

2775 B STREET

JULIAN, CA 92036



FOR SALE 3,738 SF FREESTANDING RETAIL BUILDING

PETER MERZ

pmerz@lee-associates.com
760.448.1362 | DRE #01269042

DANIEL KNOKE

dknoke@lee-associates.com
760.929.7836 | DRE #01215373

KEITH DULMAGE

kdulmage@lee-associates.com
760.448.1364 | DRE #02155780

2775 B STREET

JULIAN, CA 92036

BUILDING OVERVIEW

Address	2775 B Street, Julian, CA 92036
Building Size	3,738 SF
Built	1997
Lot Size	0.29 acres
Parking	14 spaces
Parking Income	Diamond Parking leases a portion of the parking lot month to month for \$1,800.00/month
Zoning	<u>C34 San Diego County</u>
Availability	Now
Sale Price	\$1,462,500.00



2775 B STREET

JULIAN, CA 92036

PROPERTY HIGHLIGHTS

- Free standing building in the heart of Julian
- One of the most prominent building
- Large parking lot providing additional \$1,800/month income



**BUILT
1997**



**HEART OF
JULIAN**

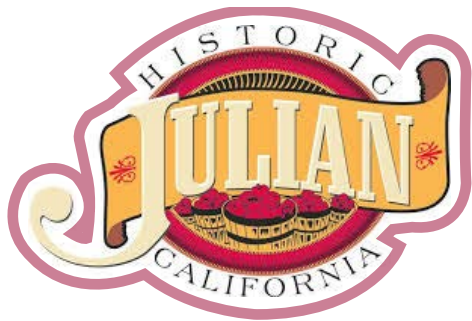


**PARKING
14 SPACES**



**SMALL STORAGE
LOFT**





Nestled in the scenic mountains of San Diego County, Julian is a charming historic gold rush town that has become one of Southern California's most popular year-round tourist destinations. Known for its famous apple pies, boutique shops, local wineries, and nostalgic small-town atmosphere, Julian attracts thousands of visitors each weekend seeking a unique mountain getaway. The town's vibrant retail market thrives on consistent tourist traffic, with bustling streets lined by specialty stores, artisan galleries, and cozy cafés. With its blend of old-world charm and steady visitor demand, Julian offers an exceptional opportunity for retailers and investors looking to capitalize on a high-traffic, tourism-driven marketplace in a picturesque and growing destination.



2775 B STREET

JULIAN, CA 92036

PETER MERZ

pmerz@lee-associates.com
760.448.1362 | DRE #01269042

DANIEL KNOKE

dknoke@lee-associates.com
760.929.7836 | DRE #01215373

KEITH DULMAGE

kdulmage@lee-associates.com
760.448.1364 | DRE #02155780



Lee & Associates Commercial Real Estate Services, Inc. - NSDC | 1902 Wright Place, Suite 180, Carlsbad, CA 92008 | P: (760) 929-9700 | F: (760) 929-9977

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.
Any of the foregoing information will need to be separately verified by Buyer.