

2775 B STREET

JULIAN, CA 92036



FOR SALE 3,738 SF FREESTANDING RETAIL BUILDING

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BUILDING OVERVIEW

Address	2775 B Street, Julian, CA 92036
Building Size	3,738 SF
Built	1997
Lot Size	0.29 acres
Parking	14 spaces
Parking Income	Diamond Parking leases a portion of the parking lot month to month for \$1,800.00/month
Zoning	<u>C34 San Diego County</u>
Availability	Now
Sale Price	\$1,462,500.00



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PROPERTY HIGHLIGHTS

- Free standing building in the heart of Julian
- One of the most prominent building
- Large parking lot providing additional \$1,800/month income



**BUILT
1997**



**HEART OF
JULIAN**

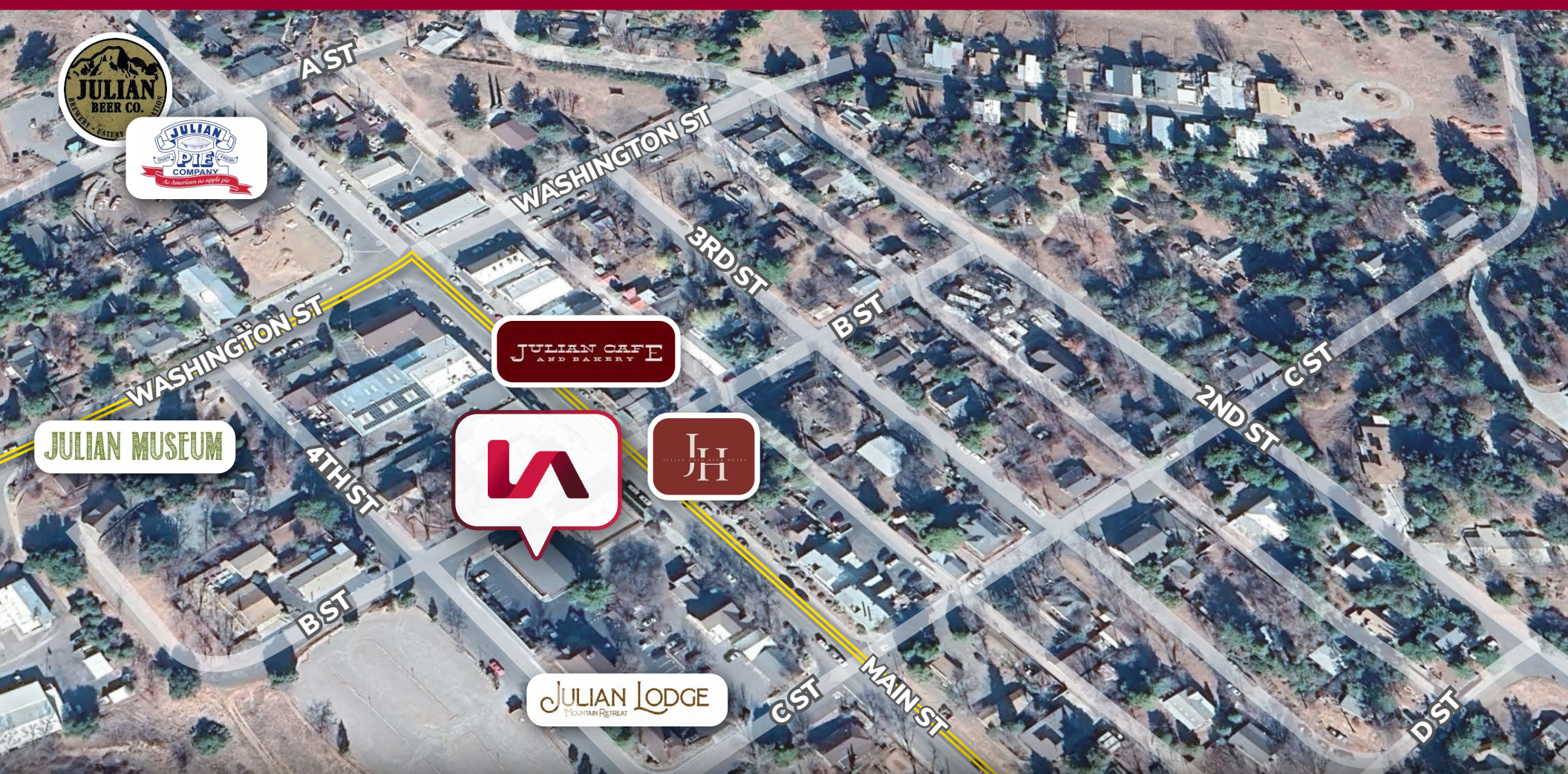


**PARKING
14 SPACES**



**SMALL STORAGE
LOFT**





Nestled in the scenic mountains of San Diego County, Julian is a charming historic gold rush town that has become one of Southern California's most popular year-round tourist destinations. Known for its famous apple pies, boutique shops, local wineries, and nostalgic small-town atmosphere, Julian attracts thousands of visitors each weekend seeking a unique mountain getaway. The town's vibrant retail market thrives on consistent tourist traffic, with bustling streets lined by specialty stores, artisan galleries, and cozy cafés. With its blend of old-world charm and steady visitor demand, Julian offers an exceptional opportunity for retailers and investors looking to capitalize on a high-traffic, tourism-driven marketplace in a picturesque and growing destination.



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