

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 to 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:

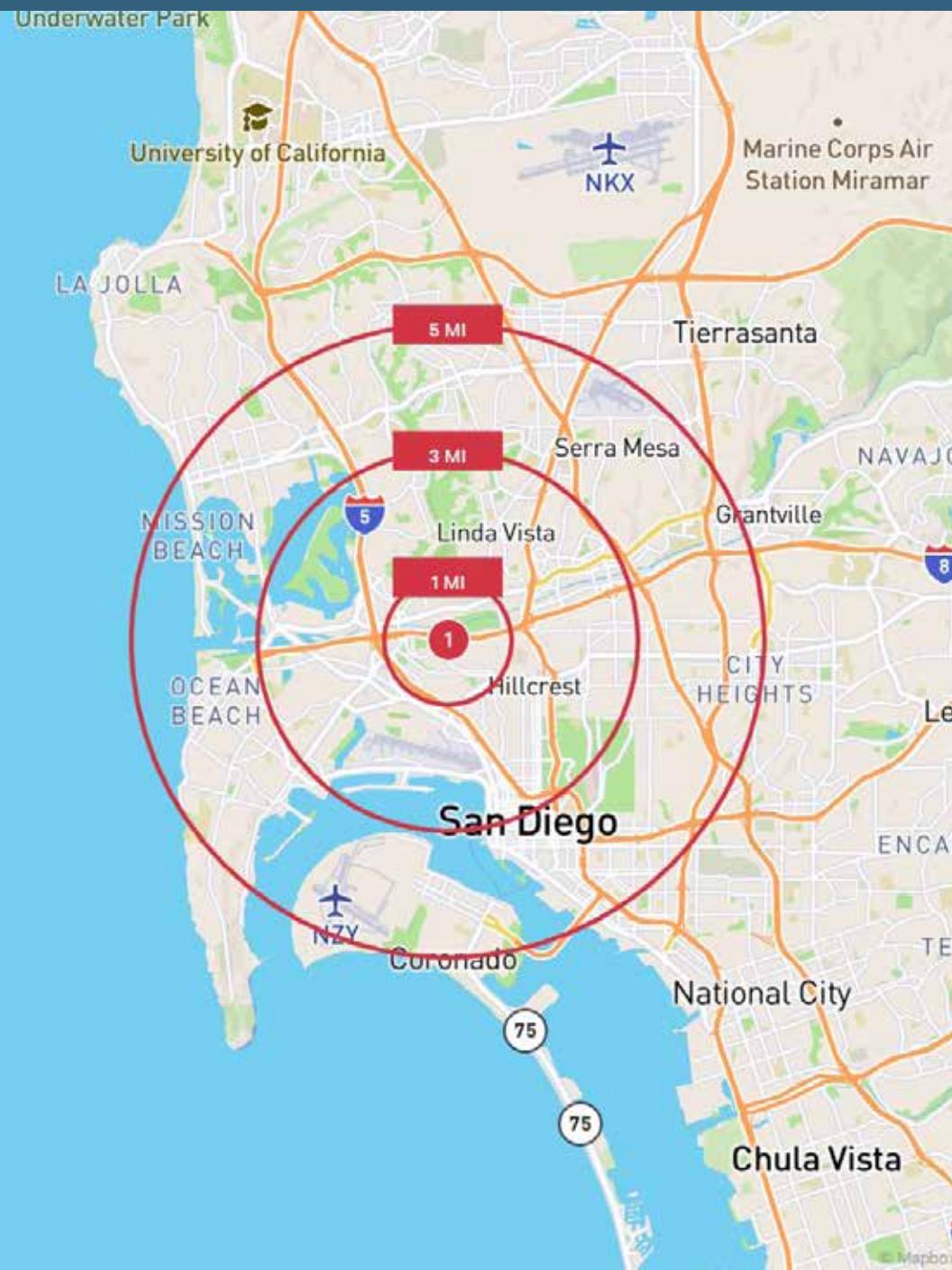
1-8 Freeway.....±206,500 CPD



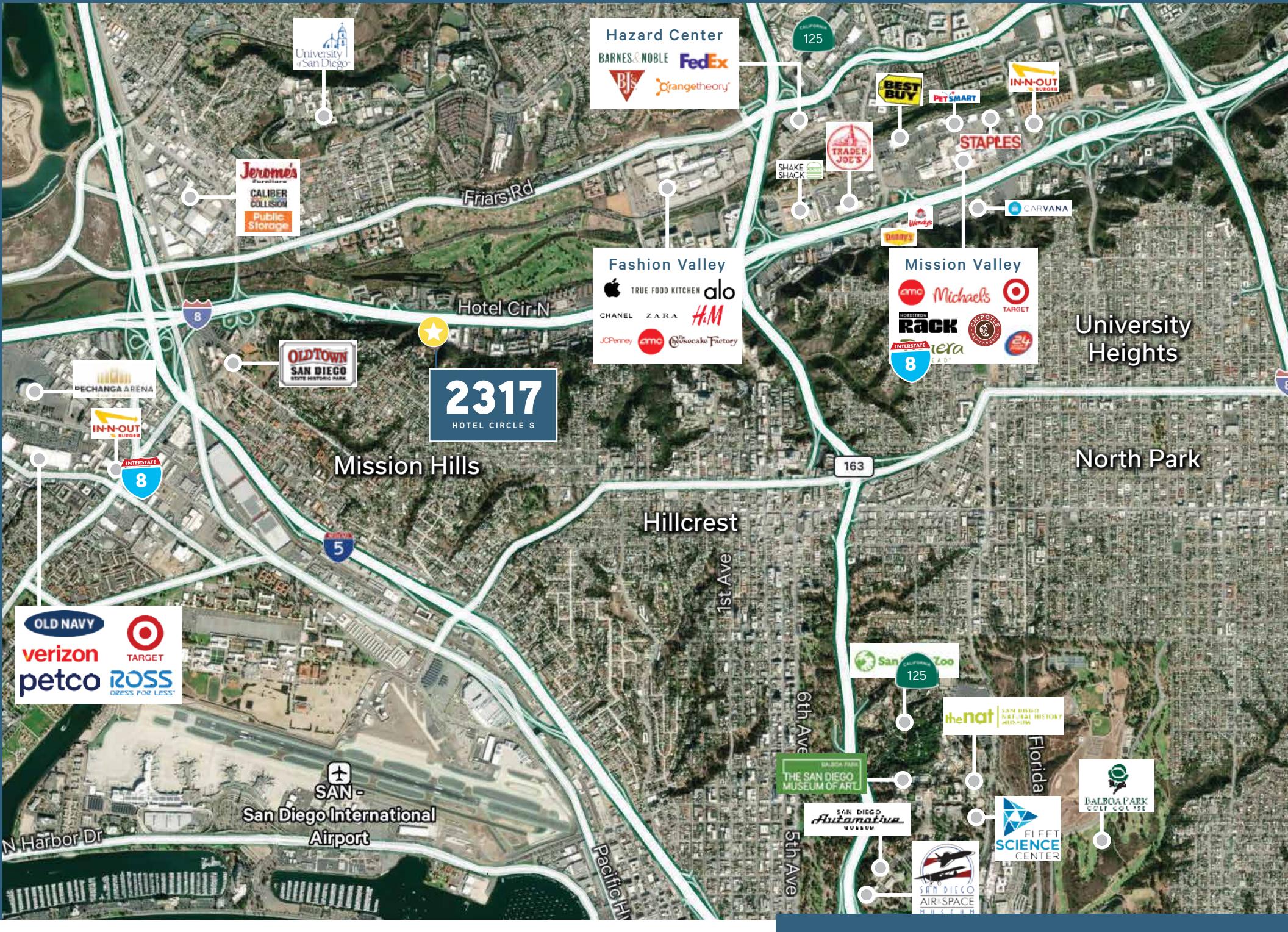
PARCEL MAP



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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HOTEL CIRCLE S

SAN DIEGO, CA

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