

SALE

1235 CUSHMAN AVE # 1235

1235 Cushman Ave # 1235 San Diego, CA 92110



SALE PRICE

\$5,950,000

Jeff Kane

(760) 518-4900

CalDRE #01915649

Nick Kane

(760) 518-6552

CalDRE #01968022

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PROPERTY DESCRIPTION

Excellent opportunity to acquire a ±12,560 SF commercial property in a highly accessible central San Diego location. The property features established automotive uses together with a one-bedroom residential apartment, providing multiple income streams and future flexibility. Existing tenants are month-to-month, offering an investor continued income or an owner-user the ability to plan for future occupancy. Convenient access to Interstate 5, Mission Bay, Old Town, Downtown San Diego, and San Diego International Airport. Ideal for an owner-user, automotive operator, investor, or redevelopment opportunity, subject to applicable zoning and City approvals.

PROPERTY HIGHLIGHTS

- Great Investment or Owner/User Opportunity
- Attached top floor 1 bedroom unit included in sale

OFFERING SUMMARY

Sale Price:	\$5,950,000
Number of Units:	3
Lot Size:	12,592 SF
Building Size:	12,650 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	300	1,342	5,217
Total Population	1,192	4,553	14,716
Average HH Income	\$140,917	\$109,749	\$120,657

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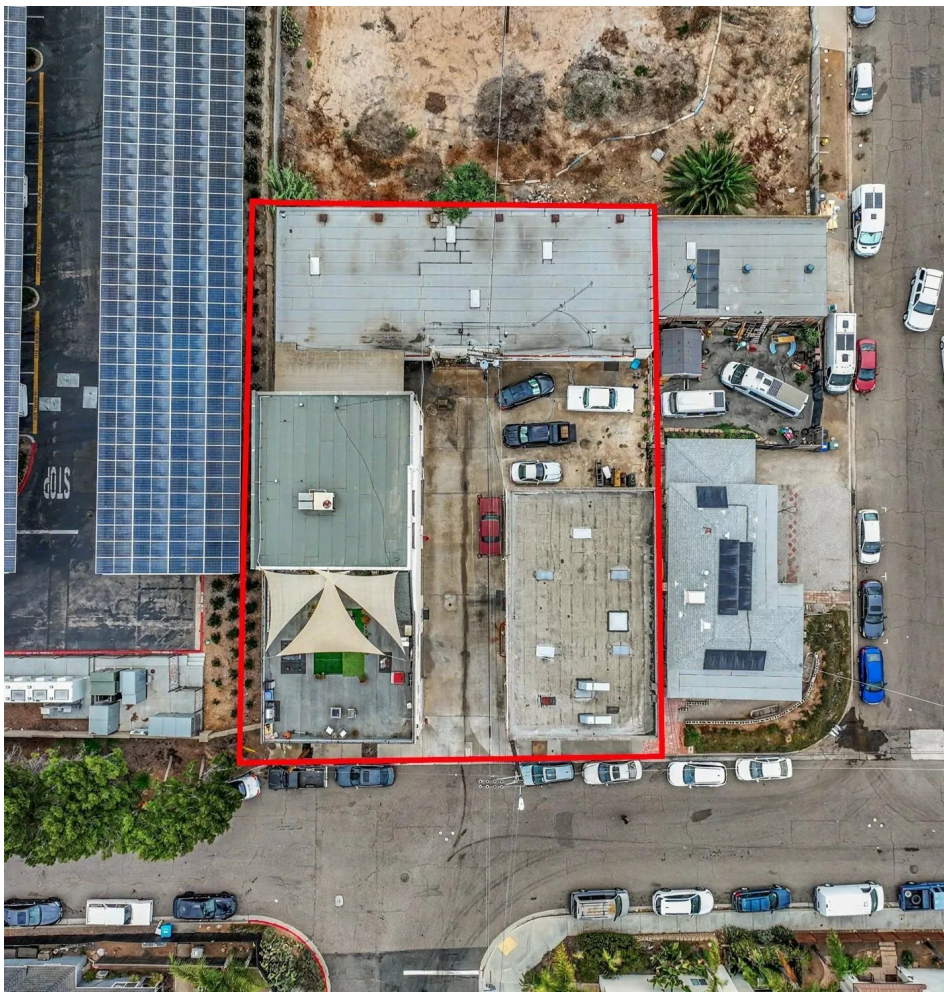


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PROPERTY DESCRIPTION

Excellent opportunity to acquire a $\pm 12,560$ SF commercial property in a highly accessible central San Diego location. The property features established automotive uses together with a one-bedroom residential apartment, providing multiple income streams and future flexibility. Existing tenants are month-to-month, offering an investor continued income or an owner-user the ability to plan for future occupancy. Convenient access to Interstate 5, Mission Bay, Old Town, Downtown San Diego, and San Diego International Airport. Ideal for an owner-user, automotive operator, investor, or redevelopment opportunity, subject to applicable zoning and City approvals.

LOCATION DESCRIPTION

The property stands as an exceptional opportunity for industrial and manufacturing investors in the dynamic Bay Park area of San Diego. With convenient access to major transportation arteries such as I-5 and I-8, the location offers seamless connectivity for distribution and logistical operations, perfectly suited for industrial and manufacturing endeavors. The thriving business community, nearby commercial centers, and the vibrant atmosphere surrounding the property provide an ideal setting for establishing or expanding your enterprise. Additionally, the proximity to the renowned University of San Diego (USD) presents opportunities for collaboration and talent acquisition. Embrace the potential of this strategically placed property in the heart of the evolving and dynamic Bay Park market.

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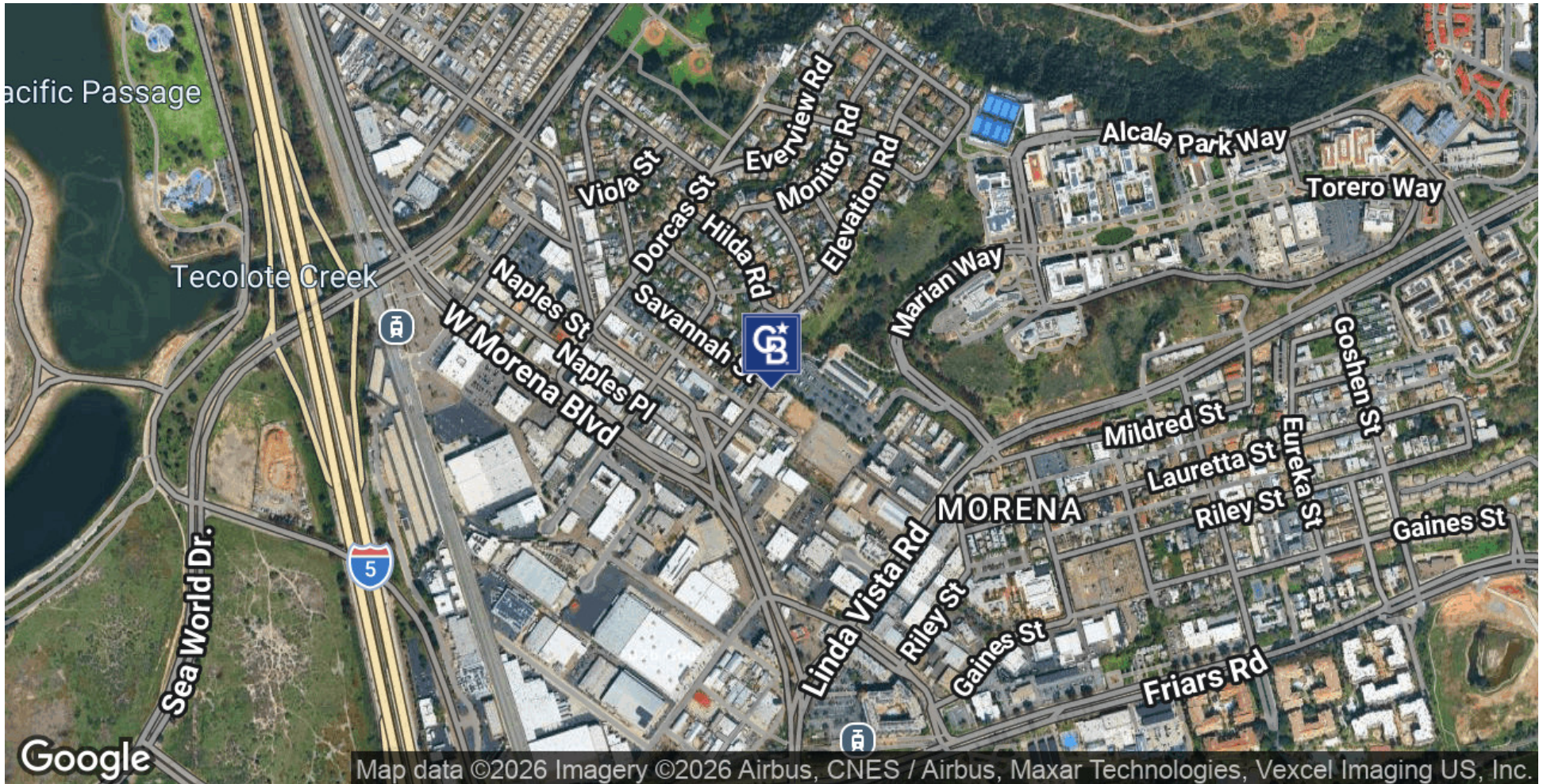


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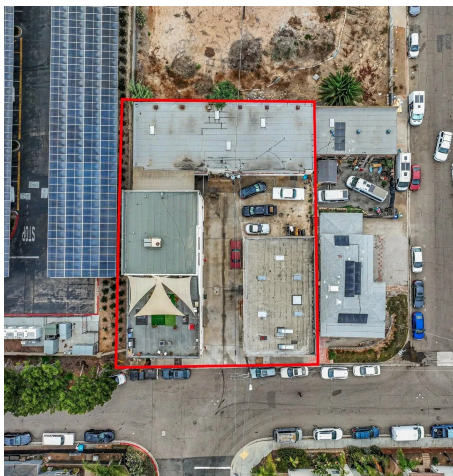


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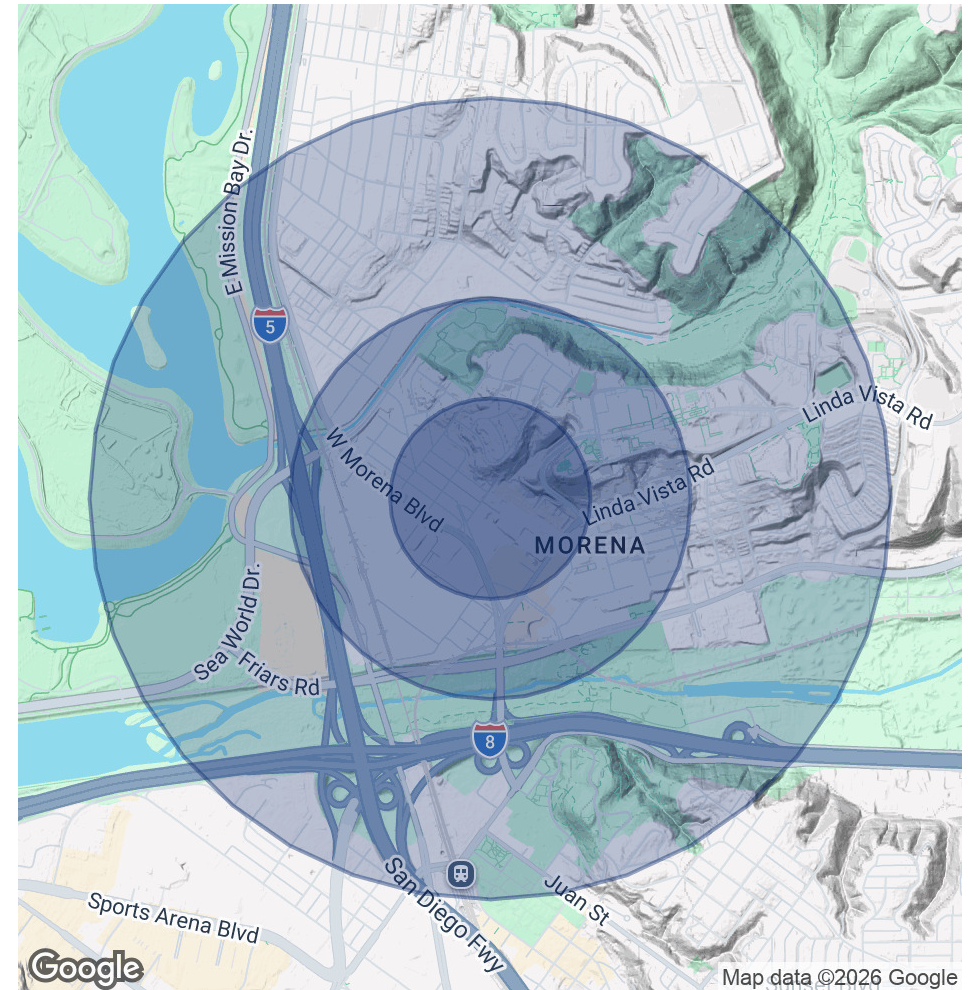
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,192	4,553	14,716
Average Age	31.4	31.1	33.4
Average Age (Male)	32.1	32.2	33.7
Average Age (Female)	30.9	30.3	32.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	300	1,342	5,217
# of Persons per HH	4	3.4	2.8
Average HH Income	\$140,917	\$109,749	\$120,657
Average House Value	\$1,115,500	\$914,156	\$871,350

2023 American Community Survey (ACS)



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