

OFFERING SUMMARY

Rare Owner / User or Investment Opportunity

± 6,888 Elevator Served Retail/Office Building For Sale

PRICE REDUCED!
\$3,400,000 -
\$2,750,000



2384 SAN DIEGO AVENUE | SAN DIEGO, CA 92110

858.360.3000 ■ caacre.com

 COMMERCIAL
ASSET
ADVISORS

OFFERING SUMMARY

2384 SAN DIEGO AVENUE | SAN DIEGO, CA 92110

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OFFERING SUMMARY



THE OFFERING

Commercial Asset Advisors is pleased to present the opportunity to purchase 2384 San Diego Avenue, a rare freestanding retail/office building in the heart of mixed use neighborhood of Old Town, San Diego.

The property consists of approximately 6,888 square feet on 7,788 square feet of land, with a private gated parking lot, a passenger elevator, prime visibility directly on San Diego Avenue, and immediate walkability to many restaurants and shops nearby. Previously home to the San Diego County Sheriff's Museum, the building has a rich history of serving the community and is the first time in 25 years the building has been on the market.

OFFERING SUMMARY



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Price	\$3,400,000 \$2,750,000
Building Sq. Ft.	± 6,888 SF
Lot Size	± 7,788 SF
Year Built	1972
Zoning	Old Town Commercial - Community (OTCC-2-1)
APN	443-513-33-00
Parking	2 Garage Spaces ± 6-8 Courtyard Spaces (depending on configuration)



FREE STANDING OWNER/USER BLDG



EXCELLENT LOCATION!



WALKING DISTANCE TO NEARBY AMENITIES



STRONG VISIBILITY



ABUNDANT NATURAL LIGHT



ELEVATOR SERVED



FLEXIBLE ZONING USES



CLOSE TO MAJOR FREEWAYS



PARKING POTENTIAL

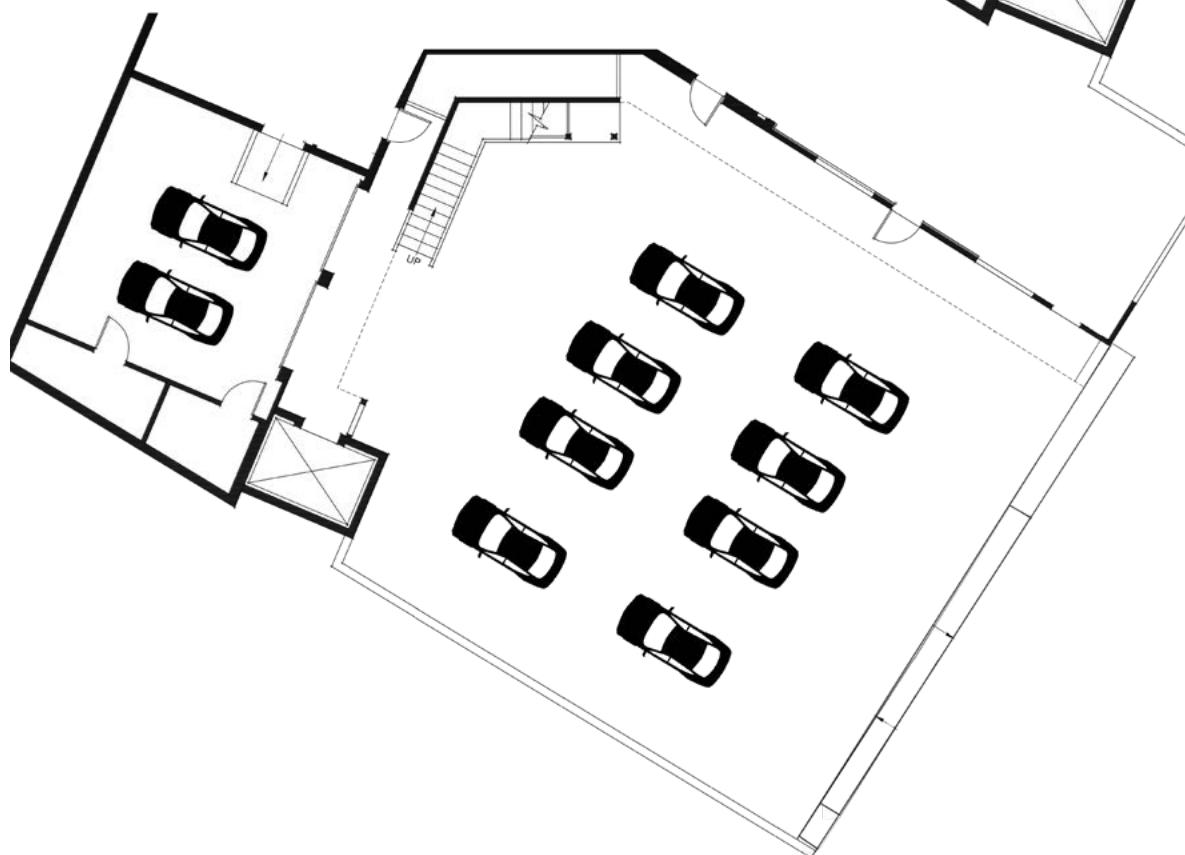
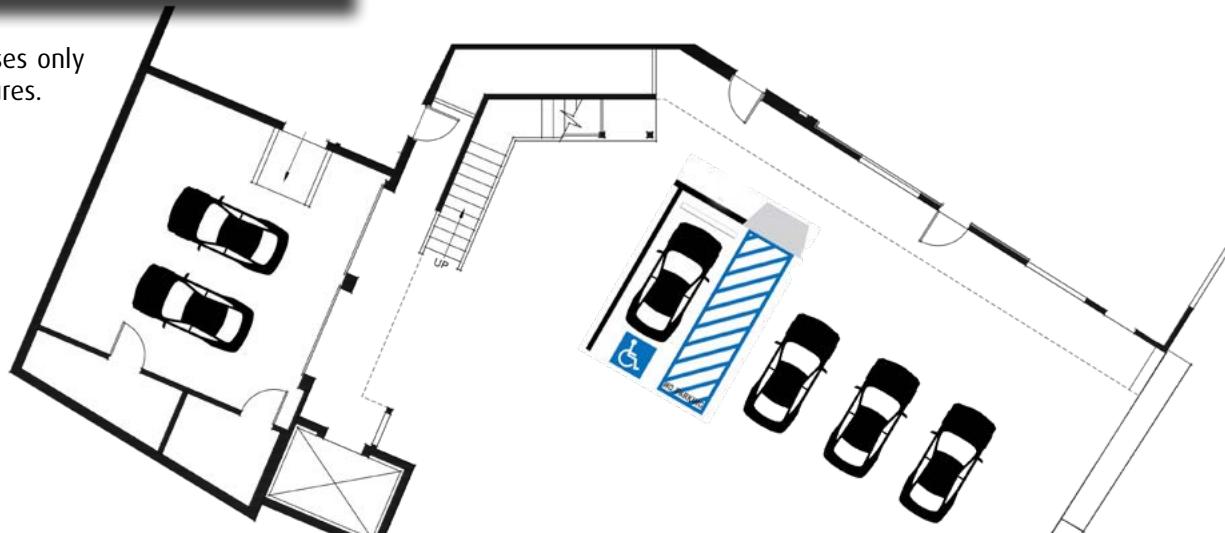


*CONCEPTUAL PARKING PLAN

NOT TO SCALE. The renderings provided are for illustrative purposes only and may not accurately reflect final design, specifications, or features.

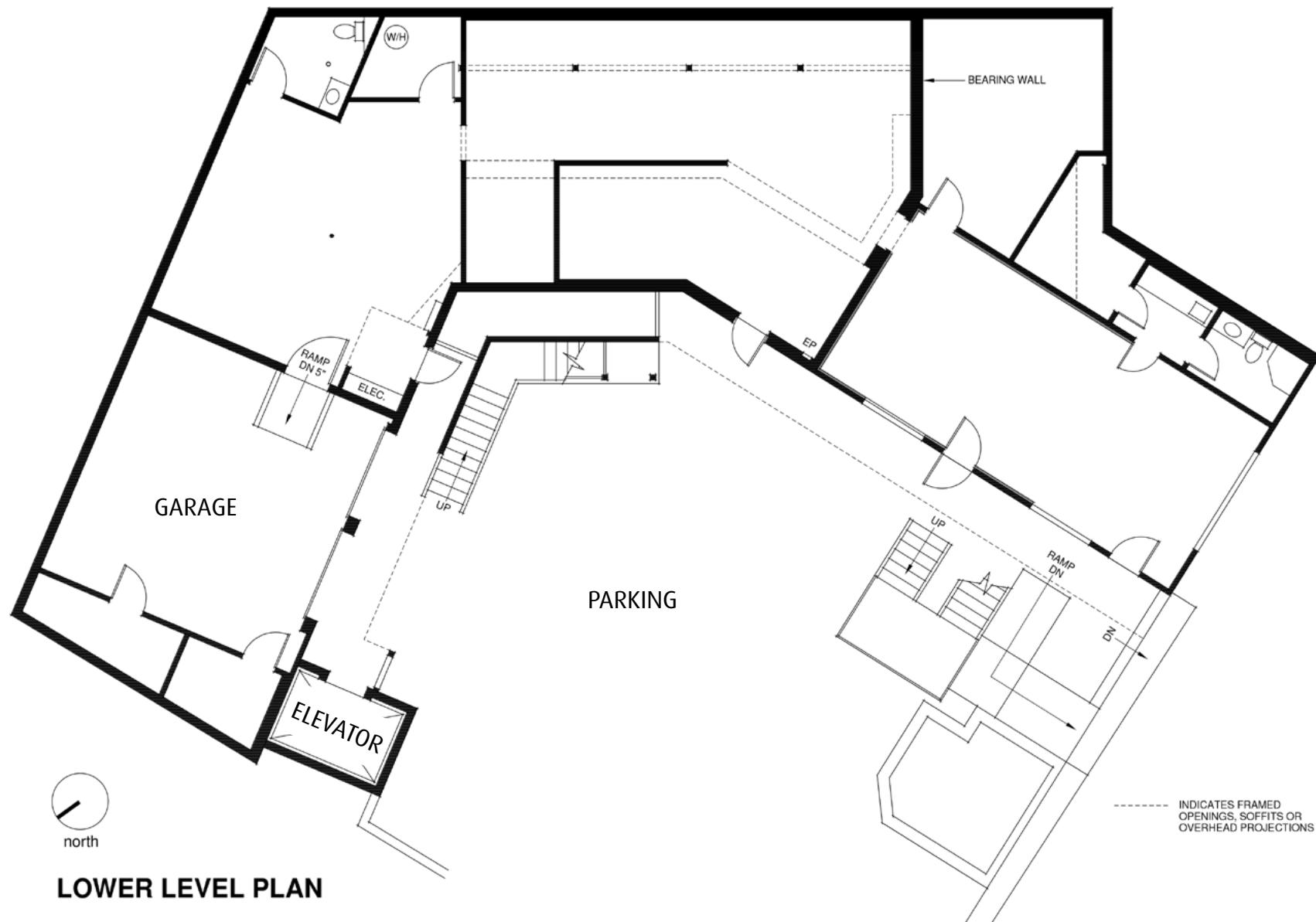
*Buyer to verify all.

CONCEPTUAL PARKING PLAN 1

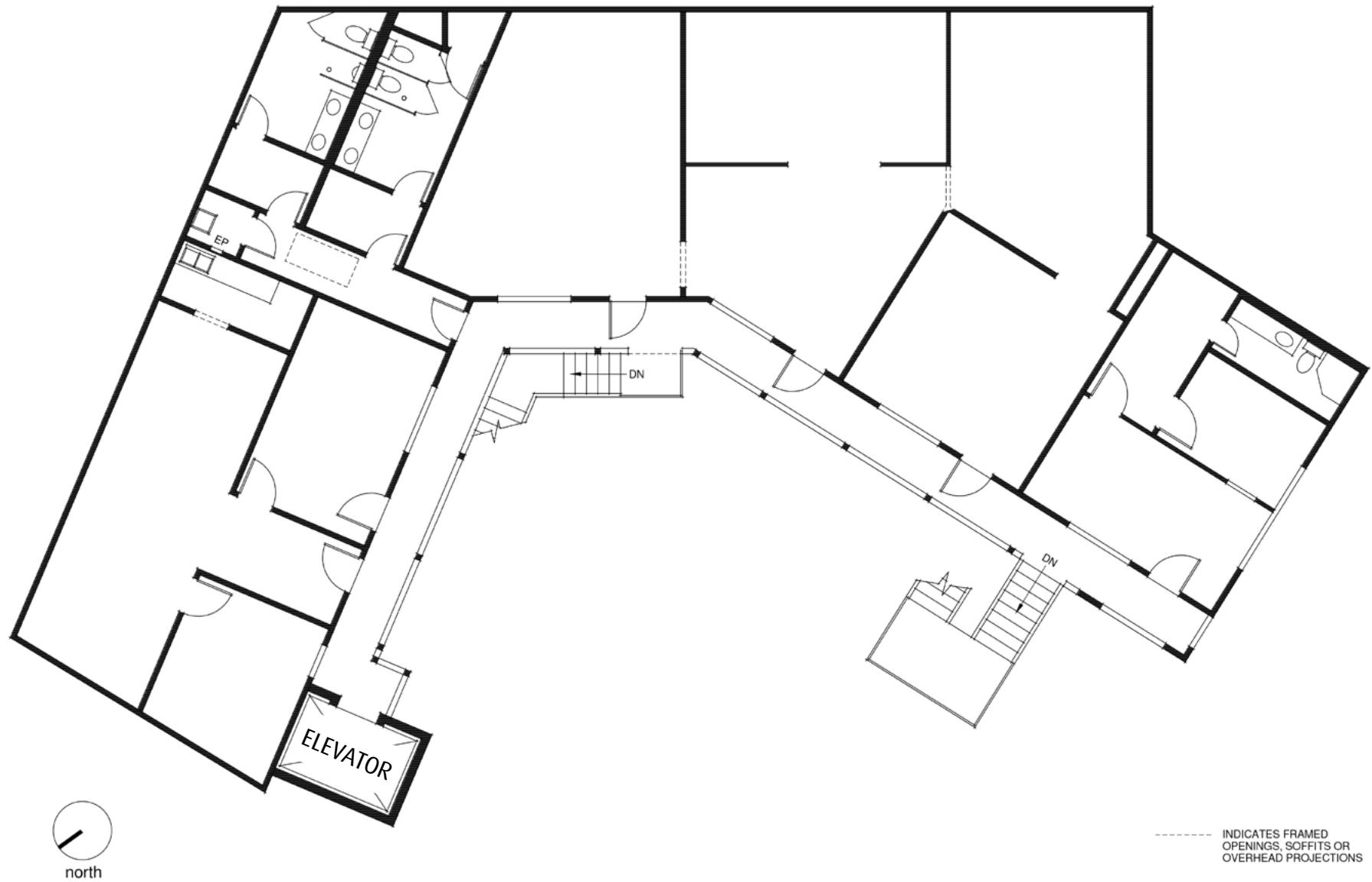


CONCEPTUAL PARKING PLAN 2

FLOOR PLAN - 1ST FLOOR



FLOOR PLAN - 2ND FLOOR



UPPER LEVEL PLAN

LOCATION OVERVIEW



Old Town San Diego, nestled in the heart of San Diego, California, is situated in close proximity to Downtown San Diego, making it easily accessible for both locals and tourists. Downtown San Diego is just a short drive away, approximately 5 miles southeast of Old Town. Bound by Interstate 8 to the north, Interstate 5 to the west, and Mission Hills to the east and south, Old Town is conveniently situated for both visitors and residents alike. Its proximity to the Old Town Transit Center ensures easy access via Coaster, Trolley, and MTS Bus service.

Old Town San Diego holds the distinction of being the oldest settled area in the city and the site of the first European settlement in present-day California. Steeped in history and brimming with Mexican heritage, this neighborhood captivates visitors with its colorful shops, eclectic restaurants, and myriad historical sites.

At the heart of Old Town lies the Old Town San Diego State Historic Park, meticulously preserving and recreating the ambiance of the Mexican and early American periods from 1821 to 1872. Through its collection of 19th-century homes and businesses, the park offers a captivating glimpse into colonial life in San Diego, enriching visitors with a sense of the area's storied past.

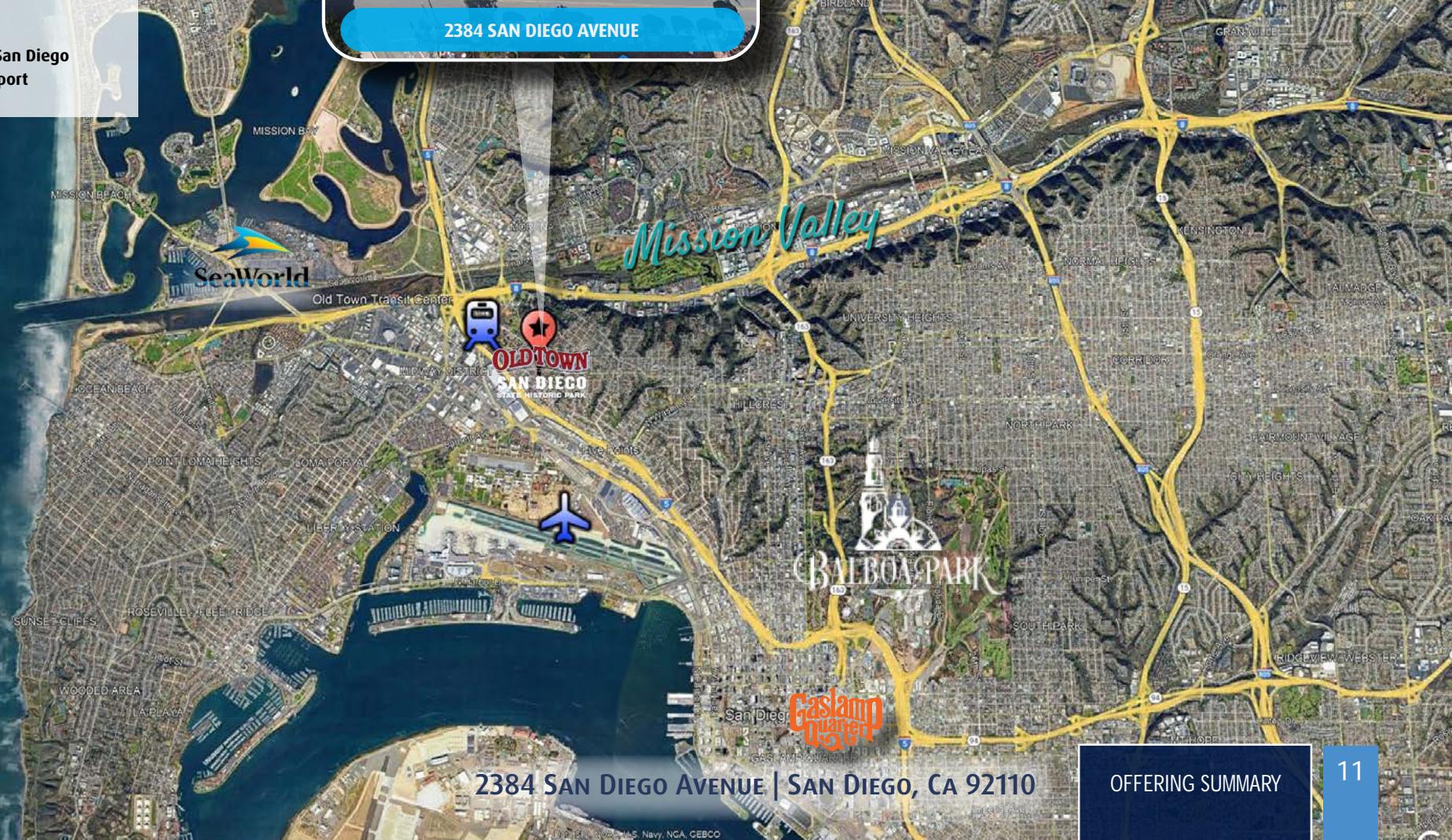
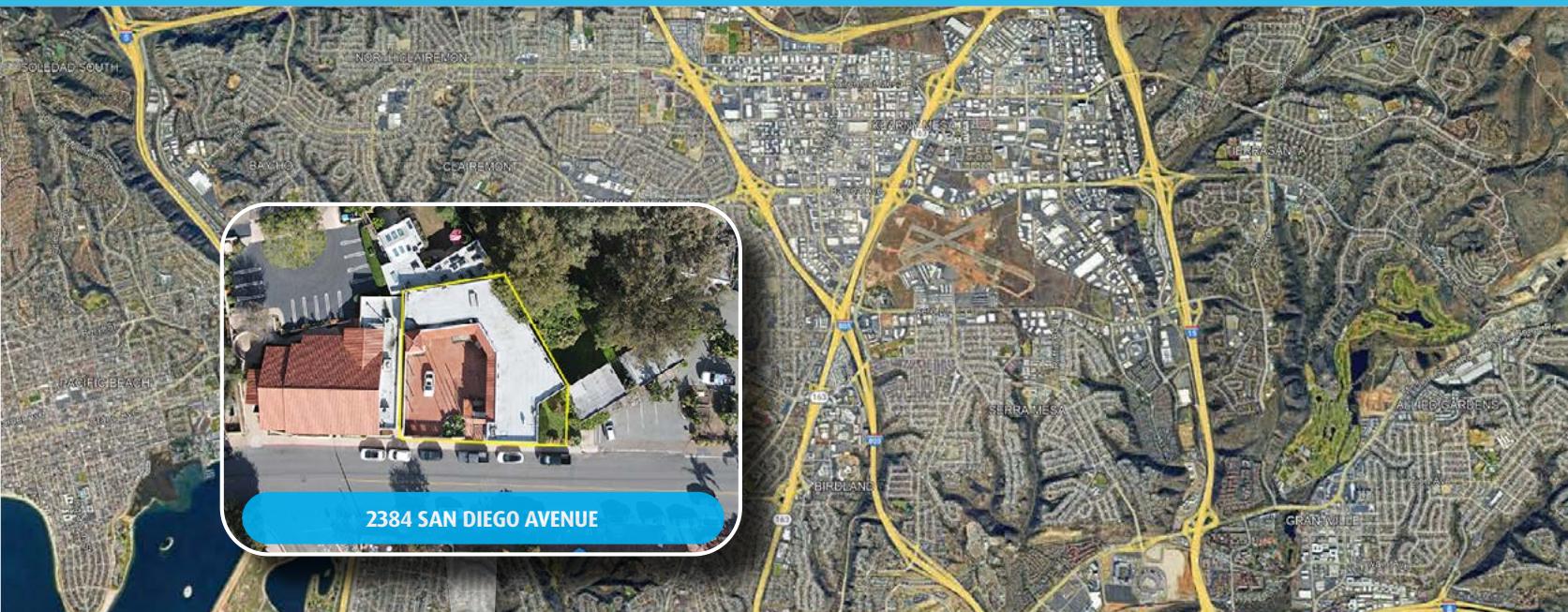
Tourists flock to Old Town, drawn by its vibrant atmosphere and renowned Mexican eateries. Meanwhile, Bazaar del Mundo beckons with its eclectic array of Mexican-inspired art and decor, adding to the neighborhood's charm.

As one of San Diego's most iconic and historically significant neighborhoods, Old Town holds immense appeal for investors. Its rich history, coupled with a constant stream of visitors, makes it an attractive prospect for those considering real estate ventures. With its central location and easy access to major freeways, Old Town offers diverse commercial real estate options, from office spaces to retail locations, promising lucrative opportunities for savvy investors.

Old Town San Diego embodies the perfect blend of history, culture, and opportunity, making it a cherished gem within the vibrant tapestry of San Diego, California.

LOCATION!

- Located in the heart of San Diego's Old Town District, surrounded by restaurants, shopping, historical attractions and homes.
- 10-15 Minute Walk to/from Old Town Transit Center with easy access to Amtrak Coaster and the San Diego Trolley system.
- 1 - 1.5 Miles to I-5 and I-8 Freeways
- 4 Miles to/from San Diego International Airport



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OFFERING SUMMARY

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PHOTO GALLERY





RENDERING

BEFORE



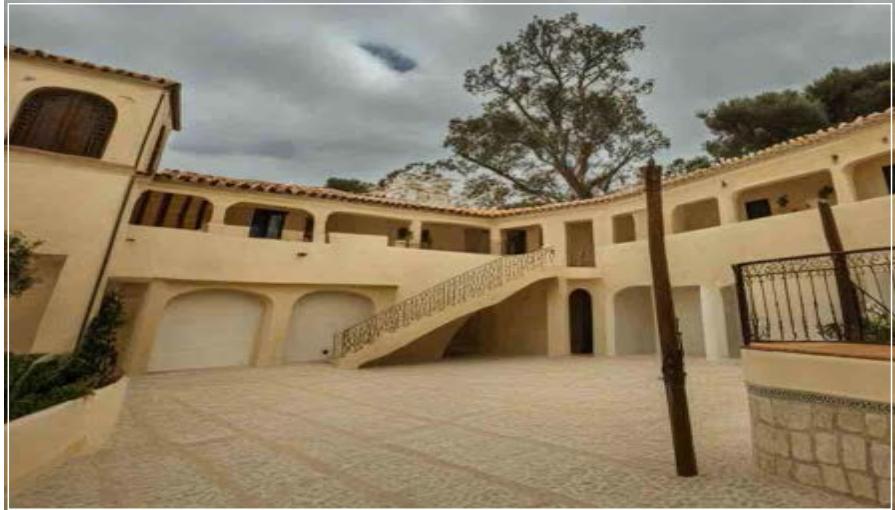
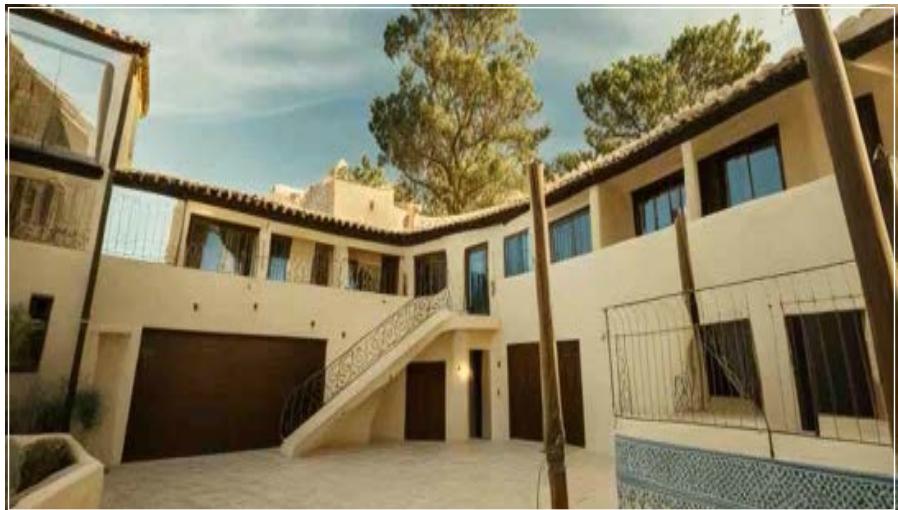
POTENTIAL



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RENDERING



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