



Mission Valley Land For Sale

2349 Hotel Circle South
San Diego, CA92018

Investment Highlights

This unique development opportunity in Mission Valley is approximately 1.6 AC and comes with a wide range of permitted uses. The subject site is situated off I-8 (ADT 208,881) which allows for unmatched visibility. The site is undeveloped land.

ADDRESS

2349 Hotel Circle South, San Diego CA 92018

LOT SIZE

71,438 SF (1.639 AC)

APN

443-040-41-00

SALE PRICE

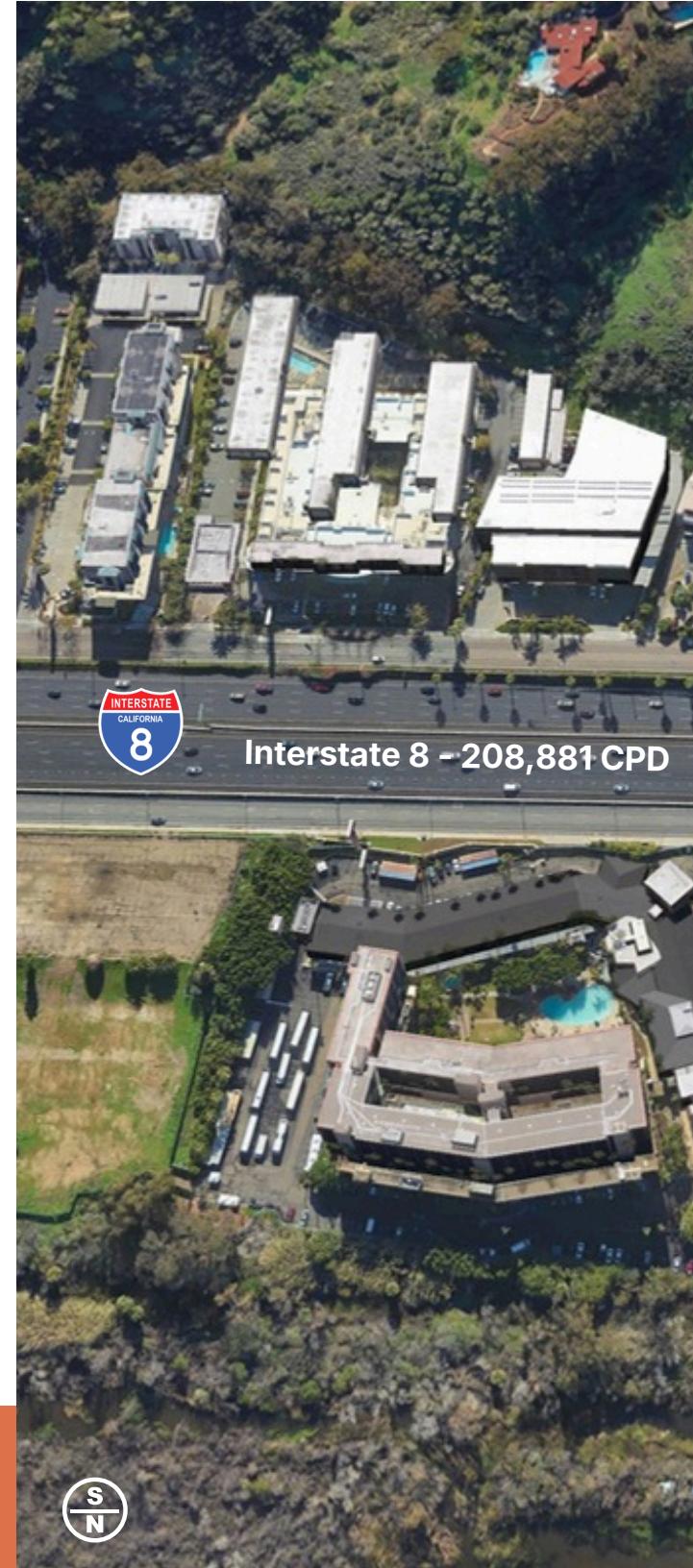
\$1,400,000

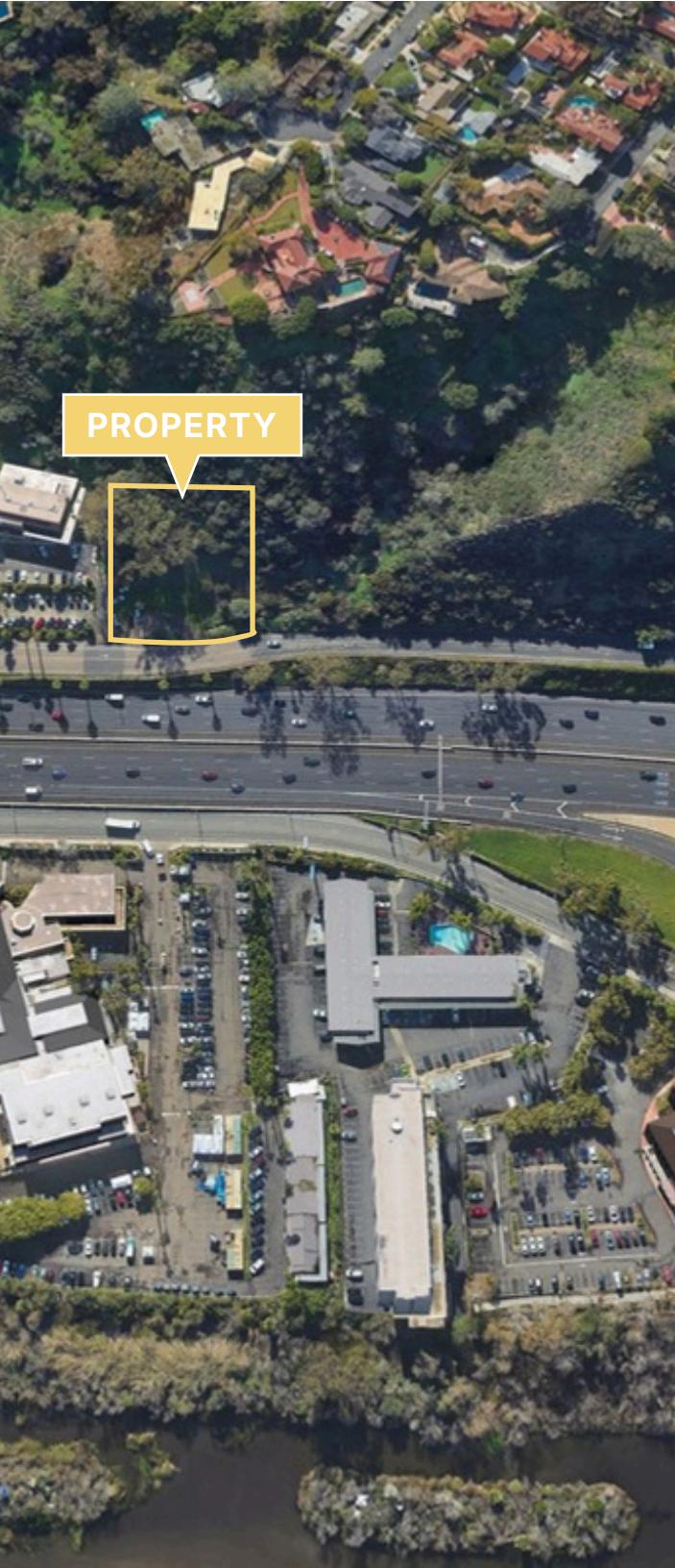
HOTEL CIRCLE S

11,358 CPD

I-8

208,881 CPD





Location

Mission Valley is a bustling region located in the heart of San Diego and is known for its central location, making it a popular destination for both tourists and locals. Mission Valley is a hub for hotels, dining, entertainment, car dealerships and outdoor activities. The Mission Valley area is also home to a broad spectrum of successful shopping centers like Fashion Valley Mall and Mission Valley Mall. Its central location allows for easy access to many of San Diego's

major attractions, including the San Diego Zoo, Balboa Park, Snapdragon Stadium, Sports Arena, SeaWorld, downtown San Diego and the beach. Additionally, the presence of over 5 million SF of office space solidifies Mission Valley's position as a vital economic center within the city. Mission Valley benefits from a scenic natural environment, with rolling hills surrounding the valley, providing a picturesque backdrop to the urban landscape.



Zoning

CO-2-2

The CO-2-2 zone provides a variety of permitted uses, including hotels, office use, childcare facilities, assisted living and medical facilities (some requiring a conditional use permit or a neighborhood use permit).



PERMITTED USES

- Vocational trade school
- Food, beverages, groceries
- Consumer goods, furniture, appliance
- Financial institutions
- Visitor accommodations / hotel
- Offices - business & professional
- Eating and drinking establishments with a drive-in or drive-through component

PERMITTED WITH LIMITATIONS

(Which may include location limitations or the requirement for a use or development permit)

- Assembly of entertainment uses, including place of religious
- Childcare facilities

PERMITTED WITH CONDITIONAL USE PERMIT REQUIRED

- School, kindergarten to 12th grade
- College / university
- Hospitals, intermediate care facilities & nursing facilities
- Cannabis outlets
- Nightclub and bar over 5,000 SF
- Automobile service stations

PERMITTED WITH A NEIGHBORHOOD USE PERMIT

- Boarding kennels / pet day care
- Urgent care facilities
- Vet clinics and animal hospitals

DIVERSE ACCOMMODATION OPTIONS

Mission Valley offers a wide range of accommodation options, from luxury hotel to budget-friendly motels, providing choices to suit various budgets and preferences.

AMENITIES AND FACILITIES

Hotels in Mission Valley often prioritize providing comprehensive amenities, including swimming pools, fitness centers, spa services, on-site restaurants, and bars. These amenities enhance the overall experience for guests.

CONVENIENCE FOR TOURISTS

Being centrally located in San Diego, Mission Valley's hotel offer easy access to popular tourist attractions like Balboa Park, Old Town San Diego State Historic Park, San Diego Zoo, and SeaWorld San Diego.

SHOPPING

Mission Valley is known for its shopping options, with numerous shopping centers and malls. Fashion Valley Mall, one of the premier shopping destinations in San Diego, offers high-end retailers and dining options.

OUTDOOR RECREATIONS

The San Diego River runs through Mission Valley, providing opportunities for outdoor activities such as hiking, biking, and picnicking along its scenic trails. Nearby attractions like Mission Trails Regional Park offer even more outdoor recreational opportunities.

GOLFING

Golf enthusiasts can enjoy a round of golf at the Riverwalk Golf Club, an 18-hole course located in Mission Valley with picturesque views of the San Diego River.

6*Disclaimer pg. 10

San Diego's Hotel Hub

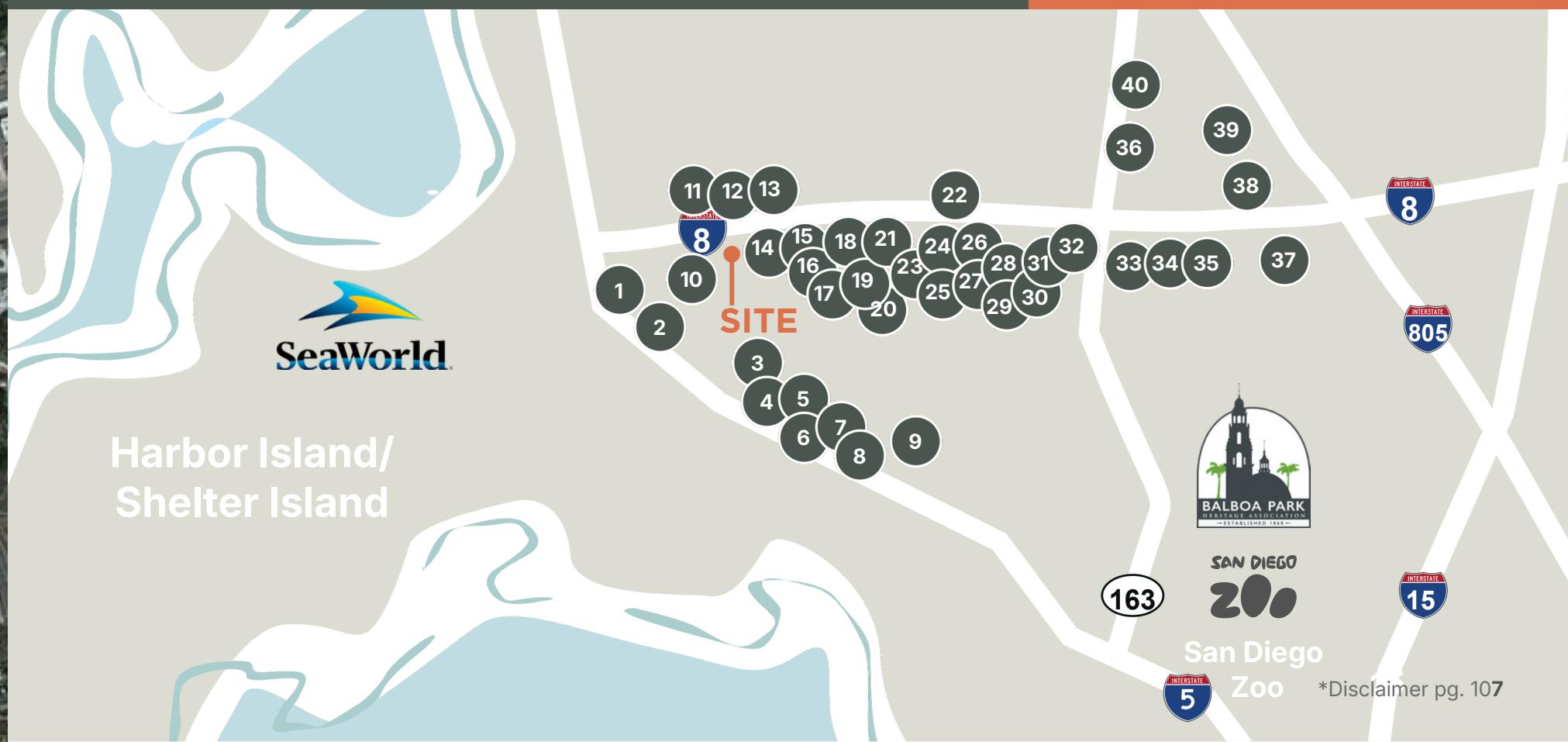
Mission Valley is known for its central location and accessibility in San Diego, making it a convenient nexus for visitors. The area offers a collection of hotels and accommodations particularly along Hotel Circle, ranging from budget-friendly motels to upscale resorts. This concentration of lodging options makes it a convenient area for travelers seeking a place to stay in San Diego.



	TOTAL ROOMS		TOTAL ROOMS		TOTAL ROOMS
1	EZ 8 Motel Old Town	127	16	Extended Stay America	140
2	Cosmopolitan Hotel	10	17	Howard Johnson by Wyndham	80
3	Best Western Old Town	200	18	Double Tree by Hilton	300
4	Courtyard by Marriott	350	19	Candlewood Suites	50
5	Western Inn - Old Town	35	20	King's Inn	138
6	La Quinta Inn & Suites by Wyndham	166	21	Handlery Hotel	217
7	Comfort Inn San Diego Old Town	79	22	The Atwood Hotel	100
8	Fairfield Inn & Suites by Marriott	123	23	Legacy Resort Hotel & Spa	127
9	Hilton Garden Inn	178	24	Mission Valley Resort	202
10	Riverleaf Inn	110	25	Hotel Iris	79
11	Best Western Seven Seas	307	26	Holiday Inn Express	104
12	Motel 6	206	27	Courtyard	317
13	Crown Place Hotel & Resorts	416	28	Days Inn	280
14	Homewood Suites by Hilton	118	29	Town and Country Resort	127
15	Hampton by Hilton	184	30	Super 8	10

TOTAL HOTEL ROOMS

7,871



*Disclaimer pg. 107



$\pm 208,000$
cars per day
on I-8

**Across the freeway from
Riverwalk Golf Club,
Westfield Mission Valley,
and Fashion Valley Mall.**

Demographics



3MILE RADIUS



TOTAL POPULATION

158,426



AVG. HOUSEHOLD INCOME

\$139,513



HOUSEHOLDS

76,390



MEDIAN AGE

36.6



TOTAL BUSINESSES

13,545



DAYTIME POPULATION

163,994

Disclaimer

This Offering has been prepared by FA for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by FA, the Owner, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and FA, therefore, are subject to variation. No representation is made by FA or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, FA, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and FA each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner's obligations thereunder have been satisfied or waived. FA is not authorized to make any representations or agreements on behalf of Owner.

This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the "Contents"), are of

a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or FA, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or FA, and (v) to return it to FA immediately upon request of FA or Owner. If you have no further interest in the Property, please return this Investment Offering forth with.

*All information regarding this property is deemed to be reliable, however, no representation, guarantee or warranty is made to the accuracy thereof and is submitted subject to errors, omissions, change of price or withdrawal without notice.

*Figures and statements appearing on this form represent our best knowledge and belief based on information gathered regarding the above property. This analysis is to be taken, therefore, as an estimate and not as a guarantee or warranty. Information contained herein is subject to independent verification and no liability for errors or omissions is assumed. You should rely on your own independent analysis and investigation regarding the above property and on the advice of your legal counsel and tax consultant.

*Any site plans and maps contained herein 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.

*Demographics contained herein are produced using private and government sources deemed to be reliable. The information herein is provided without representation or warranty. Additional information available upon request.

*Any geofencing data herein is provided by Placer Labs, Inc. (www.placer.ai) and is provided without representation or warranty.

*Photos contained herein are property of their respective owners. Use of these photos without the express written consent of the owner is prohibited. Photos do not guarantee the current condition of the property.

Exclusively Listed By

STEVE AVOYER

President
619.280.2600
savoyer@flockeavoyer.com
CA DRE No.: 00407899

GAEL COURTNEY

Executive Vice President
858.875.4666
gcourtney@flockeavoyer.com
CA DRE No.: 00952439

PAIGE ROCHELLE

Sales Associate
858.875.4666
gcourtney@flockeavoyer.com
CA DRE No.: 00952439

FLOCKE & AVOYER

Commercial Real Estate

6165 Greenwich Drive
San Diego, CA 92122
619.280.2600
flockeavoyer.com