2730, 2736 & 2740-2752

IMPERIAL AVE

SAN DIEGO, CA

CBRE

OFFERING MEMORANDUM

FOR SALE

100% LEASED | VALUE-ADD RETAIL BUILDINGS & 2 RESIDENTIAL UNITS | SAN DIEGO, CA

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2730, 2736 & 2740-2752

IMPERIAL AVE

SAN DIEGO, CA

EXECUTIVE SUMMARY

The Offering

2730, 2736, and 2740-2752 Imperial Avenue presents a compelling investment opportunity within San Diego's rapidly evolving Grant Hill neighborhood. Strategically located along a primary thoroughfare, these properties benefit from significant revitalization efforts, strong accessibility, and the distinct advantages of being situated within a designated Opportunity Zone.

- Strong Location: High visibility, strong foot and vehicle traffic, and excellent access to major transportation arteries. Just minutes from Downtown San Diego and the San Diego International Airport.
- Operational Flexibility & Owner-User Potential: The prevalence of short-term and month-to-month lease structures offers exceptional operational flexibility, providing a strategic pathway for an owner-user to achieve immediate occupancy or implement a phased redevelopment strategy.
- Development Potential: Flexible zoning and Opportunity Zone designation provide avenues for mixed-use redevelopment, density increases, and tax benefits.
- Assemblage Potential: The adjacent property at 114 Hensley Street is also available for acquisition, offering strategic expansion and assemblage opportunities.
- Demand Drivers: Proximity to major employment hubs, public transit, and residential neighborhoods contributes to strong tenant demand.

Property Overview

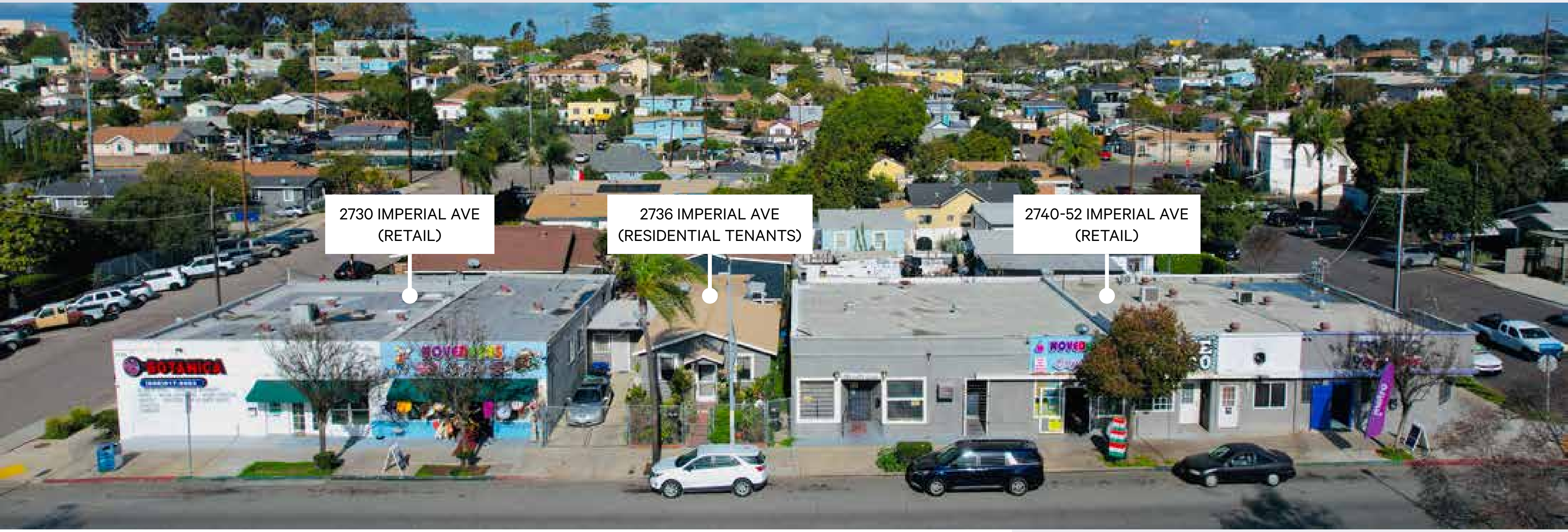
2730, 2736 & 2740-2752 Imperial Ave
San Diego, CA 92102

Offering Price:
$2,400,000 | $264/SF

Building Size:
±9,075 SF

Land Size:
±10,018 SF, ±0.23 AC

Zoning:
CN-1-3, San Diego
(Commercial-Neighborhood)



This site plan is not a representation, warranty or guarantee as to size, location or identity of any tenant, and the building, improvements, parking, ingress and egress are subject to such changes, additions and deletions as the architect, Landlord or any governmental agency may direct. Any specified tenant reverenced herein is subject to change, deletion, change of location, etc. at any time without prior notice.

PROPERTY HIGHLIGHTS

VALUE-ADD THROUGH RENT OPTIMIZATION

- Current in-place rents are below market rates, offering an immediate and significant value-add opportunity through strategic rent adjustments. For an owner-user, this also provides the flexibility to consolidate existing tenants into a single structure, facilitating partial occupancy while maintaining income, or allowing for a full tenant rollover to accommodate their own operations.

TRIPLE NET (NNN) LEASE STRUCTURE

- The existing lease agreements are structured to allow for the pass-through of all operating expenses to tenants, establishing true Triple Net (NNN) leases. This robust structure enables a buyer to achieve predictable cash flow, protect against rising operating costs, and implement annual rental increases to drive long-term income growth.

STRATEGIC ASSEMBLAGE FOR FUTURE DEVELOPMENT

- Acquiring this portfolio offers a unique opportunity to assemble a contiguous city block along Imperial Avenue, a major thoroughfare. This strategic land aggregation provides the foundation for larger-scale redevelopment initiatives, unlocking significant long-term value and positioning the investor to capitalize on future growth and intensified land use.
- The availability of the adjacent property at 114 Hensley Street presents a compelling opportunity for strategic expansion. Acquiring this contiguous parcel would significantly enlarge the overall footprint, unlocking enhanced development potential and allowing for a more comprehensive, large-scale project along this key thoroughfare.

HIGH TRAFFIC | EXCELLENT VISIBILITY

- Excellent accessibility, situated directly on Imperial Avenue, a major arterial road. This location ensures high visibility and steady traffic flow and convenient access to major freeways I-5 and SR-94.
- Major Commercial Thoroughfare:
  - Imperial Ave............................ ±6,717 Cars per day
  - S 28th St.................................. ±7,882 Cars per day
  - I-5 Freeway........................... ±173,118 Cars per day

OPPORTUNITY ZONE BENEFITS

- Deferral of Capital Gains Taxes: Investors can defer capital gains taxes on previous investments until December 31, 2026, or until the QOF investment is sold.
- Reduction of Capital Gains Taxes: The tax basis of the original investment increases by 10% if held for at least 5 years, and by 15% if held for at least 7 years.
- Exclusion of New Capital Gains: For investments held for at least 10 years, investors pay no taxes on any capital gains earned from the QOF investment itself.

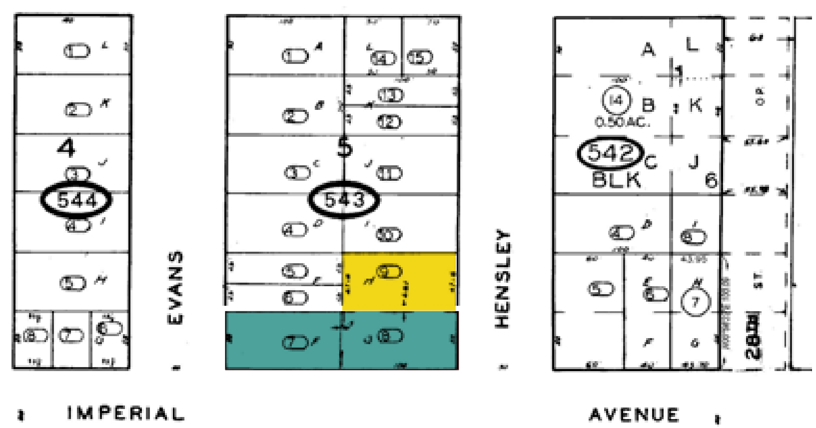
  * Consult with your tax advisor regarding the potential tax implications of Opportunity Zone investments.

ZONING

- The purpose of the CN zones is to provide residential areas with access to a limited number of convenient retail and personal service uses. The CN zones are intended to provide areas for small scale, low intensity developments that are consistent with the character of the surrounding residential areas. The zones in this category may include residential development. Property within the CN zones will be primarily located along local and selected collector streets.
- CN-1-3 allows development with a pedestrian orientation and permits a maximum density of 1 dwelling unit for each 1,500 square feet of lot area.

PARCEL MAP

- APN: 535-543-07 & 535-543-08



LEASE SUMMARY

Address	Size	Tenant Name	Monthly Rent	Expiration
2730	3, 200 SF	FAJAMA Retail	$2,600	22-Mar-27
Notes: Tenant to pay Taxes and fees arising from Tenant’s business				
2736	580 SF	Residential Tenant	$1,300	5-May-26
2736-B	295 SF	Residential Tenant	$725	MTM
2740-42	1,700 SF	New Bar Name	$1,950	MTM
Notes: Tenant to pay Taxes and fees arising from Tenant’s business				
2744	750 SF	Novedades Lupita #2	$1,000	MTM
Notes: Tenant to pay Taxes and fees arising from Tenant’s business				
2746	650 SF	Rock Your Look Salon	$1,300	2-Feb-27
Notes: Salon and Spa, rent increases to $1300 on Feb. 1 2026				
2748	650 SF	Botanica 7 Potencias	$1,100	MTM
Notes: Tenant to pay Taxes and fees arising from Tenant’s business				
2750-52	1,250 SF	Metro by T-Mobile	$1,700	1-Mar-28
Total	9,075 SF		$11,675	

FINANCIAL ANALYSIS

SCHEDULED INCOME - RETAIL					
UNIT NUMBER/TENANT	SF	RENT / SF	CURRENT RENT	RENT / SF	MARKET RENT
2730 - FAJAMA	3200	$0.81	$2,600	$1.50	$4,800
2740-42 - New Bar	1700	$1.15	$1,950	$1.75	$2,975
2744 - Novedades Lupita #2	750	$1.33	$1,000	$2.25	$1,688
2746 - Rock Your Look Salon	650	$2.00	$1,300	$2.25	$1,463
2748 - Botanica 7 Potencias	650	$1.69	$1,100	$2.25	$1,463
2750-52 - Metro by T-Mobile	1250	$1.36	$1,700	$2.00	$2,500
GROSS SCHEDULED INCOME:	8200		$9,650		$14,888

SCHEDULED INCOME - RESIDENTIAL				
NUMBER OF UNITS	BD/BA	SF	CURRENT RENT	MARKET RENT
2736	1+1	580	$1,300	$1,550
2736-B	1+1	295	$725	$950
GROSS SCHEDULED INCOME:		875	$2,025	$2,500

TOTAL SCHEDULED INCOME:	$11,675	$17,388

FINANCIAL SUMMARY				
		CURRENT		MARKET
GROSS SCHEDULED INCOME:		$140,100		$208,650
VACANCY:	3%	($4,203)	3%	($6,260)
2730 WATER REIMBURSEMENT		$1,650		$1,650
ESTIMATED CAM REIMBURSEMENTS & RECOVERABLES:				$50,740
EFFECTIVE GROSS INCOME:		$137,547		$254,781
OPERATING EXPENSES:				
REPAIRS & MAINTENANCE		$3,500		$3,500
LANDSCAPING		$1,000		$1,000
TRASH		$4,066		$4,066
WATER & SEWER		$2,550		$2,700
PROPERTY INSURANCE		$9,300		$9,500
PROPERTY TAXES		$32,907		$32,907
TOTAL OPERATING EXPENSES:		($53,324)		($53,674)
OPERATING EXPENSES AS % OF EGI:		39%		27%
NET OPERATING INCOME:		$84,223		$201,107

INVESTMENT SUMMARY	
PRICE:	$2,400,000
NUMBER OF UNITS:	6 RETAIL & 2 RESIDENTIAL
PRICE PER SF:	$264
CURRENT CAP RATE:	3.5%
MARKET CAP RATE:	8.4%
YEAR BUILT 2730 IMPERIAL AVE	1967
YEAR BUILT 2740-2750 IMPERIAL AVE	2000
YEAR BUILT RESIDENTIAL UNITS	N/A
LOT SIZE:	10,018
BUILDING SIZE RESIDENTIAL:	875
BUILDING SIZE RETAIL:	8,200

1. Property Taxes are calculated at a rate of 0.125114, plus $2,880 special assessment.
2. Repairs & Maintenance was estimated averaging past years range of $3,000 to $4,000 annually.
3. Landscaping is approximately $250 per quarter.
4. Trash is $338.86 per month with EDCO
5. Water & Sewer for both buildings was approximately $425 every two months. Tenant pays 2730 building, approx. $275 every other month. Landlord pays 2740-52, approx. $150 every other month. Residential Tenants at 2736 pay their own separate water bill.
6. Property Insurance is approximately $8,900 for both retail buildings (or $4,450 each), plus $377 for residential units.
7. All Square Feet measurements for the retail and residential spaces are estimates. Buyers need to confirm.
8. Year built information obtained from CoStar.

AREA OVERVIEW

GRANT HILL

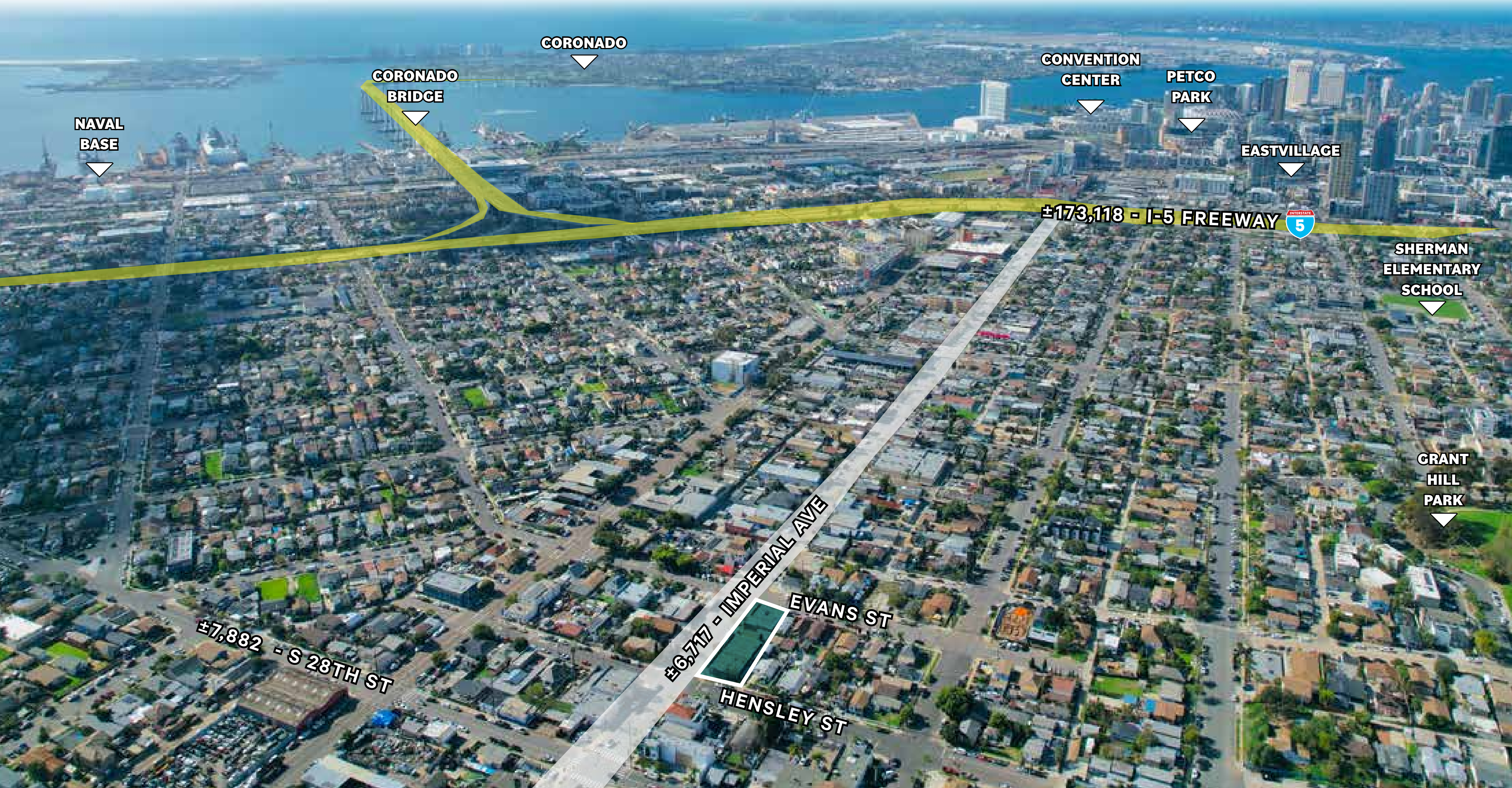
Grant Hill is a historic neighborhood located in central San Diego, California, situated just south of the 94 freeway and east of Golden Hill. Known for its captivating views of the San Diego Bay, Coronado Bay Bridge, and the downtown skyline, Grant Hill combines historical charm with modern amenities. Just minutes away from Downtown San Diego via I-5 or the Orange Line trolley, offering easy access to cultural hotspots, dining, entertainment venues, and major employment centers. Other nearby attractions include Balboa Park (home to museums, gardens, and the San Diego Zoo), Little Italy, the Gaslamp District, Petco Park, and the San Diego International Airport, all within a short drive or public transit ride.

The neighborhood is poised for continued growth, driven by ongoing revitalization projects and increasing demand for housing and commercial services.

$98,824
92102 AVERAGE HOUSEHOLD INCOME

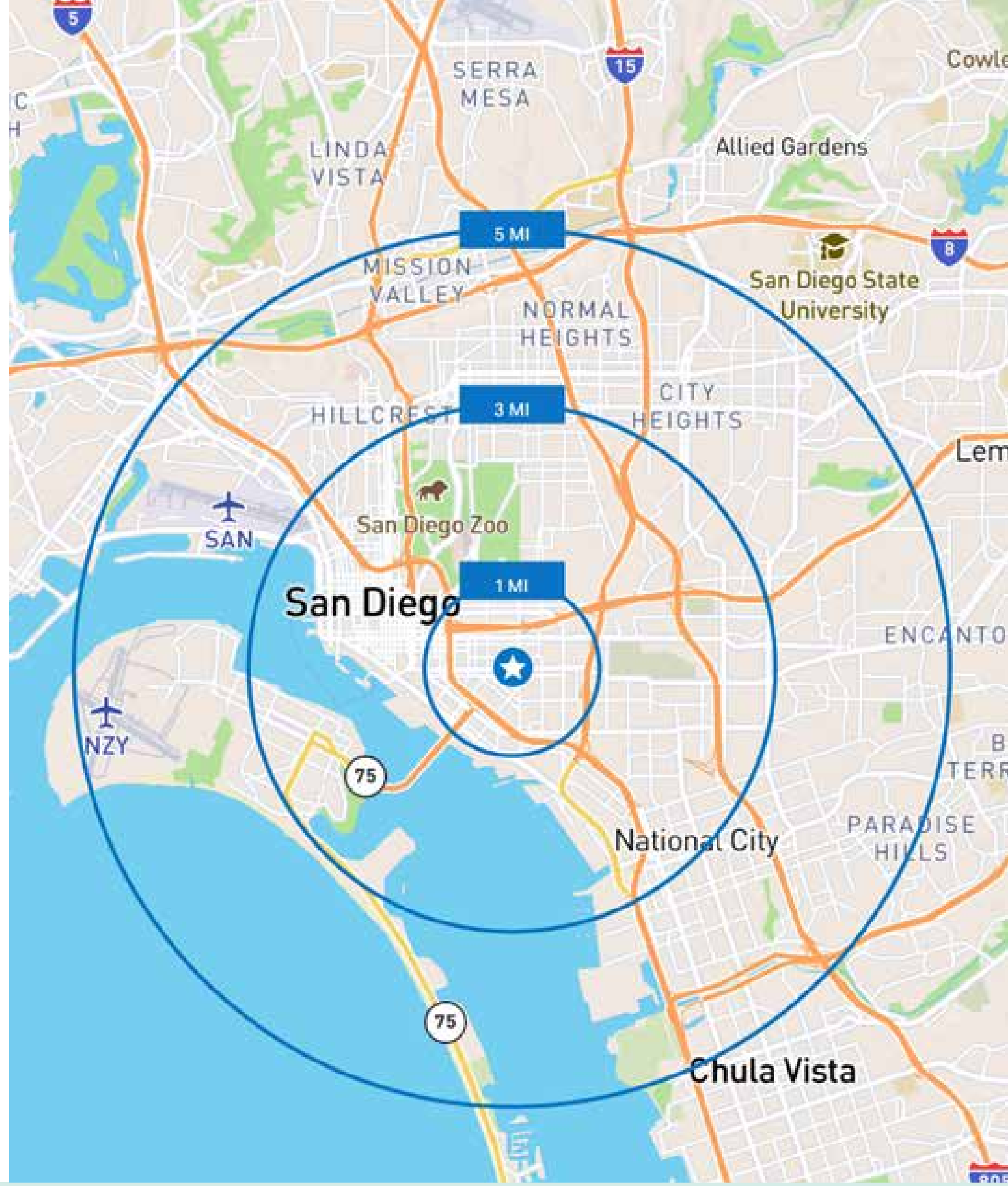
39,566
92102 POPULATION

1,333
92102 BUSINESS



DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
PLACE OF WORK			
2025 Businesses	1,621	13,438	26,879
2025 Employees	19,793	144,421	291,010
POPULATION			
2025 Population - Current Year Estimate	44,473	223,142	502,285
2030 Population - Five Year Projection	44,903	229,573	510,213
HOUSEHOLDS			
2025 Households - Current Year Estimate	16,341	92,405	200,660
2030 Households - Five Year Projection	16,915	98,331	208,742
HOUSEHOLD INCOME			
2025 Average Household Income	$89,076	$118,833	$115,020
2030 Average Household Income	$98,658	$129,952	$126,308
HOUSING VALUE			
2025 Median Value of Owner Occ. Housing Units	$739,860	$908,621	$844,676
2025 Average Value of Owner Occ. Housing Units	$825,679	$1,057,541	$999,254
HOUSING UNITS			
2025 Housing Units	17,502	103,551	219,390
DAYTIME POPULATION			
2025 Daytime Population	36,490	302,655	601,684
Daytime Workers	15,428	206,018	378,946
Daytime Residents	21,062	96,637	222,738



Zillow Home Value Index for Grant Hill:
$724,305

https://www.zillow.com/home-values/268192/grant-hill-san-diego-ca/

Walk Score

"WALKER'S PARADISE"

Daily errands do not require a car

WALK SCORE
90

BIKE SCORE
63

TRANSIT SCORE
58

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