

# 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](http://caacre.com)

**COMMERCIAL  
ASSET  
ADVISORS**



# OFFERING SUMMARY

2384 SAN DIEGO AVENUE | SAN DIEGO, CA 92110

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# 1

## 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

**PRICE  
REDUCED!**

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Price	\$3,400,000 <b>\$2,750,000</b>
Building Sq. Ft.	± 6,888 SF
Lot Size	± 7,788 SF
Year Built	1972
Zoning	<a href="#">CLICK HERE TO LEARN MORE</a>  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**



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OFFERING SUMMARY



# PARKING POTENTIAL



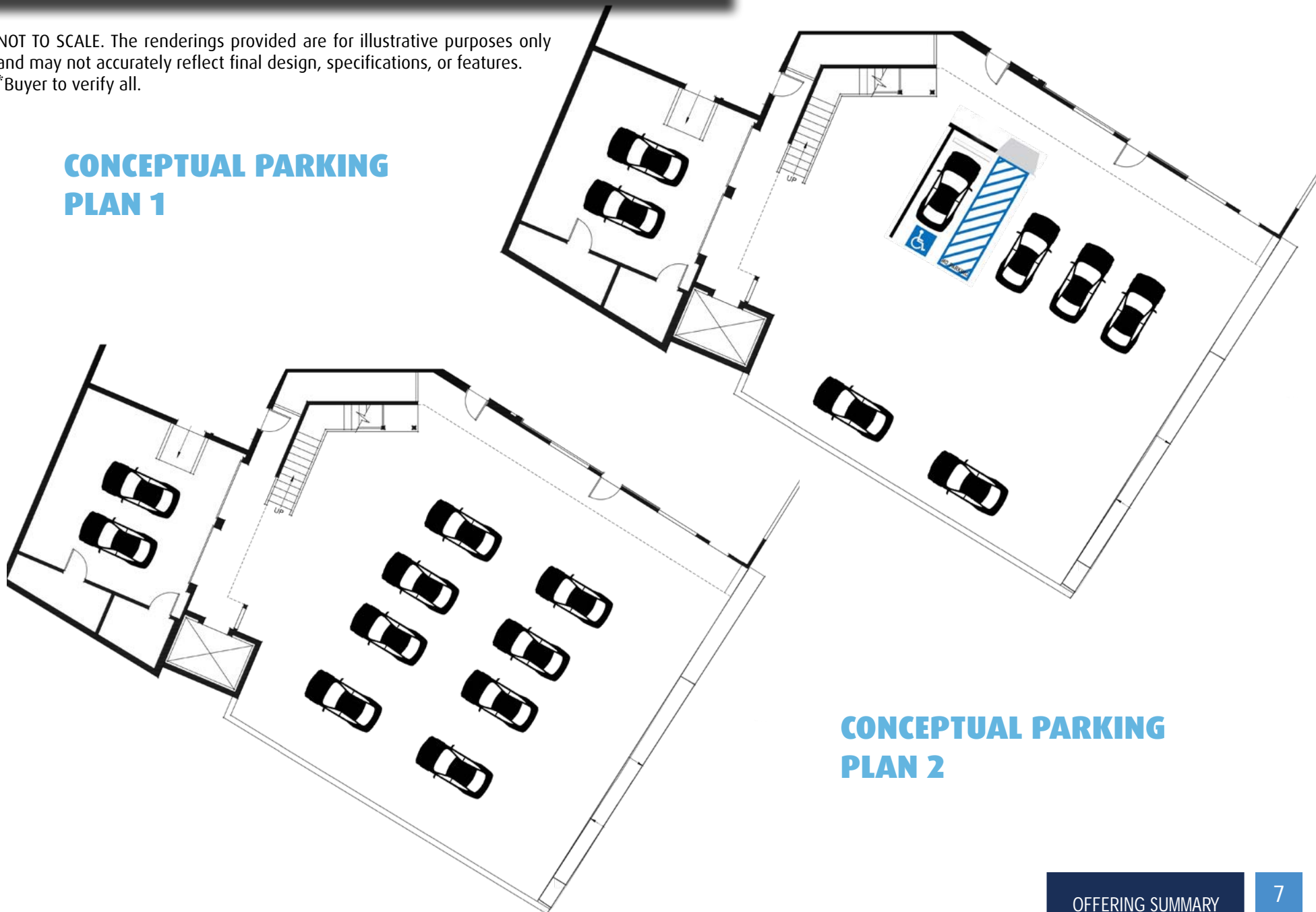


# \*CONCEPTUAL PARKING PLAN

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

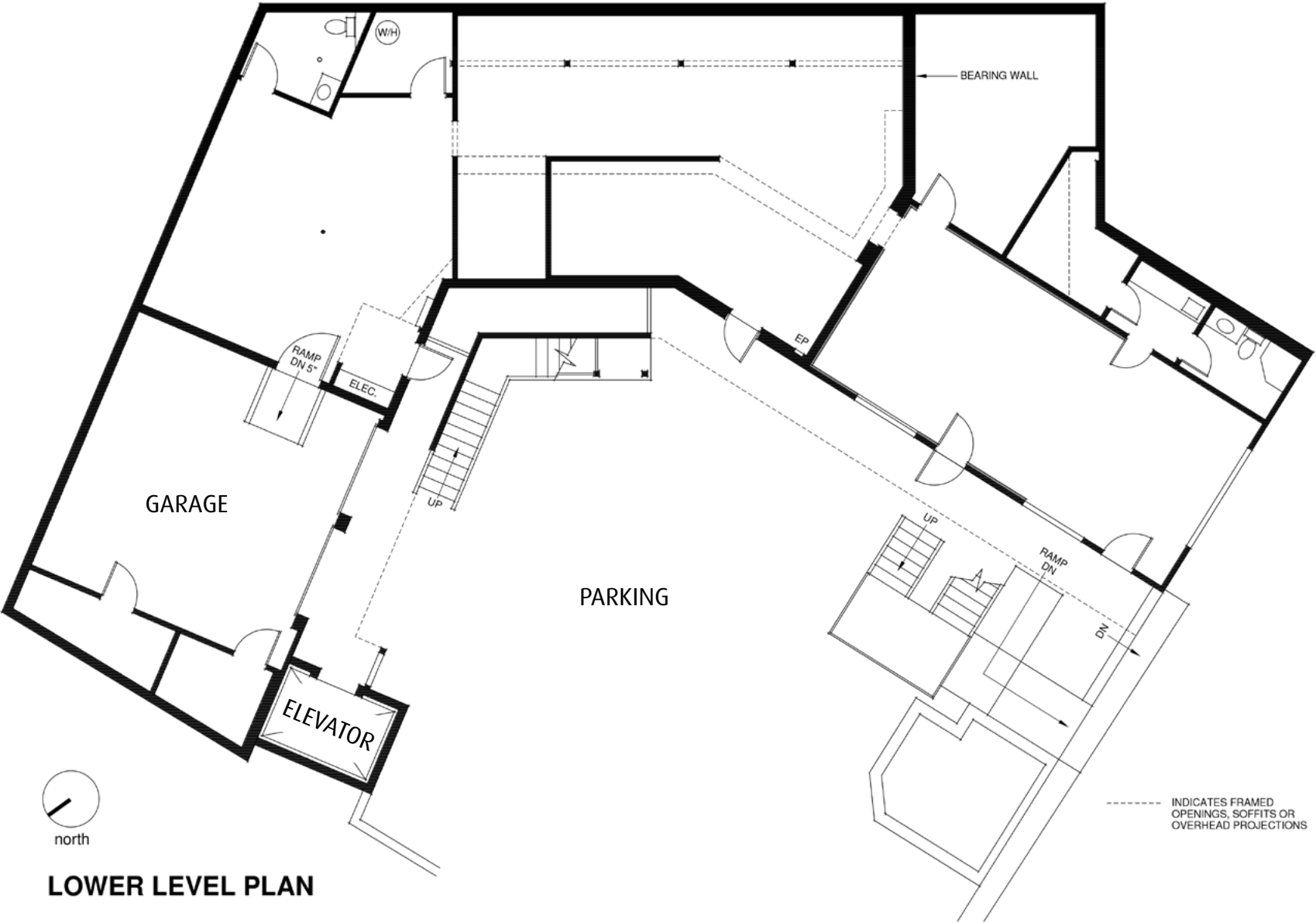
\*Buyer to verify all.

## CONCEPTUAL PARKING PLAN 1



## CONCEPTUAL PARKING PLAN 2

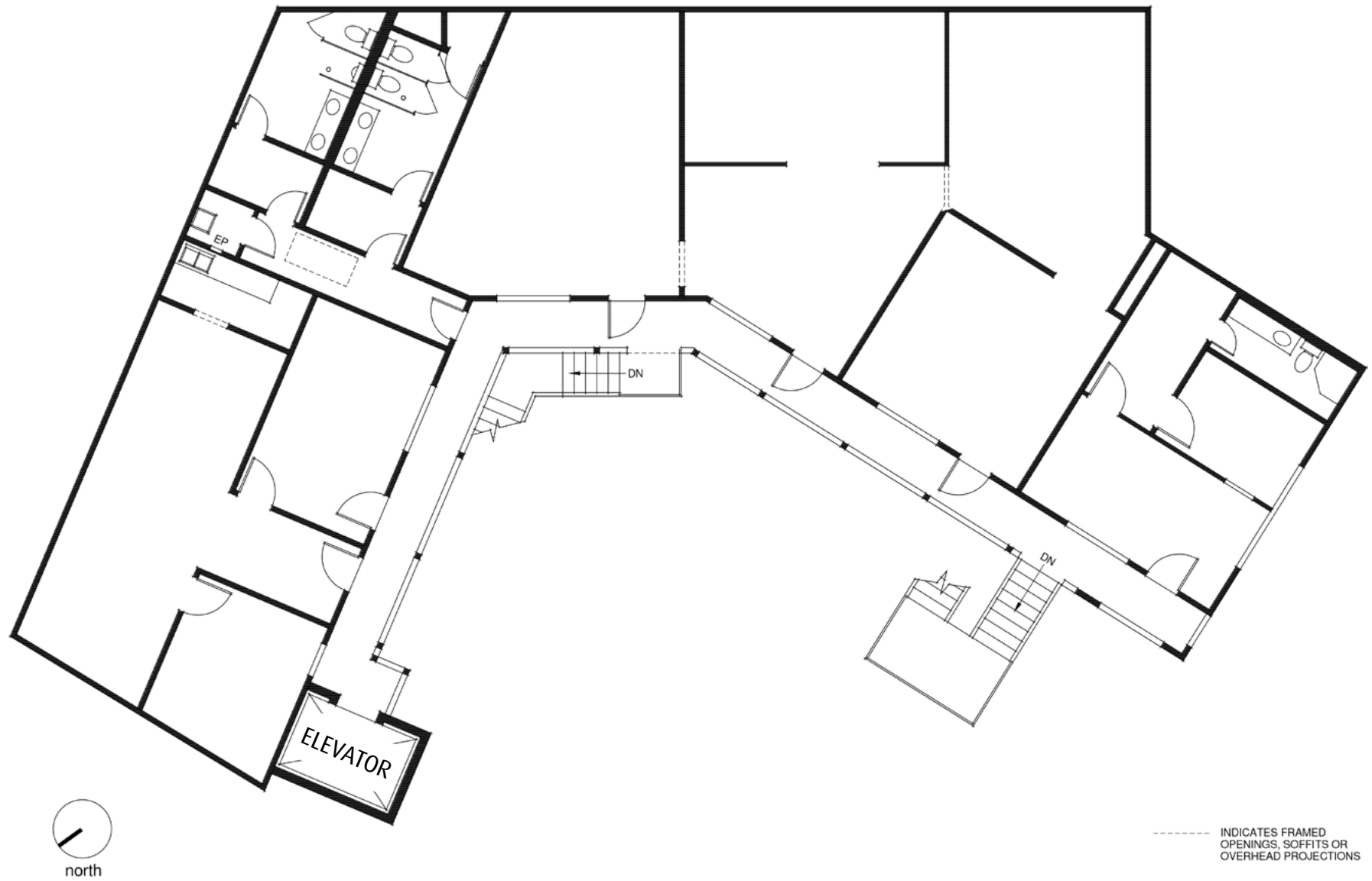
# FLOOR PLAN - 1ST FLOOR



LOWER LEVEL PLAN



# FLOOR PLAN - 2ND FLOOR



UPPER LEVEL PLAN

# 2

## 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.

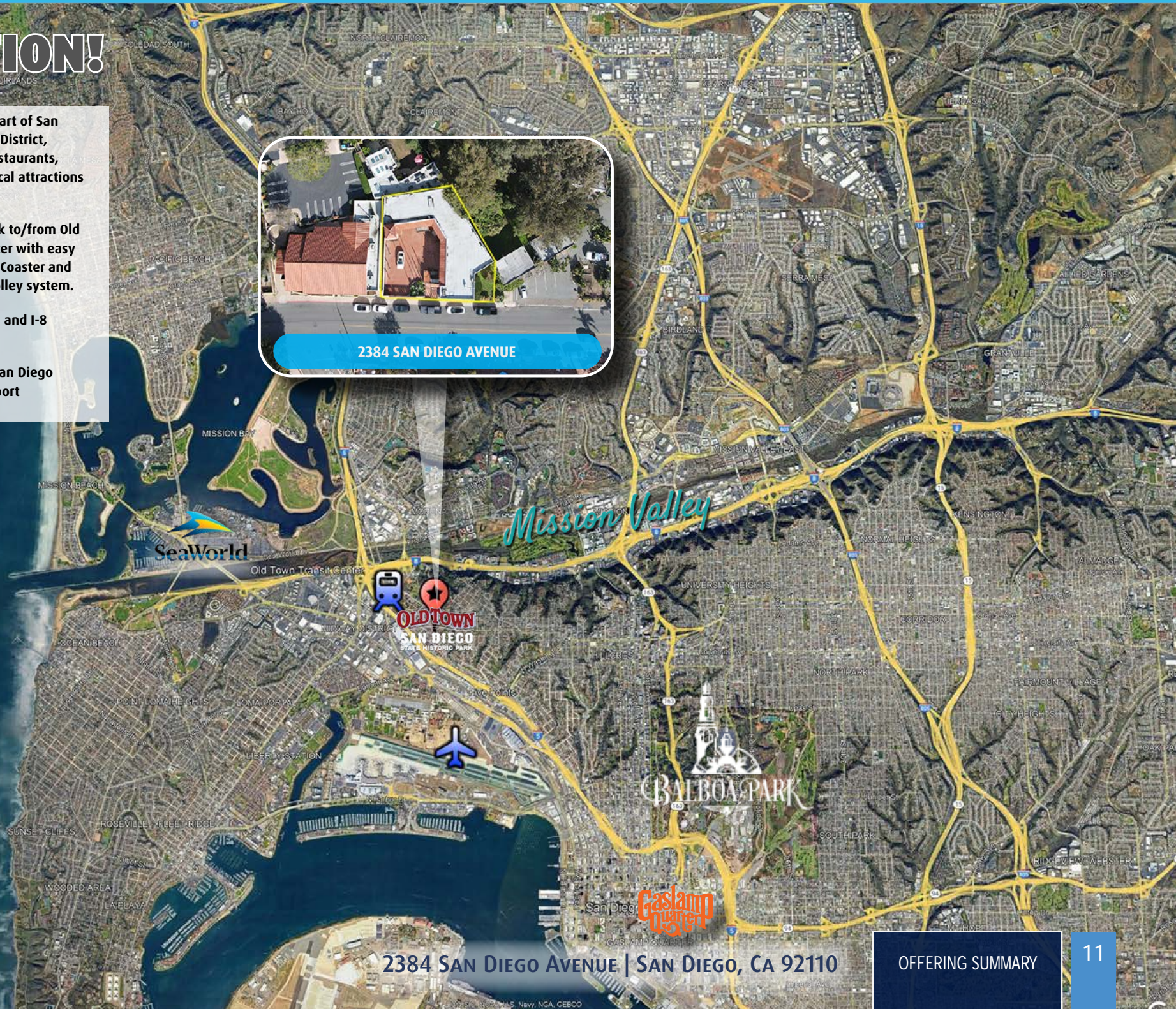
As one of San Diego's most iconic and historically significant neighborhoods, Old Town holds immense appeal for investors. Its rich history, coupled with a constant stream of visitors, makes it an attractive prospect for those considering real estate ventures. With its central location and easy access 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



# 3

## PHOTO GALLERY









# RENDERING

## BEFORE



## POTENTIAL

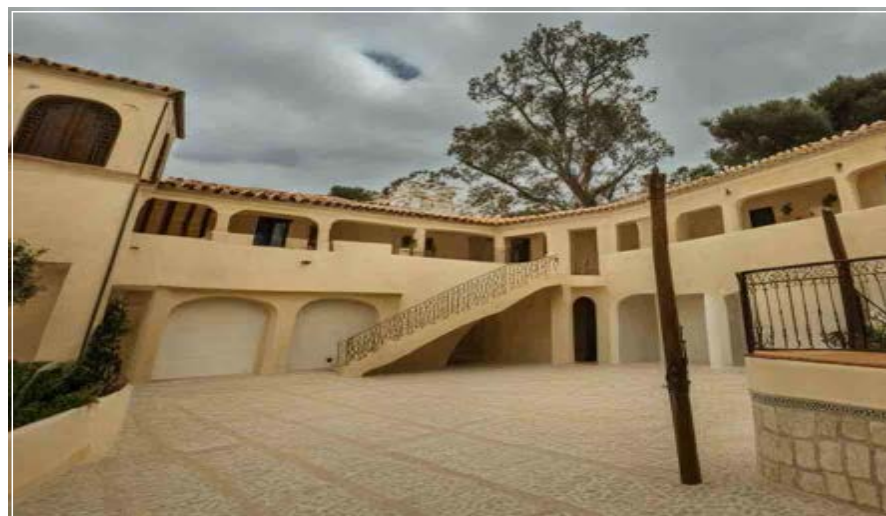


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# RENDERING



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An aerial photograph of a large, multi-story commercial building with a central courtyard. The building has a light-colored facade and a red-tiled roof. A prominent clock tower is visible on the left side of the building. The courtyard is paved with reddish-brown tiles and has a metal fence around its perimeter. In the background, there are other buildings and trees.

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