

IRREPLACEABLE INVESTMENT OPPORTUNITY



Click to Watch Our
VIDEO TOUR

2725 - 2727 SHELTER ISLAND DRIVE



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

Jeff Abramson
jabramson@lee-associates.com
D 760.929.7835
Cal Dre #00956805

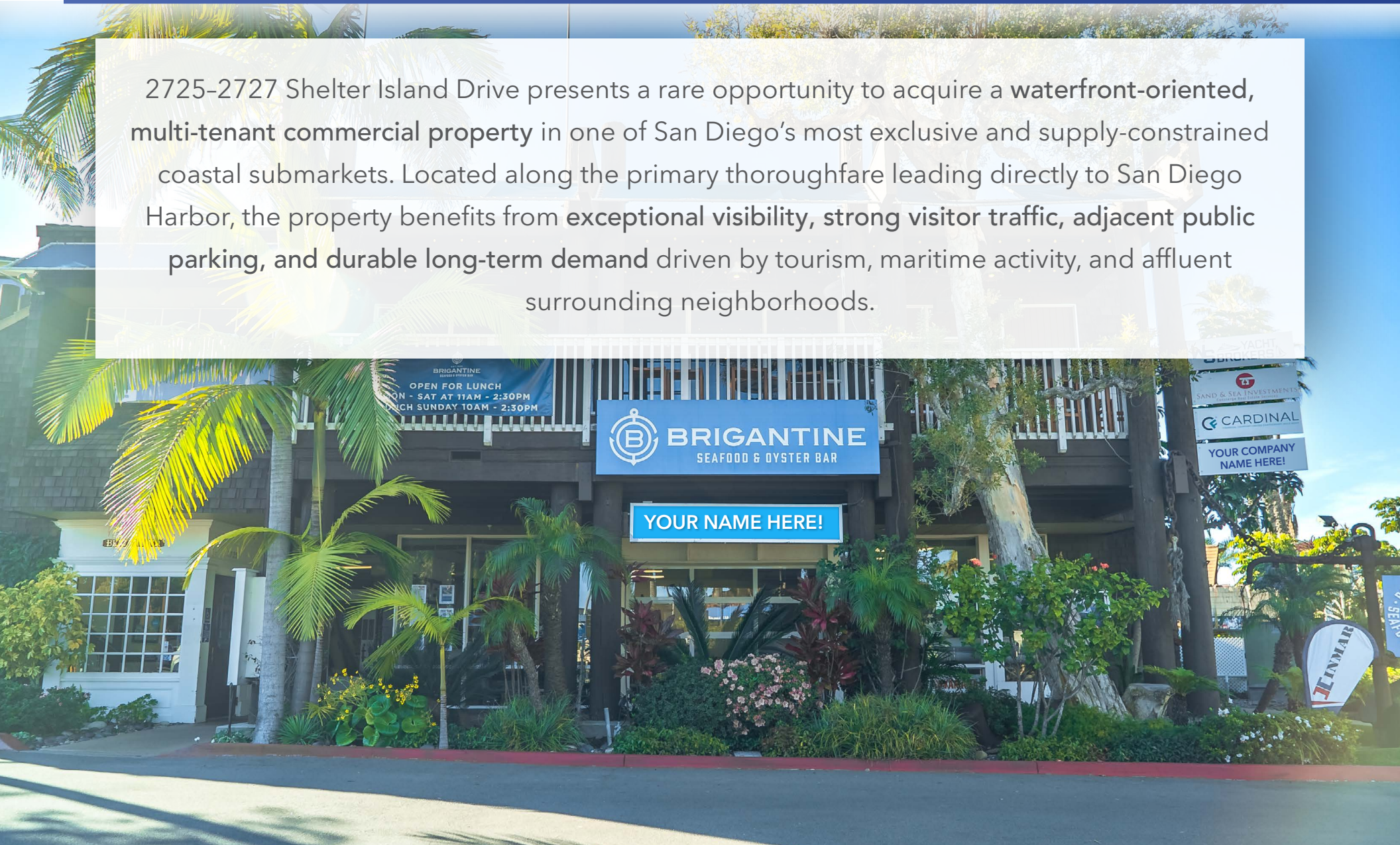
San Diego, CA 92106

TABLE OF CONTENTS

EXECUTIVE OVERVIEW	3
PROPERTY OVERVIEW	4
PROPERTY PHOTO HIGHLIGHT	5
PROPERTY HIGHLIGHTS & DETAILS	6
PROPERTY PHOTO HIGHLIGHT	7
UNIFIED LOCATION & REGIONAL OVERVIEW	8
ACCESSIBILITY & CONNECTIVITY	9
RENT ROLL & CASH FLOW PROJECTION	10
ZONING - CV-1-2 COMMERCIAL VISITOR	11

EXECUTIVE OVERVIEW

2725-2727 Shelter Island Drive presents a rare opportunity to acquire a **waterfront-oriented, multi-tenant commercial property** in one of San Diego's most exclusive and supply-constrained coastal submarkets. Located along the primary thoroughfare leading directly to San Diego Harbor, the property benefits from **exceptional visibility, strong visitor traffic, adjacent public parking, and durable long-term demand** driven by tourism, maritime activity, and affluent surrounding neighborhoods.



PROPERTY OVERVIEW

The property at 2725–2727 Shelter Island Drive is a two-story, elevator-served, multi-tenant commercial building totaling approximately 10,858 rentable square feet, situated on a 9,524-square-foot (0.22-acre) parcel.

BUILDING CONFIGURATION

FIRST FLOOR

The ground level is demised into multiple retail and commercial suites ranging from approximately 547 square feet to 2,115 square feet, allowing flexibility for future reconfiguration. Each suite offers:

- Exterior window exposure
- Individual private access
- Ground-level accessibility

SECOND FLOOR

The entire second floor is occupied by Brigantine's first-ever restaurant, a long-standing Point Loma dining anchor known for its seafood-focused menu, lively atmosphere, and sweeping marina views extending toward the Pacific Ocean.

Architectural features such as nautical canopies and piling accents reinforce the property's coastal character and enhance curb appeal. Originally constructed in 1971, the building benefits from adjacency to extensive public parking facilities, effectively offsetting the lack of onsite parking – a standard and accepted condition in this coastal district. The southern boundary of the property is overseen by the San Diego Port Authority, contributing to a well-maintained and professionally regulated environment.



PROPERTY PHOTO HIGHLIGHT



2725-2727
Shelter Island

PROPERTY HIGHLIGHTS & DETAILS



Prime frontage along Shelter Island Drive, the gateway to San Diego Harbor



Adjacent public parking with **80+ free spaces** plus Port Authority metered parking



Walkable to marinas, yacht clubs, hotels, restaurants, and waterfront amenities



Ground-floor retail/commercial suites with individual exterior entrances



Elevator-served, two-story configuration



Prominent signage and strong street presence



Flexible **CV-1-2 Commercial Visitor** zoning

ADDRESS

2725-2727 Shelter Island Drive,
San Diego, CA 92106

APN

531-200-02-00

SUBMARKET

Shelter Island / Point Loma

RENTABLE AREA

10,858 SF

LAND AREA

9,524 SF (0.22 Acres)

CONSTRUCTION

Wood Frame

STORIES

2

ELEVATOR SERVED

YEAR BUILT

1971

ZONING

CV-1-2 Commercial Visitor

PARKING

Adjacent public parking (80+ free
+ additional metered spaces)

PROPERTY PHOTO HIGHLIGHT

An aerial photograph of San Diego, California, showing a dense urban landscape. A dark blue rectangular callout box is positioned in the center of the image, containing the text '2725-2727 Shelter Island'. A white line extends from the bottom of this box, ending in a small white circle that points to a specific location on the ground, which is also highlighted by a white rectangular outline. The surrounding area includes residential buildings, parking lots, a large circular building, and a marina with many boats.

2725-2727
Shelter Island



Click to Watch Our
VIDEO TOUR

UNIFIED LOCATION & REGIONAL OVERVIEW

Positioned within the **Point Loma Peninsula**, Shelter Island sits at the heart of one of Southern California's most strategically important and economically resilient coastal markets. The peninsula is defined by its dramatic natural boundaries – the Pacific Ocean, San Diego Bay, and protected harbor waters – creating a geographic and regulatory barrier that has preserved long-term value and limited new development.

Point Loma is a mature, fully built-out community composed of established residential neighborhoods, a stable commercial core, major Navy and Coast Guard installations, and some of San Diego's most visited coastal destinations. Shelter Island itself functions as a destination waterfront district, anchored by marinas, yacht clubs, boutique hotels, and waterfront dining that attract both local residents and international visitors year-round.

This unique blend of **tourism, maritime infrastructure, military presence, and affluence** creates a recession-resistant economic base that directly benefits commercial assets. Ownership turnover in the area is minimal, and development opportunities are scarce – making offerings of this nature exceptionally rare.

The Shelter Island/Point Loma waterfront sits on one of the most stable micro-climates in Southern California with temperatures averaging annually at a high of 72-73 degrees Fahrenheit to an average annual low of 59 degrees Fahrenheit.

For investors, Shelter Island and Point Loma represent a **high-barrier-to-entry coastal submarket** where demand remains consistently strong, supply remains constrained, and surrounding uses continue to elevate long-term asset value.



ACCESSIBILITY & CONNECTIVITY

SAN DIEGO
INTERNATIONAL
AIRPORT

1.5 MILES NE

INTERSTATE
8

2.5 MILES N

INTERSTATE
5

2.8 MILES NE

OLD TOWN
TRANSIT CENTER

2.9 MILES NE

NEARBY DESTINATIONS

Mission Bay, Old Town San Diego, Little Italy, Coronado Island, Downtown San Diego, the Convention Center, and Balboa Park are all within a 5-mile radius.

DEMOGRAPHICS & HOUSING CONTEXT

The 92106 ZIP code (Point Loma / Shelter Island) ranks among San Diego County's most affluent coastal communities. As of January 2026, median home values approximately \$1.78 million, significantly exceeding the county median and supporting strong discretionary spending and long-term commercial stability.



RENT ROLL & CASH FLOW PROJECTION

OFFERING

- Sales Price: \$6,950,000
- CAP Rate: 5.86% (Projected 6.04%)

CASH FLOW PROJECTION

- TOTAL RENTABLE AREA: 10,858 SF
- Current Gross Revenue: \$596,900
- Potential Gross Revenue: \$622,006
- Vacancy Adjustment: <\$43,541> (7%)
- Effective Gross Revenue: \$578,465
- Operating Expenses (Budgeted 2026): \$158,783
- Projected Annual Net Operating Income (NOI): \$419,682
- Upside potential through lease-up of vacant space and rent optimization

RENT ROLL (CURRENT)

UNIT	SQUARE FEET	RATE (NNN)	MONTHLY RENT
2725	6,247	\$3.82	\$23,858.79
2727-101	700	\$3.75	\$2,625.00
2727-102	547	\$3.39	\$1,909.62
2727-103	1,063	\$2.56	\$2,718.00
2727-104/105	2,115	\$3.75	\$7,931.00

TOTAL: \$39,042.41

RENT ROLL (PROJECTED)

UNIT	SQUARE FEET	RATE (NNN)	MONTHLY RENT
2725	6,247	\$3.82	\$23,858.79
2727-101	700	\$3.75	\$2,625.00
2727-102	547	\$3.39	\$1,909.62
2727-103	1,063	\$3.75	\$3,986.25
2727-104/105	2,115	\$3.75	\$7,931.00

TOTAL: \$40,310.66

ZONING – CV-1-2 COMMERCIAL VISITOR

The CV-1-2 designation supports a broad range of visitor-serving and commercial uses, including retail, restaurants, hospitality, marine services, professional offices, and personal services. Parking flexibility and pedestrian-oriented standards make this zoning particularly well-suited for waterfront commercial assets.

ZONING BENEFITS

- Broad range of permitted visitor-serving uses
- Pedestrian-friendly, street-activating development standards
- Compatibility with waterfront and marina-oriented environments
- Parking flexibility, including reliance on adjacent public parking
-

PERMITTED USES INCLUDE

- Retail and specialty shops
- Restaurants, cafés, bars, and tasting rooms
- Marine-oriented services
- Professional and administrative offices
- Personal services, fitness, and wellness
- Recreational and entertainment uses

This zoning provides investors and operators with exceptional flexibility and long-term leasing resilience.

IRREPLACEABLE INVESTMENT OPPORTUNITY

2725 - 2727 SHELTER ISLAND DRIVE

San Diego, CA 92106

Jeff Abramson

jabramson@lee-associates.com

D 760.929.7835

Cal Dre #00956805



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.