

2317

HOTEL CIRCLE S

SAN DIEGO, CA

FOR SALE

FREESTANDING 2-STORY BUILDING
FORMER VETERINARY SPACE

RARE OPPORTUNITY IN MISSION VALLEY



CBRE

EXECUTIVE SUMMARY

DESIRABLE FREEWAY-FRONTING, FREESTANDING BUILDING

CBRE is pleased to present an opportunity to acquire 2317 Hotel Circle S in San Diego, CA, a single tenant retail/office building. The ±9,240 square foot 2-story building situated on a ±1.86 acre parcel.

The building is ideally suited for a destination retailer or owneruser, seeking easy freeway access, with visibility to ±206,500 cars per day on Interstate 8.

The site offers the opportunity capitalize on the ability to own in San Diego – a purchaser could occupy vs. lease and enjoy pride of ownership along with equity appreciation. A purchase also allows for the opportunity for SBA financing to increase investment returns.



ADDRESS

2317 HOTEL CIRCLE S
SAN DIEGO, CA 92108



OFFERING PRICE

\$5.5 MILLION



PARCEL NUMBER

443-040-30



BUILDING SIZE

±9,240 SF



LAND AREA

±81,022 SF
(1.86 AC)



ZONING

CO-2-2



PARKING SPACES

4.00/1,000



YEAR BUILT

1980



PROPERTY HIGHLIGHTS



CORE LOCATION

The site is located on the major thoroughfare of Mission Valley. The building offers convenient ingress/egress and is complemented by ample parking. In addition, the site is easily accessible from Interstate 8.



FLEXIBLE ZONING

CO-2-2 Zoning (Commercial Office) allows for a wide array of hotels, offices, medical uses etc. serving neighborhoods and community needs.



HIGH TRAFFIC | EXCELLENT VISIBILITY

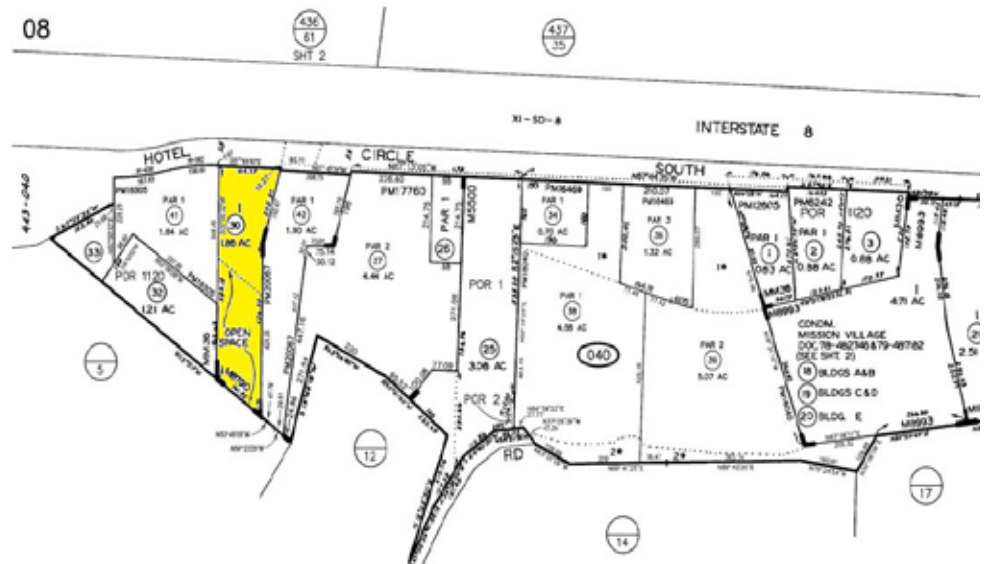
With an established growing community, the site benefits from a solid daytime population.

Major Commercial Thoroughfare:

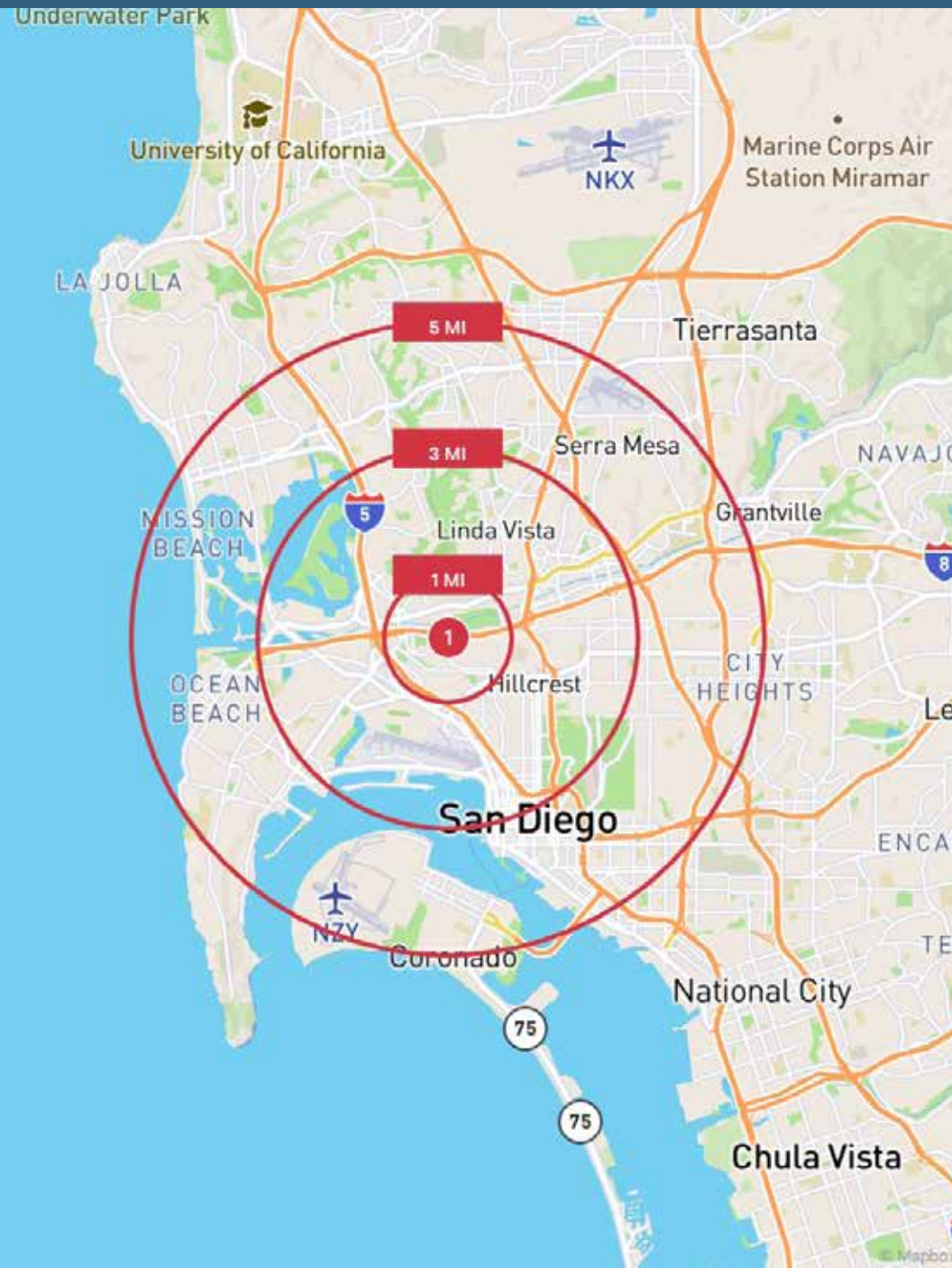
1-8 Freeway.....±206,500 CPD



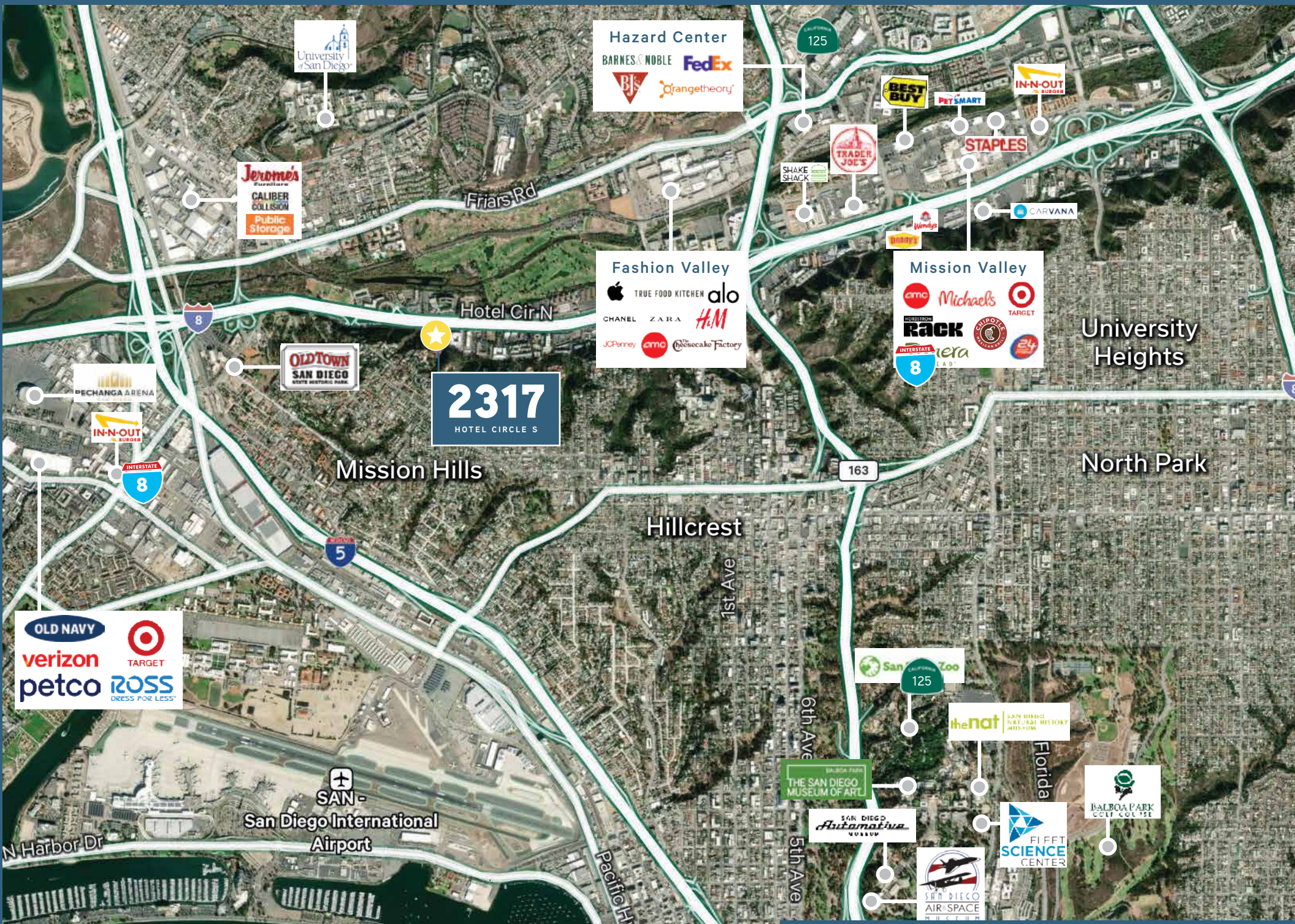
PARCEL MAP



DEMOGRAPHICS



DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
PLACE OF WORK			
2024 Businesses	1,385	13,641	33,401
2024 Employees	12,775	163,326	370,871
POPULATION			
2024 Population - Current Year Estimate	18,209	166,886	481,620
2029 Population - Five Year Projection	20,126	175,173	493,761
HOUSEHOLDS			
2024 Households - Current Year Estimate	8,632	79,798	220,644
2029 Households - Five Year Projection	9,953	85,626	232,136
HOUSEHOLD INCOME			
2024 Average Household Income	\$145,588	\$136,386	\$134,375
2029 Average Household Income	\$163,390	\$155,546	\$153,321
HOUSING VALUE			
2024 Average Value of Owner Occ.	\$1,333,955	\$1,105,144	\$1,117,887
HOUSING UNITS			
2018-2022 Housing Units	9,302	82,220	235,523
DAYTIME POPULATION			
2024 Daytime Population	21,753	237,702	590,932
Daytime Workers	13,759	172,319	399,093
Daytime Residents	7,994	65,383	191,839





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Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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HOTEL CIRCLE S

SAN DIEGO, CA

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