

FOR SALE: CONTRACTOR ~ OFFICE ~ YARD LIVE ~ WORK ~ RENTAL ~ 2 FULLY REHABBED STRUCTURES

2740 & 2742 MAIN STREET, SAN DIEGO, CA 92113



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Voit
REAL ESTATE SERVICES

live ~ work ~ office ~ houses

total:

±1,948 SF

±5,349 SF PARCEL (APN: 538-821-21-00)

2740 MAIN STREET

±1,808 SF PARCEL (APN: 538-821-22-00)

2742 MAIN STREET

PARCEL TOTAL: ±7,157 SF





PROPERTY DETAILS

\$1,075,000
ASKING PRICE

2 FREESTANDING
OF BUILDINGS

±1,343 SF
BUILDING 1 SIZE

±585 SF
BUILDING 2 SIZE

0.16 AC
LOT SIZE

14'
CLEAR HEIGHT

1940'S/2024
YEAR BUILT/RENOVATED

CC-2-4
ZONING ([VIEW](#))

ONE (1)
OF STORIES

LIVE – WORK
OR RENTAL

I BLOCK OFF OF
INTERSTATE- 5

100% REHABBED
STRUCTURES

CONTRACTOR
USES ALLOWED

FLAT LEVEL YARD FOR
STORAGE AND PARKING

ALLEY
ACCESS







Recently renovated



*\$350,000
Improvements*



VIEW LOOKING TOWARDS SHIPYARDS

WORKING WATERFRONT

Two marine cargo terminals and their associated imports, exports and tenants; two cruise terminals and all cruise ship operations; the largest and most capable shipbuilding and repair industry on the West Coast; and a robust commercial and sportfishing sector together make up the critical blue economy of the San Diego region.



PORT of
SAN DIEGO

WORKING WATERFRONT STATS

14,000

SHIPBUILDING & REPAIR
WORKERS

\$1.25 BILLION

SHIPBUILDING &
REPAIR PAYROLL

\$6.7 MILLION

INCOME FOR COMMERCIAL
FISHERMEN

About the Port

The Port of San Diego serves the people of California as a specially created district, balancing multiple uses on 34 miles along San Diego Bay spanning five cities. Collecting no tax dollars, the Port manages a diverse portfolio to generate revenues that support vital public services and amenities.



200,764
POPULATION



22
PARKS



18
MAJOR HOTELS &
RESORTS



20
MARINAS & YACHT CLUBS



2
CARGO TERMINALS



2
CRUISE TERMINALS



80
RESTAURANTS



\$91,898
AVERAGE HOUSEHOLD
INCOME



A⁺
WEATHER

A⁻
NIGHTLIFE

A⁻
OUTDOOR ACTIVITIES



70,582
OF HOUSES



Port of San Diego Overview

The Port of San Diego is an indispensable economic engine, adding \$9.2 billion to our county's economy in 2019 and employing about one in 30 people in San Diego County. The Port and the approximately 800 businesses on and around San Diego Bay contribute to a dynamic waterfront that reinvest billions of dollars into the local economy each year, creating a more prosperous way of life for all.

The Port cares for 34 miles of waterfront, comprising about 2,400 acres of land and 11,800 acres of water.

The Port champions Maritime, Waterfront Development, Public Safety, Experiences and Environment, all focused on enriching the relationship people and businesses have with our dynamic waterfront. From cargo and cruise terminals to hotels and restaurants, from marinas to museums, from 22 public parks to countless events, the Port contributes to the region's prosperity and remarkable way of life on a daily basis.

Port of San Diego Shipyards The six shipyards of the Working Waterfront along with their suppliers, build, repair and maintain commercial vessels and U.S. Navy vessels, whether homeported here or bound for the far seas.

- » BAE Systems San Diego Ship Repair
- » Continental Maritime
- » General Dynamics NASSCO
- » Marine Group Boat Works
- » Nielsen Beaumont Marine



Amenity rich location



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