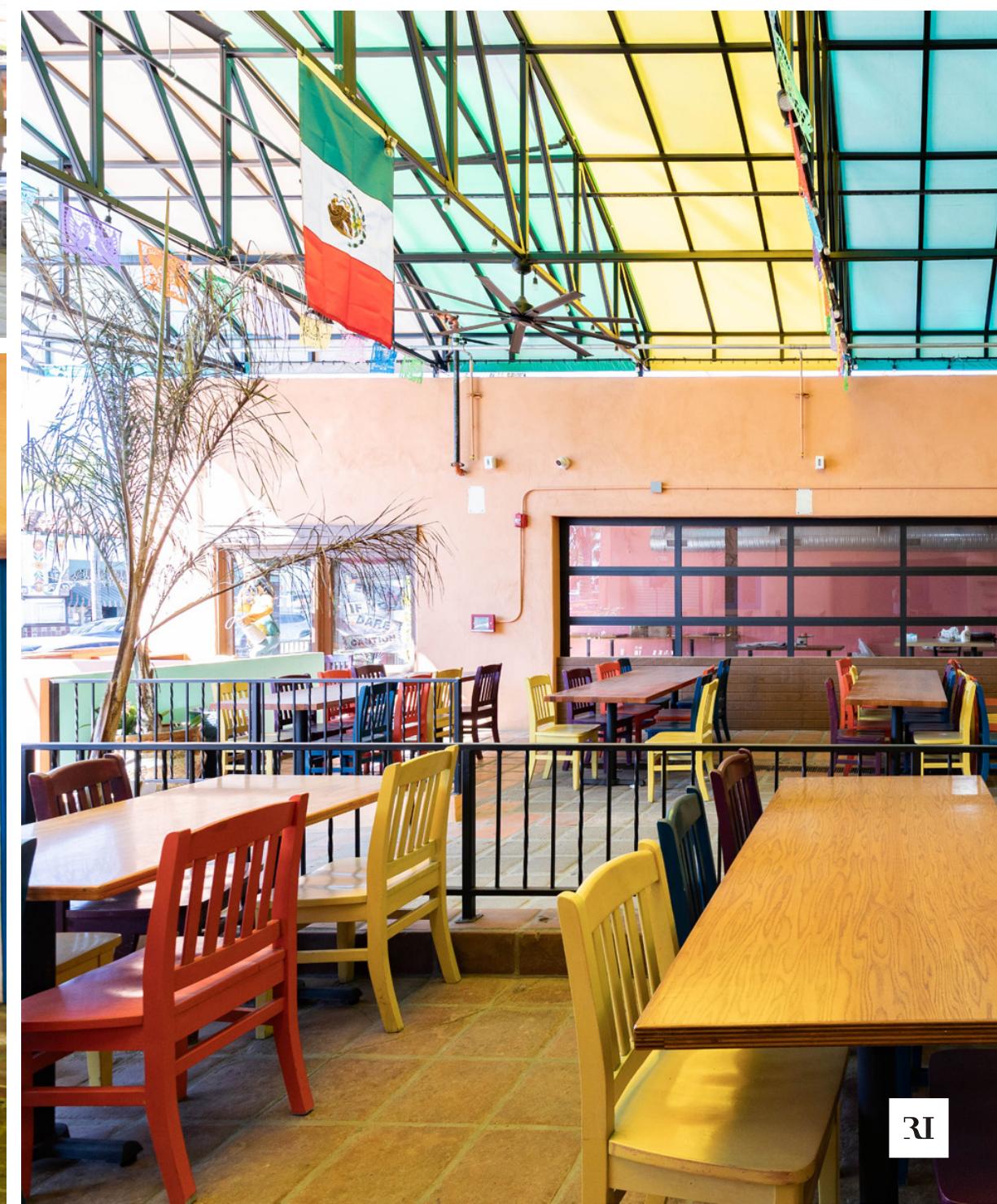




# PROPERTY PHOTOS

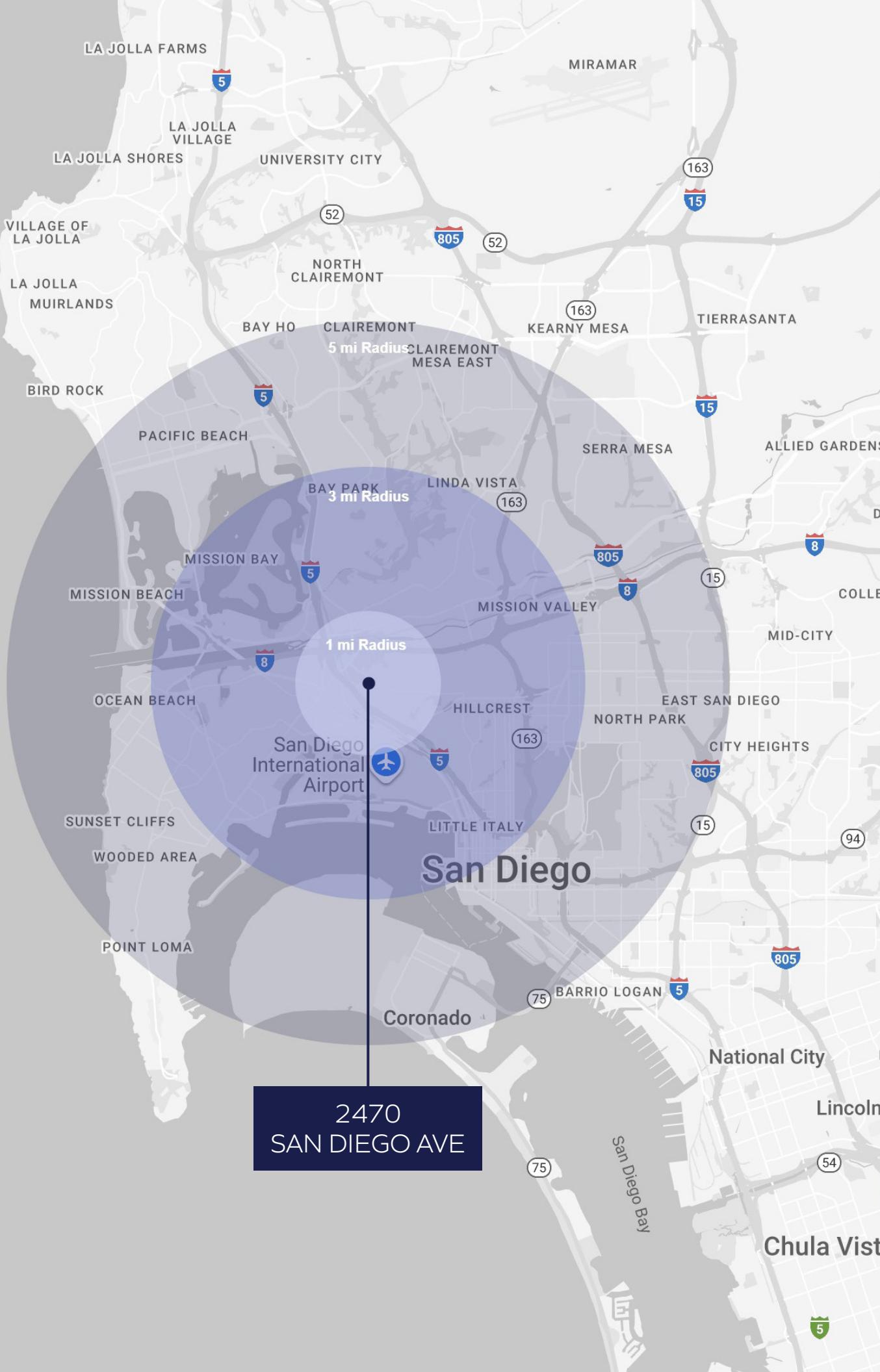
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Interior



# AREA DEMOGRAPHICS

//SAN DIEGO, CA



	1 MILE	3 MILE	5 MILE
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<b>Total Population</b>	14,393	160,390	467,763
<b>Projected Pop. (2030)</b>	16,211	170,277	487,093
<b>Total Businesses</b>	1,440	14,262	31,723
<b>Total Employees</b>	15,999	125,333	265,502
<b>Average Household Income</b>	\$185,937	\$149,010	\$113,207
<b>Median Household Income</b>	\$129,657	\$113,871	\$113,207
<b>Total Households</b>	4,893	76,642	70,547
<b>Median Age</b>	35.2	38.1	37.2

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

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